

Chapter 13 Specific Purpose Zones

13.1 Specific Purpose (Defence Wigram) Zone

13.1.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The Specific Purpose (Defence Wigram) Zone is designated for 'defence purposes' and activities subject to the designation will occur as provided for in [Chapter 10 Designations – K2 Defence RNZAF Base Wigram](#).
- c. This chapter relates to activities that may occur in the Specific Purpose (Defence Wigram) Zone. An objective, policies, rules, standards and matters of discretion provide for activities in this zone.
- d. The Defence Wigram Zone applies to the defence base operated by the [RNZAF](#) at Wigram. The zone seeks to provide a functional area for defence purposes, recognising its historical significance to the [Christchurch District](#) and New Zealand. The zone also provides for [cultural activities](#) and a range of [ancillary education activities](#) and [recreation activities](#).
- e. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).

13.1.2 Objectives and Policies

13.1.2.1 Objective - Safe and functional facilities

- a. That Defence Wigram is safe and functional for defence purposes, recognising the historical significance of the site to Christchurch and New Zealand, and provides for [cultural activities](#) and a range of [ancillary education activities](#) and [recreation activities](#).

13.1.2.1.1 Policy - Use and development of Defence Wigram

- a. Provide for the use and development of the land and [buildings](#) at the Defence Wigram in a manner that:
 - i. recognises the historical significance of the site as the birthplace of land based commercial and military flying in New Zealand;
 - ii. recognises the special value and occupation by the RNZAF and its continued use for defence and search and rescue purposes, including aviation;
 - iii. recognises the special value of the Air Force Museum and its function of providing a range of [cultural activities](#), [education activities](#) and [recreation activities](#); and
 - iv. recognises the importance of [ancillary](#) activities conducted on the site to the ongoing operation of the Air Force Museum.

13.1.2.1.2 Policy - Protection of character and amenity

- a. Protect the character and amenity of Defence Wigram and [adjoining](#) areas.
- b. Maintain the [heritage items](#) and places within the site.

13.1.2.1.3 Policy - Air safety

- a. Provide for the safe operation of aircraft using Defence Wigram.

13.1.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Defence Wigram) Zone are contained in the activity status tables (including activity specific standards) in Rule [13.1.4.1](#) and the built form standards in Rule [13.1.4.2](#)
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Defence Wigram) Zone, where relevant:
 - [4](#) Hazardous Substances and Contaminated Land;
 - [5](#) Natural Hazards;
 - [6](#) General Rules and Procedures;
 - [7](#) Transport;
 - [8](#) Subdivision, Development and Earthworks;
 - [9](#) Natural and Cultural Heritage; and
 - [11](#) Utilities and Energy.

Advice note:

1. The Defence Wigram Protection Surfaces are specified in Rule [6.7.5.2](#) and a diagram of these is found at [Appendix 6.11.7.6](#) Diagram of Defence Wigram Protection Surfaces.

13.1.4 Rules - Specific Purpose (Defence Wigram) Zone

13.1.4.1 Activity status tables

13.1.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (Defence Wigram) Zone if they meet the activity specific standards set out in this table and the built form standards in Rule [13.1.4.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying, or prohibited as specified in Rules [13.1.4.1.2](#), [13.1.4.1.3](#), [13.1.4.1.4](#), [13.1.4.1.5](#) and [13.1.4.1.6](#).

	Activity	Activity specific standards
P1	Operation of any aircraft other than for defence or <u>emergency</u> purposes	<ol style="list-style-type: none"> a. Shall not occur between the hours of 22:00 and 07:00 hours.
P2	Temporary <u>recreation activities</u> , events or exhibitions	<ol style="list-style-type: none"> a. Not more than 30 events per calendar year shall be held, and shall comply with noise standards in Rule 6.1.6.2.3 a 3 - For indoor events, music is to cease by midnight and the venue closed by 01:00hrs. For outdoor events, music is to cease by 22:30hrs and the venue closed by midnight. b. Outdoor events (excluding setup and take down) shall not occur over more than 3 consecutive days. <p>Advice note:</p> <ol style="list-style-type: none"> 1. Rule 6.2.4 does not apply to temporary <u>recreation activities</u>, events or exhibitions in the Specific Purpose (Defence Wigram) Zone. 2. The activities provided for above are in addition to the consented activities at the function or event venues.

P3	<u>Retail activity</u>	a. <u>Retail activities</u> shall be restricted to those associated with, and ancillary to <u>cultural activities</u> , <u>education activities</u> and <u>recreation activities</u> related to the Air Force Museum, including open days and air shows, as well as temporary <u>recreation activities</u> , events or exhibitions.
P4	<u>Buildings and structures for recreation activities or retail activities.</u>	a. Nil.

13.1.4.1.2 Controlled activities

There are no controlled activities.

13.1.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules [13.1.5](#), as set out in the following table.

	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 13.1.4.1.1 P2, P3 and P5 that does not meet one or more of the activity specific standards.	a. Relevant matters of discretion - 13.1.5 .

13.1.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited activity.

13.1.4.1.5 Non-complying activities

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

	Activity
NC1	Other than in cases of <u>emergency</u> or in accordance with the designation, the operation of all types of aircraft where the take-off or landing is outside the hours of 07:00 and 22:00 on any day.

13.1.4.1.6 Prohibited activities

There are no prohibited activities.

13.1.4.2 Built form standards

13.1.4.2.1 Street scene

- a. Buildings shall be set back a minimum distance of 10 metres from any road boundary.

13.1.4.2.2 Sunlight and outlook for neighbours

- a. Where buildings adjoin a residential zone, they shall not project beyond a building envelope constructed by recession

planes from points 2.3 metres above the site boundary measured in accordance with the relevant diagram marked in Chapter 14 [Appendix 14.16.2](#).

13.1.4.2.3 Height

- a. No building shall exceed 20 metres in height or protrude into the “Defence Wigram Protection Surfaces” set out in Chapter 6 [Appendix 6.11.7.6](#).

13.1.4.2.4 Separation from neighbours

- a. Buildings shall be set back a minimum of 6 metres from any boundary other than a road boundary.

13.1.5 Rules - Matters of discretion

13.1.5.1 Parking provision

- a. The extent to which any proposed parking is related to a temporary activity or an on-going activity.
- b. Whether informal car parking, where provided, is safe and accessible.

13.1.5.2 Height, street scene, separation from neighbours, and sunlight and outlook for neighbours

- a. The extent of overshadowing and impact on the outdoor living spaces and main living areas of residential buildings, and/or activities undertaken within the space affected.
- b. The visual impact on adjoining activities, taking into account the outlook from adjacent sites, roads, and public open space in the surrounding area.
- c. The effect on privacy of an adjoining site.
- d. The extent and quality of any landscaping.
- e. The scale, length and size of walls, and appearance of buildings and the effect on amenity values.
- f. The mitigating effect of any landscaping and trees proposed on the boundary of the site.
- g. The function or use to which the building is to be put and whether this dictates particular locational requirements.
- h. The extent to which there would be increased noise intrusion as a result of a reduced setback.
- i. The ability to provide adequate vehicle manoeuvring, loading or, where provided, parking areas.

13.1.5.3 General

- a. The extent to which the proposed land use would be likely to have any effects which would conflict with the primary purpose of the designation and the education activities, cultural activities, recreation activities and retail activities within the zone, or the use of any adjoining areas.
- b. Whether the proposed land use is temporary and the period of such intended use.
- c. The matters of discretion in relation to noise shall be those set out in Rule [6.1.8](#).

13.2 Specific Purpose (Cemetery) Zone

13.2.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).
- c. This chapter relates to activities that may occur in the Specific Purpose (Cemetery) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.
- d. The Specific Purpose (Cemetery) Zone applies to specific [cemeteries](#) and [crematoria](#). It seeks to enable cremation and [interment](#) services on most [sites](#) and, where appropriate, recognise, protect and enhance the cultural heritage, ecological, landscape and spiritual/religious values of [cemeteries](#) and [crematoria](#) in the zone.

13.2.2 Objectives and Policies

13.2.2.1 Objective - Cemeteries and crematoria

- a. [Cemeteries](#) and [crematoria](#) are provided in the Specific Purpose (Cemetery) Zone to enable cremation and [interment](#) services to meet the community's needs, other than in the closed Barbadoes Street Cemetery

13.2.2.1.1 Policy - Provision of cremation and interment services

- a. The provision of cremation in a [crematorium](#), [interment](#) and [disinterment](#) services, and its associated activities, shall ensure that risks and actual or potential adverse effects to people, property and the natural environment are minimised.
- b. Cremation and [interment](#) are not provided for in the Barbadoes Street Cemetery

13.2.2.2 Objective - Natural and cultural heritage

- a. The cultural heritage, ecological, landscape, spiritual and religious values of [cemeteries](#) and [crematoria](#) are, where appropriate, recognised, protected, enhanced and/or conserved.

13.2.2.2.1 Policy - Natural and cultural heritage

- a. The protection, enhancement and/or conservation of the cultural heritage, ecological, landscape, spiritual and religious values of [cemeteries](#) and [crematoria](#) shall be, where appropriate, recognised, promoted and/or conserved in the development, operation and management of [cemeteries](#).

13.2.2.3 Objective - Passive cemetery activities

- a. [Cemeteries](#) and [crematoria](#) are developed and managed to provide for passive [cemetery](#) activities in the City.

13.2.2.3.1 Policy - Compatibility

- a. The location, design, bulk and scale of [buildings](#) shall be compatible with the size and purpose of the activity.
- b. Any passive [cemetery](#) activities and its associated structures are for leisure purposes of a non-intrusive, casual, and non-competitive nature, and are secondary to the primary purpose of [interment](#) or conservation in the case of the Barbadoes Street Cemetery.

13.2.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Cemetery) Zone and that involve the use of the cemeteries and crematoria listed in [Appendices 13.2.6.1](#) and [13.2.6.2](#), and shown on the planning maps are contained in the activity status tables (including activity specific standards) in Rule [13.2.4.1](#) and the built form standards in Rule [13.2.4.2](#).
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Cemetery) Zone:
 - [4 Hazardous Substances and Contaminated Land](#);
 - [5 Natural Hazards](#);
 - [6 General Rules and Procedures](#);
 - [7 Transport](#);
 - [8 Subdivision, Development and Earthworks](#);
 - [9 Natural and Cultural Heritage](#); and
 - [11 Utilities and Energy](#).

Advice note:

1. Cemeteries are included in the [Ministry for the Environment's Hazardous Activities and Industries List \(HAIL\)](#). All listed cemeteries will be managed to ensure that they comply with the requirements of the [Resource Management \(National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health\) Regulations 2011](#).
2. Activities should be undertaken in accordance with the [Christchurch City Council Cemeteries Handbook \(June 2013\)](#), relevant [Cemetery Development Plans and Conservation Plans](#), and the [Christchurch City Council Cemeteries Master Plan \(June 2013\)](#).
3. Maintenance and repair works on headstones and other structures in the Barbadoes Street Cemetery should be undertaken in accordance with the [ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value](#) and [Conserving Our Cemeteries, 2003](#), by the National Trust of Australia (Victoria).

13.2.4 Rules - Specific Purpose (Cemetery) Zone

13.2.4.1 Activity status tables

13.2.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (Cemetery) Zone if they meet the activity specific standards set out in this table and the built form standard in Rule [13.2.4.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [13.2.4.1.2](#), [13.2.4.1.3](#), [13.2.4.1.4](#), [13.2.4.1.5](#) and [13.2.4.1.6](#).

Activity	Activity Specific Standards
P1 Cremation, <u>burial</u> or <u>interments</u> , <u>disinterments</u> , and <u>burial plots</u> , except in the Barbadoes Street Cemetery.	<ol style="list-style-type: none"> a. Compliance with the built form standards at Rule 13.2.4.2.2 and 13.2.4.2.3. b. Cremation shall occur only within a <u>crematorium</u>.

Activity	Activity Specific Standards
P2 <ul style="list-style-type: none"> a. Installation, repair and maintenance, and/or removal of <u>monuments, vaults, or mausolea</u>. b. In the Barbadoes Street Cemetery maintenance and repair works on headstones and other structures 	<ul style="list-style-type: none"> a. Rule 13.2.4.2.1 to 13.2.4.2.4.
P3 Installation of temporary markers	<ul style="list-style-type: none"> a. Temporary markers shall have a duration of only one year, excluding <u>plot</u> markers which are flush or below <u>ground level</u>.
P4 Any single <u>building</u> .	<ul style="list-style-type: none"> a. Compliance with the built form standards at Rule 13.2.4.2.1, 13.2.4.2.2 and 13.2.4.2.4. b. Any single <u>building</u> shall not exceed <u>200m² gross floor area</u>. c. <u>Closed cemeteries</u> listed in Appendix 13.2.6.2 - Any single building shall not exceed <u>40m² gross floor area</u>, except that one <u>residential unit</u> that does not exceed <u>150m² gross floor area</u> may be erected on any one <u>site</u> for management or custodial purposes.
P5 General maintenance, including: <ul style="list-style-type: none"> a. top dressing of graves; b. mowing, fertilising, aeration etc of lawn areas; c. shrub planting of existing planted areas; d. pruning of trees; e. removal of planting areas (including native and exotic species); f. removal of plants on graves (including native and exotic species); and g. removal of trees. 	Nil
P6 Planting of new (native or exotic) trees and shrubs; or the establishment of new lawn areas.	Nil
P7 Graveyard spiritual services	Nil

13.2.4.1.2 Controlled activities

There are no controlled activities.

13.2.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [13.2.5](#), as set out in the following table.

Activity		The <u>Council's</u> Discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 13.2.4.1.1 P1 to P4 that does not comply with one or more of the built form standards listed under the activity specific standards.	<ol style="list-style-type: none"> a. Street scene - 13.2.5.1. b. Height, separation from neighbours and daylight recession planes - 13.2.5.2.
RD2	Any work on <u>monuments, vaults</u> or mausolea in the Akaroa French Cemetery and Mount Magdala Cemetery listed identified in Appendix 13.2.6.2 .	<ol style="list-style-type: none"> a. Street scene - 13.2.5.1. b. Height, separation from neighbours and daylight recession planes - 13.2.5.2. <p>Advice note:</p> <ol style="list-style-type: none"> 1. This activity should align with the appropriate Cemetery Conservation Plan and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.

13.2.4.1.4 Discretionary activities

There are no discretionary activities.

13.2.4.1.5 Non-complying activities

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

Activity	
NC1	Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.

Activity	
NC2	<p>a. <u>Sensitive activities and buildings</u> (excluding <u>accessory buildings</u> associated with an existing activity):</p> <ol style="list-style-type: none"> Within 10 metres of the centre line of a 66kV <u>electricity distribution line</u> or within 10 metres of a foundation of an associated <u>support structure</u>. Within 5 metres of the centre line of a 33kV <u>electricity distribution line</u> or the 11kV Heathcote to Lyttelton <u>electricity distribution line</u> or within 5 metres of a foundation of an associated <u>support structure</u>. <p>b. Fences within 5 metres of a 66kV, 33kV and 11kV Heathcote to Lyttelton <u>electricity distribution line support structure</u> foundation.</p> <p>c. Any application arising from this rule shall be limited notified only to Orion New Zealand Limited or other <u>electricity distribution network utility operator</u> (absent its written approval).</p> <p>Advice note:</p> <ol style="list-style-type: none"> The 66kV, 33kV and the 11kV Heathcote to Lyttelton <u>electricity distribution lines</u> are shown on the planning maps. Vegetation to be planted around the <u>electricity distribution lines</u> should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to <u>electricity distribution line</u>. <u>Buildings</u> and activities in the vicinity of <u>electricity distribution lines</u> must comply with the NZECP 34:2001.

13.2.4.1.6 Prohibited activities

There are no prohibited activities.

13.2.4.2 Built form standards

- The following built form standards shall be met by the relevant permitted activities.

13.2.4.2.1 Building height

- The maximum height of any building shall be:

	Activity	Standard
i.	All buildings unless specified below	8 metres
ii.	<u>Closed cemeteries</u> - Appendix 13.2.6.2	5 metres

13.2.4.2.2 Minimum building setback

- The minimum building setback shall be as follows:
 - 5 metres from a road boundary
 - 20 metres from the boundary with any zone other than a Transport Zone

13.2.4.2.3 Minimum setback from internal boundaries

- The minimum setback for concrete beams and burial plots from internal boundaries shall be 10 metres.

13.2.4.2.4 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in [Appendix 14.16.2](#), from points 2.3 metres above internal boundaries adjoining a residential zone.

Advice note:

1. There is no recession plane requirement for the Specific Purpose (Cemetery) Zone unless it adjoins a residential zone.
2. The level of site boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

13.2.5 Rules - Matters of discretion

13.2.5.1 Street scene

- a. Whether any reduction in setback would enable greater protection or retention of natural or historic heritage values within the site as a whole.
- b. Any proposed landscaping of buildings or structures which may reduce the visual impact of a reduction in setback.
- c. Any adverse visual or heritage impacts within the specific purpose zone itself and its value to the public, or on its natural character.
- d. Where the site is within the Akaroa Heritage Area, the matters set out in Rule [9.3.6.3](#).

13.2.5.2 Height, separation from neighbours and daylight recession planes

- a. Any adverse effect of building height on adjacent residences or residential zones, particularly in terms of overshadowing.
- b. The visual impact of the scale of the structure and its appropriateness having regard to the purpose of the specific purpose zone.
- c. Any landscaping provided to reduce the visual impact of the building as seen from the road or adjoining residences.
- d. Where the site is within the Akaroa Heritage Area, the matters set out in Rule [9.3.6.3](#).

13.2.6 Appendices

Appendix 13.2.6.1 List of cemeteries and crematoria

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
1	Akaroa Anglican Cemetery (see also Appendix 9.4.7.2 Significant Trees Schedule)	135 Beach Road 145 Beach Road	Akaroa	RES 2546 (SO 2619) RES 56 (SO 2619)	0.6272 1.2140	77, R5
2	Akaroa Catholic Cemetery	1 Akaroa Cemetery Road	Akaroa	RES 116 (SO 2619)	0.8093	77, R5
3	Akaroa Dissenters Cemetery	3 Akaroa Cemetery Road	Akaroa	RES 4997 (SO 9483)	0.4944	77, R5
4	Avonhead Cemetery	140 Hawthornden Road	Avonhead	Lot 3 DP 26791 Lot 1 DP 354923	5.53 1.5787	23/30
5	Belfast Cemetery	15 Guthries Road	Belfast	RS 42108 (SO 16519) Lot 1 DP 465652 Lot 2 DP 465652 Lot 3 DP 465652	2.0234 1.8574 3.1198 4.0967	12
6	Bromley Cemetery	429 Linwood Avenue	Bromley	Lot 1 DP 8825	10.4485	40
7	Diamond Harbour Cemetery	2D Waipapa Avenue	Diamond Harbour	Lot 11 DP 304811	1.1805	59
8	Duvauchelle Cemetery	6267 Christchurch Akaroa Road	Duvauchelle	RES 3038 (SO 5725) Pt RES 4877 (SO 5725)	0.8701 0.4036	70, R5
9	Harewood Memorial Gardens and Crematorium (see also Appendix 9.3.7.2 Schedule of Significant Historic Heritage Places)	509 Johns Road	Belfast	Lot 13 DP 438426 Sec 65 (SO 460822)	3.5295 0.9989	18
10	Kaituna Valley Cemetery	399 Kaituna Valley Road	Motukarara	Lot 2 DP 10339 CT 443/203	0.0938	R3

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No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
11	Le Bons Bay Cemetery	27 Le Bons Bay Cemetery Road	Le Bons Bay	RES 800 (SO 2903)	2.5571	72, R5
12	Linwood Cemetery	25 Butterfield Avenue	Bromley	Pt Lot 1 DP 8756 CT 414/6 Sec 2 SO 18385 CT 34D/572	6.4933 1.3120	33/40
13	Little Akaloa Cemetery	1236 Chorlton Road 1238 Chorlton Road	Okains Bay	Res 4936 Canterbury Dist Res 4949 Canterbury Dist	.2023 .2410	66/R2
14	Little River Cemetery	30 Upper Church Road	Little River	RES 3023 (SO 4409)	0.8094	69
15	Lyttelton Anglican Cemetery	87 Oxford Street	Lyttelton	Lot 1 DP 11713 CT 464/288	1.2993	52, R1
16	Lyttelton Catholic and Public Cemetery	56 Reserve Terrace 58 Reserve Terrace 60 Reserve Terrace	Lyttelton	RES 46 (BM 292) CT 468/107 Pt RES 45 (BM 292) CT 468/107 Pt RES 45 (BM292) CT 420/16 Lot 43 DP 9983 Lot 33 DP 9983	0.4046 0.2023 0.2023 0.0212 0.1012	52, R1
17	Memorial Park Cemetery	31 Ruru Road	Bromley	Pt RS 10269 (BM 318) CT 396/179 Pt RS 4075 (A 10266) CT 31F/440 RS 40281 (SO 11666) CT 12F/164 Pt RS 7469 (LT 46003 BM 318)	6.4749 4.9043 0.8814 0.0320	33
18	Okains Bay Cemetery	11 Chorlton Road	Okains Bay	RES 148 (SO 3091) CT 91/186	2.0234	68, R5
19	Pigeon Bay Cemetery	100 Wilsons Road	Pigeon Bay	RES 624 (SO 2187)	0.8093	R4
20	Ruru Lawn Cemetery	63 Ruru Road	Bromley	Pt Lot 1 DP 10009 CT 420/197 Lot 3 DP 69736 CT 40C/538	15.3879 0.1111	33/40

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
21	Sydenham Cemetery	34 Roker Street	Spreydon	Pt RS 154 (A 9187) CT 23F/695 Pt RS 154 (BM 313) CT 591/38	6.4218 0.1950	45/46
22	Waimairi Cemetery	195A Grahams Road	Burnside	Lot 314 DP 22922 CT 3A/784 RES 3740 (SO 4809) CT 245/239	1.6936 3.0756	23/24
23	Wainui Cemetery	43 Cemetery Road	Wainui	RS 41892 (SO 16324)	1.0627	75, R4
24	Woodlawn Memorial Gardens and Crematorium (see also Appendix 9.3.7.2 Schedule of Significant Historic Heritage Places)	447 Linwood Avenue	Bromley	Lot 1 DP 10841 CT 11K/1006 Lot 1 DP 11544 CT 11K/1006 Lot 1 DP 29651 CT 11K/1006 Lot 2 DP 29651 CT 43C/913 Lot 2 DP 75853 CT 43C/913 Lot 1 DP 2138 CT 224/74 Pt RS 1146 (BM 318) CT 237/72 Lot 2 DP 55031	0.2982 0.4062 0.0903 0.4535 0.1886 1.7452 1.9298 0.9629	40
25	Yaldhurst Cemetery	272 West Coast Road	Yaldhurst	RES 2538 (SO 5750)	4.0696	28/29

Appendix 13.2.6.2 List of closed cemeteries

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
1	Akaroa French Cemetery	7 Rue Pompallier	Akaroa	Pt RES 108 (BM 289)	0.1012	77, R5
2	Addington Cemetery (see also Appendix 9.3.7.2 Schedule of Significant Historic Heritage)	410 Selwyn Street 410R Selwyn Street	Addington	Pt Rs 66, CT 380/104 Lot 11, DP 427192	2.0234 0.0156	38 38

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3	Barbadoes Street Cemetery (see also Appendix 9.3.7.2 Schedule of Significant Historic Heritage)	391 Barbadoes Street 389 Barbadoes Street 384 Barbadoes Street/357 Cambridge Terrace.	Central City	RES 42 (BM 273) RES 43 (BM 273) Pt RES 20 (BM 273) CT 518/291	0.4046 0.4046 2.2611	32
4	Mount Magdala Cemetery of the Good Shepherd Sisters	54 Aidanfield Drive	Oaklands	Lot 323 DP 423266 CT 490510	0.2958	44
5	Rutherford (Woolston) Cemetery (see also Appendix 9.3.7.2 Schedule of Significant Historic Heritage)	76 Rutherford Street	Woolston	Pt RS 14 (BM 312) CT 378/269 Pt Lot 1 DP 9422 CT 26K/1118	1.1432 0.0467	40

13.3 Specific Purpose (Airport) Zone

13.3.1 Introduction

- a. The Specific Purpose (Airport) Zone contains facilities associated with the operations of Christchurch International Airport including runways, airport buildings and surrounding land used for airport support services.
- b. The Specific Purpose (Airport) Zone recognises:
 - i. the substantial physical resources provided by the Airport;
 - ii. the role of the Airport as 'Strategic Infrastructure';
 - iii. the need to provide for continued use and development of the Airport, and the importance of its wider economic role for Canterbury and the South Island; and
 - iv. the likely continuation of the designation for 'Airport Purposes'.
- c. The Specific Purpose (Airport) Zone is bounded in the north by McLeans Island and Jessons Roads, to the west by Pound Road, to the east by Russley Road and extends southwards to Grays and Ryans Roads. A substantial area has been zoned in the plan for expansion of airport freight operations, known as Dakota Park, and this area is also subject to the airport purposes designation (refer [Chapter 10 - D1](#)).
- d. There has been substantial growth in passenger numbers and freight volumes, both domestic and international, and a continuation of this steady growth in both visitor numbers and freight, servicing and economic activity is expected. This will have implications for the range and extent of development within the airport zone itself, and beyond.
- e. The airport zone is mainly surrounded by the Rural Waimakariri and Rural Urban Fringe Zones, and the extent of development within this is important as far as airport operations are concerned, particularly with regard to the effects of aircraft noise and public safety. This also has an impact to a lesser extent on parts of the Rural Quarry as well as the Specific Purpose (Golf Resort) zone.
- f. The zone permits both Aviation operations and a range of freight, traveller and employee servicing activities together with some business development. This approach recognises the economic benefits from clustering business activities which can share servicing infrastructure and enhanced air and highway freight accessibility, a situation that could not be attained in any other business area in the City. However, activities which would result in significant adverse effects on the airport itself, or conflict with the urban growth strategy for the whole of the City, are restricted within the zone provisions.

Environmental results anticipated

- a. Continuing development and intensification of building and airport support activities on the eastern side of the zone between Russley Road and the main airport runway.
- b. High noise impacts, both from and within the zone, associated with aircraft movements, aircraft testing and maintenance.
- c. Development of general (and military) aviation support facilities on the western side of the zone between Pound Road and the main runway.
- d. Relatively high levels of traffic generation both to and from the airport zone, but with protection of the Russley Road frontage from commercial access in reflection of its role as a major arterial route.
- e. An effective transportation network to and from the Specific Purpose (Airport) zone, with the direction of airport traffic to and from the city via Memorial Ave and Harewood Road, and to a lesser extent, Wairakei Road.
- f. High standards of amenity and landscaping around the edge of the airport zone and along major roads within the airport zone, but particularly on the Russley Road, Memorial Avenue and Jessons Road frontages.
- g. Containment of any hazardous substances stored within the airport zone (including fuel) in a manner which ensures that they do not have any adverse effect on ground or surface waters, or create a hazard to life.
- h. Co-ordination and management of activities in the airport zone and the surrounding rural zones to minimise incompatible

activities, particularly in respect to activities which are sensitive to aircraft noise.

- i. Continued and enhanced economic and social activity at the Airport including provision for visitor, traveller and employee services, air freight and logistics, and employment opportunities.

13.3.2 Objectives and Policies

13.3.2.1 Objective - Role of the Specific Purpose (Airport) Zone

- a. The efficient use and development of the land, infrastructure and operational facilities at the Christchurch International Airport, where such use and development:
 - i. provides for economic and social benefits to the region;
 - ii. supports the effective integration of Airport development and strategic transport networks;
 - iii. supports the needs of travellers, workers within the zone, and visitors to services within the zone;
 - iv. avoids significant adverse distributional effects on the Central City, Key activity centres, and neighbourhood centres;
 - v. is compatible with the overall urban form of the City;
 - vi. achieves a standard of amenity reflective of the role and functions of the Airport, and a high level of safety in this area.

Explanation and reasons

- a. Operational facilities present in the established and developing Airport include a main runway and a single cross-wind runway, taxiways, terminal, support and engineering facilities, and US Antarctic Operations. Non-operational activities incorporate a range of logistics and distribution freight activities, tourist and employee service activities and a range of supporting commercial activities. The Christchurch International Airport contains significant land holdings and physical resources, and is well integrated with infrastructure including strategic transport networks, and sewer and water provision. All activities at the Airport need to be appropriately located to ensure the efficient use of the Specific Purpose (Airport) Zone.
- b. The Airport competes in national and international aviation markets to attract airlines, services, businesses, investors and employees. It generates significant economic and social benefits to the Canterbury Region and acts as a gateway to the South Island. Providing for a greater diversity of business activities at the Christchurch International Airport will also support further growth in air travel, freight and logistics demand in the future. New activity not currently present in any other business area in the city may also gain efficiencies and economies of scale from this location. However, any expansion of the range of business activities will also need to be compatible with the City's business distribution strategy and overall urban form.
- c. Within the Airport land there are a wide range of activities established that service the visiting public. Over time this has evolved to provide services that meet the needs of employees based at the airport, and to provide other niche services, linked to airport activities.
- d. Most of the Airport environment is characterised by airport operations, including runways, terminals, fuelling and mechanical engineering facilities, and other large utilitarian buildings associated with air freight and logistics. Specific areas are also enclosed with security fencing so as to ensure public and airline safety. Accepting these functional requirements, it is still necessary to ensure a good standard of visual amenity and pedestrian access on the public roads within the airport. The airport is one of the principal gateways to the South Island and it is therefore especially important that there is a high standard of visual amenity along Memorial Avenue and Russley Road, at the Airport entry and exit points, and within the central part of the Development Precinct where the needs of visitors and passengers are a focus.
- e. Control of noise is also an amenity issue, primarily managed in the Plan through airport noise contours and noise insulation standards for activities which are exposed to higher levels of noise. (Refer [Objective 3.3.12\(b\)\(iii\)A-C](#), [Policy 17.2.2.10](#), [Policy 6.1.2.1.5 \(a\)](#) and [\(b\)](#) and [Policy 6.1.2.1.2](#))

13.3.2.1.1 Policy - Specific Purpose (Airport) Zone

- a. To promote the ongoing sustainable development and operation of the Christchurch International Airport and facilitate a planned approach to its future development, in a manner that:
 - i. identifies precinct areas within the Airport with distinct character and uses including:
 - A. An Aviation Precinct which provides for aviation operations and expansion, and
 - B. A Development Precinct which supports a mix of business activity including freight services, retail, and tourist and visitor/workforce support activities.
 - ii. provides for a range of business activity, where such activities would not:
 - A. constrain airport/aviation operations; or
 - B. result in significant adverse effects on urban form, including on the role, function, viability and amenity of the Central City, Key activity centres and neighbourhood centres; or
 - C. lead to significant adverse effects on transportation networks including the state highway; or
 - D. be incompatible with the character and standards of amenity of Christchurch International Airport; or
 - E. adversely affect the visual amenity of the rural area surrounding the airport.
 - iii. limits the nature and extent of retail and office activities, to those which provide for the reasonably foreseeable needs of travellers, workers within the zone, and visitors to services within the zone;
 - iv. accommodates future development of the Airport, whilst:
 - A. having regard to effects on amenity values, including the relationship between buildings, roads, car parks, signage and landscaping, and the functions and character of the Christchurch International Airport;
 - B. ensuring the visual importance of the frontages of Memorial Avenue, Johns Road, McLeans Island Road, Jessons Road and Russley Road are safeguarded through specific consideration of building setbacks and landscaping;
 - C. ensuring noise sensitive activities within the airport area do not restrict effective and efficient Airport operation and development;
 - v. avoids the establishment of noxious industry.

Explanation and reasons

- a. There are significant positive effects for the region, the wider South Island, and New Zealand as a whole arising from the sustainable operation and development of the Christchurch International Airport. The Airport is critical to support the wider community, and also to provide for the on-going social and economic wellbeing of Canterbury. The Airport is a significant economic provider and also provides major employment opportunities.
- b. The Airport's core business is to be a safe, efficient airport operator, providing appropriate facilities for airport and aviation users. It also provides a wide range of complementary services and activities. As such, it is important to recognise that the Airport has distinct, but inter-related areas, with different characteristics and roles. The identification of separate precincts provides for the targeted application of standards that ensure any adverse effects of such activities can be avoided, remedied or mitigated. The zone is divided into two precincts:
 - i. The Aviation Precinct: those areas necessary for core aviation operations and functions, and includes areas used for maintenance and engineering, and Antarctic Operations, the Canterbury Aero Club Inc. and the International Aviation Academy of New Zealand Limited. Activities provided for typically generate significant noise and are similar in character to industrial activities.
 - ii. The Development Precinct: the remainder of the zone where substantial development exists and in which it is anticipated that future development will occur. This encompasses the terminal buildings themselves and the mixed use areas extending from the terminal buildings down Memorial Avenue, and existing businesses elsewhere in the zone. This area provides for regional, national and international logistics and distribution businesses, freight

services, light industrial support activities, and interim uses such as rental car parking and car storage, as well as commercial, retail and tourist related activities which provide services for travellers, visitors and employees. It also incorporates car parking areas and some other business activities that are compatible with airport operations.

- c. These precincts are shown on a Precinct Plan included in [Appendix 13.3.8.1](#) and link to rules managing activities within the zone.
- d. Christchurch International Airport is a nationally and regionally significant infrastructural and transport hub, and is ideally placed to contribute to Canterbury's economic and employment growth. The United States Antarctic Operations are currently located west of Orchard Road within the Airport, and these facilities provide the gateway to the United States Antarctic Programme at McMurdo Station. It is essential to maintain appropriate security for these operations. There is limited potential for short to medium term growth in this location.
- e. The provision of a range of appropriate business activities in the area needs to remain compatible in character and amenity with more traditional aviation based activities undertaken at the Airport. The further development of such activities would also help to service the considerable visitor, employment and business markets served by a modern Airport and its associated infrastructure.
- f. The policy seeks to ensure that a wider diversity of business activities at the airport does not conflict with the strategic aims of efficiently and effectively utilising business land in the Central City, Key Activity Centres and neighbourhood centres. The provisions of retail and office activities within the zone are to be focussed on the needs of travellers, workers and visitors to activities within the zone. These include offices directly related to aviation activities and those supporting the functioning of activities anticipated to occur in this area. Additional retail and office activities beyond these functions can be accommodated to a limited degree where they will not significantly impact on how key activity centres or the Central City function.
- g. In the areas that are most accessible to the public, development should take place in a manner that ensures a good standard of amenity. In relation to Memorial Avenue and Russley Road which are principal gateways into the City, and in the case of Memorial Avenue its historical importance, high standard of visual amenity is required, including specific consideration of building setbacks and landscaping. Amenity for pedestrians is particularly important along Memorial Avenue connecting to the main terminal building.
- h. Other Sections of the Replacement District Plan (principally [Chapters 3](#) and [6](#)), cover noise sensitive activities in the vicinity of the airport and these are also limited within the Specific Purpose (Airport) Zone.
- i. While the Airport provides for a wide range of activities, there is a need to avoid the establishment of activities considered inappropriate, based on either their effects on the surrounding environment (e.g. noxious industry), incompatibility with established activities (e.g. high traffic generators), or significant effects on the Central City, key activity centres and neighbourhood centres.

13.3.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Airport) Zone are contained in:
 - i. The Activity Status Tables (including Activity Specific Standards) in this Chapter.
 - ii. The Activity Status Tables and Standards in the following chapters:
 - [4 Hazardous Substances and Contaminated Land](#);
 - [6 General Rules and Procedures](#);
 - [7 Transport](#);
 - [8 Subdivision, Development and Earthworks](#);
 - [9 Natural and Cultural Heritage](#);
 - [10 Designations](#); and
 - [11 Utilities and Energy](#).

13.3.4 Rules - Specific Purpose (Airport) Zone

13.3.4.1 Activity status tables

13.3.4.1.1 Permitted activities

- a. The activities listed below are permitted activities, subject to compliance with all the Activity Specific Standards set out in this table and the Activity Specific Standard in [13.3.5](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [13.3.4.1.2](#), [13.3.4.1.3](#), [13.3.4.1.4](#), [13.3.4.1.5](#) and [13.3.4.1.6](#).

Activity	Activity Specific Standards
P1 Any activity associated with the operation of the Airport, including taxiways, and other aircraft movement areas and aprons, terminals, rescue facilities, navigation and safety aids and facilities, maintenance and servicing facilities, catering facilities, air freight facilities, quarantine and incinerating facilities, fuelling facilities, stormwater facilities, roads, landscaping and aviation signage.	NIL
P2 Any activity associated with commercial, recreational, or military aviation, including any ancillary maintenance and support facilities, navigation, meteorological and aircraft operational facilities.	NIL
P3 Support facilities and activities which enable an airport to function e.g. terminals and customs and quarantine facilities.	NIL
P4 Runways, aircraft operations, and the testing of aircraft engines on the wing.	a. Shall be confined to the Aviation Precinct set out in Appendix 13.3.8.1 .
P5 Residential units	<ol style="list-style-type: none"> a. Shall be confined to the Development Precinct set out in Appendix 13.3.8.1. b. Shall be located outside the 65 Ldn/95 SEL dBA contour. c. All amenities and sleeping areas shall be fully enclosed and comply with the 'Indoor design sound levels' for 'sleeping areas' or 'other habitable areas' as specified in Rule 6.1.7.2.2 with no private outdoor space provided. d. Shall be for personnel or trainees associated with the aviation or Antarctic operations of the airport, and which is for short term stay of no more than twelve months.
P6 Guest Visitor accommodation including ancillary offices and fitness facilities, and the provision of goods and services primarily for the convenience of guests. (Plan Change 4 Council Decision subject to appeal)	<ol style="list-style-type: none"> a. Shall be confined to the Development Precinct set out in Appendix 13.3.8.1. b. Shall be located outside the 65 Ldn/95 SEL dBA contour c. All amenities and sleeping areas are fully enclosed and comply with the 'Indoor design sound levels' for 'relaxing and sleeping' as specified in Rule 6.1.7.2.2.

Activity		Activity Specific Standards
P7	Places of entertainment, conference facilities, and tourist based ventures	a. Shall be confined to the Development Precinct set out in Appendix 13.3.8.1 .
P8	Education facilities (excluding pre-schools)	a. Shall be confined to the Development Precinct set out in Appendix 13.3.8.1 . b. Shall be provided for persons working in the Airport zone and passengers and visitors using the airport, or associated with aviation activities at the airport, or with the Antarctic programme.
P9	Retail activities (excluding supermarkets) and yard-based suppliers.	a. Shall be confined to the Development Precinct set out in Appendix 13.3.8.1 . b. Shall not exceed a total gross leasable floor area within the zone of 1,400m ² , provided that no single tenancy shall exceed 450m ² of gross leasable floor area, except that these limits do not include: i. Any retail activity inside the terminal buildings; and ii. Food and beverage outlets.
P10	Supermarket	a. Shall be confined to the Development precinct set out in Appendix 13.3.8.1 ; b. Shall be limited to one Supermarket not exceeding 2,700m ² <u>GLFA</u> .
P11	Offices or commercial services within the Development Precinct shown in Appendix 13.3.8.1	a. Shall be located inside the terminal buildings.
P12	Offices for aviation administration purposes, and offices ancillary to permitted activities	a. Shall be confined to the Development Precinct set out in Appendix 13.3.8.1 .
P13	Dispatch and receipt of freight and ancillary facilities	a. Shall be confined to the Development Precinct set out in Appendix 13.3.8.1 .
P14	Container storage and transfer	a. Shall be confined to the Development Precinct set out in Appendix 13.3.8.1 .
P15	Industrial activities	a. Shall be confined to the Development Precinct set out in Appendix 13.3.8.1 . b. Shall be limited to: i. Freight Depots; ii. Light Manufacturing and servicing; iii. Repair and maintenance services; iv. Warehousing and Distribution Activities.
P16	Vehicle parking	a. Shall be confined to the Development Precinct set out in Appendix 13.3.8.1 .

Activity	Activity Specific Standards
P17 Service stations and truck stops	a. Shall be confined to the Development Precinct set out in Appendix 13.3.8.1 .
P18 Trade suppliers	a. Shall be confined to the Development precinct set out in Appendix 13.3.8.1 ; b. Shall not generate more than 250 vehicle trips per day and/or provide more than 25 parking spaces.

13.3.4.1.2 Controlled activities

There are no controlled activities.

13.3.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion as set out in the following table.

Activity	The Council's Discretion shall be limited to the following matters:
RD1 Any Permitted Activity that does not meet one or more of the Built Form Standards in 13.3.4.2 , unless otherwise specified.	a. Street scene - 13.3.6.1 . b. Separation from neighbours - 13.3.6.2 . c. Visual amenity - 13.3.6.4 . d. Road access to the zone - 13.3.6.5 . e. Height - 13.3.6.7 .
RD2 a. Any Permitted Activity that does not meet Built Form Standard 13.3.4.2.3 . b. Any application arising from non-compliance with this rule shall not be limited or publicly notified.	a. Open space - 13.3.6.3 .
RD3 a. Non-compliance with Rule 13.3.4.2.4(a)(i) . b. Any application arising from non-compliance with this rule shall not be limited or publicly notified.	a. Visual amenity - 13.3.6.4 .
RD4 Trade suppliers that generate more than 250 vehicle trips per day and/or provide more than 25 parking spaces.	a. Traffic effects of the activity

13.3.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities:

Activity	
D1	Retail activities that do not meet Activity Specific Standard (b) of P10.
D2	Any activity which does not meet the Activity Specific Standard under 13.3.5.1 .

13.3.4.1.5 Non-complying activities

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

Activity	
NC1	Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	Any Permitted Activity that does not comply with one or more of the Activity Specific Standards, unless otherwise specified.
NC3	Buildings, structures and vegetation which exceed a height which intrudes into any airport height restrictions, identified on the planning maps and in Appendix 6.11.7 .

13.3.4.1.6 Prohibited activities

There are no prohibited activities.

13.3.4.2 Built form standards

13.3.4.2.1 Road boundary building setback

- a. Buildings shall be set back a minimum distance from road boundaries as follows:

i.	Russley Road, Johns Road, McLeans Island Road	20m
ii.	Memorial Avenue	20m
iii.	Jessons Road	45m
iv.	Any other road vested in the Council ie Orchard Road, Wairakei Road east of Orchard Road	10m
v.	Any "private road" as defined in Section 315 of the Local Government Act 1974	5m

- b. This rule shall not apply to any "private way" as defined in [Section 315](#) of the Local Government Act 1974.

13.3.4.2.2 Separation from neighbours

- a. Buildings, parking areas or outdoor storage areas shall be set back from the boundary with the Rural Waimakariri and Rural Urban Fringe Zones by a minimum distance of 20m.

13.3.4.2.3 Site coverage

- a. The maximum percentage of site area coverage by buildings shall be 50%.

13.3.4.2.4 Visual amenity

<p>a. Outdoor Storage area</p>	<ul style="list-style-type: none"> i. Any outdoor storage area on any site with frontage to Russley Road, Johns Road, McLeans Island Road, Jessons Road or Memorial Avenue, other than those for the storage of aircraft or for the hire of vehicles or caravans, shall be screened by shrub planting capable of growing to a minimum height of 2m at maturity. The planting shall be spaced at a maximum of 3m centres with a gap between shrubs of no more than 1m; ii. Any outdoor storage area shall not be sited within the setbacks specified in Clauses 13.3.4.2.1 and 13.3.4.2.2.
<p>b. Location of landscaping</p>	<p>Landscaping areas shall be provided along road frontages as follows;</p> <ul style="list-style-type: none"> i. A landscaping area shall be provided along Russley Road, Johns Road and McLeans Island Road, and shall be a minimum of 20m deep on any site adjoining the road frontage, exclusive of any road widening required. ii. A landscaping area shall be provided along Memorial Avenue averaging 10m deep on any site on the road frontage, and not less than 5m deep at any point, except for permitted access points. iii. A landscaping area shall be provided along Jessons Road of a minimum depth of 45m from the road frontage, consisting of dense vegetation capable of reaching a height of 1.8m, to screen properties in Jessons Road from any existing or future airport development south of that road, and to provide a limited degree of attenuation of airport and aircraft noise. iv. A landscaping area with a grass surface and/or shrubs shall be provided along any other public or private road frontage and shall be an average of 3m deep on any site on the road frontage, and not less than 1.5m deep at any point except for access points. v. A landscaping area shall be provided along the southern boundary of the Development Precinct, with a minimum depth of 8m from the Rural Urban Fringe Zone boundary. It shall be planted with a mixture of exotic and native trees of a variety of height and form to screen buildings. vi. The minimum average width of a landscape strip shall be calculated by excluding any part of the strip that is further back than the minimum required building setback for the site.

c. Trees	<p>i. Sites with road frontages of at least 10m shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of road frontage (e.g. 10 metres frontage - 2 trees, 20 metres frontage - 3 trees, etc.).</p> <p>ii. Where three or more trees are required these trees shall be planted no more than 15 metres apart, or closer than 5 metres apart.</p> <p>iii. Any trees required shall be planted along the road frontage and in front of any buildings on the site.</p> <p>iv. In addition to (i) - (iii) above:-</p> <p>A. one tree shall be planted for every 10 car parking spaces provided on the site for dispatch and receipt of freight and ancillary facilities, container storage and transfer activities, and industrial activities; and</p> <p>B. one tree shall be planted for every 5 car parking spaces required provided on the site for all other activities;</p> <p>C. where the number of car parking spaces provided results in a fractional number of either 5 or 10 respectively, any fraction that is less than one-half will be disregarded (ie less than 3 or 5 respectively) and any fraction of one-half or more (ie 3-4 or 6-9 respectively) will require one tree to be planted; and</p> <p>D. trees shall be planted within or adjacent to the carparking area.</p> <p>v. Any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8 metres and shall be not less than 1.5 metres high at the time of planting. Any trees listed in Appendix 6.11.6 are deemed to comply with this rule.</p> <p>(Plan Change 5G Council Decision)</p>
d. Protection of trees and landscaping	<p>i. Any trees required under Clause (c) above shall be located within a landscaping strip (see Clause (b)), or within a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres.</p> <p>ii. No more than 10% of any landscaping strip (see Clause (b)) and planting protection area shall be covered with any impervious surfaces.</p> <p>iii. Landscaping strips or planting protection areas adjacent to a road boundary or adjacent to or within a carparking area shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least 1 metre from any tree.</p>
e. Maintenance of landscaping	Any landscaping of trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

Exception from rules:

- a. The provisions for tree planting in Clause [13.3.4.2.4](#) shall not apply to any sites or parts of sites affected by the airport protection surfaces as identified on the planning maps, and in [Appendix 6.11.7](#).

13.3.4.2.5 Road access to zone

- a. There shall be no direct access to any site within the Specific Purpose (Airport) Zone from Harewood Road, Pound Road, Russley Road, Johns Road, McLeans Island Road, or Jessons Road, except when required for emergency airport maintenance and farming vehicles.

13.3.4.2.6 Height

- a. Buildings, structures and vegetation shall not exceed a height of 20 metres.

13.3.5 Activity Specific Standards for all Activities in the Specific Purpose (Airport) Zone

13.3.5.1 Staging of development - Wastewater upgrade

- a. Until such time as the Riccarton Interceptor sewer catchment network is upgraded to a capacity able to accept an additional peak wet weather flow of at least 30l/s, all wastewater discharges to the Council reticulated wastewater network shall be to the Wairakei Collector. The increased capacity shall be available at the point of Christchurch International Airport Ltd's discharge. Measurement of the 30l/s additional capacity shall be determined through the Council's calibrated (wet weather flow) post SCIRT rebuild model.
- b. The total monitored discharge flow into the Wairakei collector during the period defined in (a) shall not exceed a flow rate of 35 litres/second measured and recorded at five minute intervals; except that this standard shall not apply to flows that result from a rainfall event with greater than a five year annual recurrence interval as assessed from data recorded on the MetService Airport Rain Gauge.
- c. For the purpose of demonstrating clause (b) Christchurch International Airport Ltd shall annually, on or about the 20th day of January, provide the Council's Environmental Service Manager the results of the previous year's total monitored discharge flows. The monitored flow results shall identify any events where the discharge flow limit in (b) is exceeded and remedial action was undertaken on behalf of Christchurch International Airport Ltd. These calculations and results will be undertaken by a person with appropriate qualifications and experience in wastewater modelling and assessment.

13.3.6 Rules - Matters of discretion

13.3.6.1 Street scene

- a. The external appearance of vehicle manoeuvring, loading or carparking areas located within the building setback area.
- b. The ability to provide adequate landscaping located within the building setback area, and the quality of that landscaping.
- c. The scale and extent of building within the setback and the form and appearance of the building(s) as viewed from the street or any public place.
- d. The use to be made of the setback space.
- e. Any increased impacts in terms of noise intrusion, including perceived noise intrusion, as a result of a reduced building setback, where this is relevant.

13.3.6.2 Separation from neighbours

- a. Any potential for nuisance effects from activities on adjoining sites in the Rural Waimakariri and Rural Urban Fringe zones.
- b. The potential adverse impacts of activities within the Specific Purpose (Airport) zone on residents in the adjoining Rural Waimakariri and Rural Urban Fringe zones.
- c. The provision of compensating landscaping or screening.
- d. The scale and height of buildings within the reduced setback.
- e. The ability to better utilise the site and provide better environmental quality elsewhere on the site.
- f. The use to be made of the setback space and its visual and other effects.

13.3.6.3 Open space

- a. The ability to provide required landscaping, parking and manoeuvring on the site itself or to provide remote parking within reasonable proximity in the Specific Purpose (Airport) zone.
- b. Any adverse effects of increased building coverage particularly on properties in the adjoining Rural Waimakariri and Rural Urban Fringe zones.
- c. The ability to mitigate any adverse effects of increased coverage by additional landscaping or screening.
- d. The extent to which increased building coverage is compensated for by increased open space elsewhere in the Specific Purpose (Airport) zone.

13.3.6.4 Visual amenity

- a. The effect of any reduced landscaping in terms of the visual impacts of the buildings in the Specific Purpose (Airport) Zone and the scale of these buildings.
- b. The effect of any reduction in landscaping and screening on the visual impacts of outdoor storage areas.
- c. The extent to which the site is visible from adjoining sites, particularly those in the Rural Waimakariri and Rural Urban Fringe zones and the likely consequences of any reduction in landscaping standards or screening.
- d. Any aspects of the proposal which may compensate for reduced landscaping or screening, including the nature of planting or materials used, the location of parking, manoeuvring or storage areas, and office accommodation.
- e. The visual appearance of the site in terms of the length of road frontage, particularly Russley Road and Jessons Road or along the length of the adjoining Rural Waimakariri and Rural Urban Fringe zone boundaries.
- f. The relative importance of landscaping on the particular site concerned, taking account of the visual quality of the surrounding environment, particularly where a low standard of visual amenity exists and improvement is necessary.
- g. The nature of the activity itself, and any particular adverse visual impacts it may have.
- h. The effect of any reduction in tree planting provision, particularly in respect to the visual character of carparking areas and building scale.
- i. The effect of any tree planting on operational safety or requirements of the airport.
- j. The importance of landscaping, where relevant, as a factor in reducing perceived noise intrusion.

13.3.6.5 Road access to the zone

- a. The likely vehicle numbers and type of traffic through the proposed access point into the zone.
- b. The effect on the safety and efficiency of the adjoining road network particularly State Highway 1.
- c. Any effects of the additional access point on the amenities of the adjoining Rural Waimakariri and Rural Urban Fringe zones.
- d. The location of the proposed access points and the suitability of existing access points elsewhere.

13.3.6.6 Height

- a. The effect of any increased building height on operational safety or requirements of the airport.
- b. The ability to mitigate any adverse effects of increased building height by additional landscaping or screening.

- c. The scale and extent of building that is over height and the form and appearance of the building as viewed from the street or any public place.
- d. The extent to which the building is visible from adjoining sites, particularly those in the Rural Waimakariri and Rural Urban Fringe zones, and the likely consequences of any increase in building height.

13.3.7 Reasons for Rules

13.3.7.1 Street scene

- a. The Specific Purpose (Airport) Zone contains a range of buildings, some of which are very large, such as the hangar in Orchard Road. The scale of the airport operations and the buildings required to service it, justify a reasonable degree of setback from the adjoining road network, some of which fronts Rural Waimakariri and Rural Urban Fringe zones and land occupied by private residences. This setback provision is reinforced by requirements for landscaping.
- b. One of the major reasons for this rule is also to ensure that in addition to landscaping, that the scale of buildings and other activities within the airport is sufficiently set back from major roads to maintain a high standard of amenity adjacent to the airport which is essentially surrounded by a rural environment, and which has a high degree of public "visibility". The zone is also highly visible from State Highway 1 and protection of visual amenity from this important transport corridor is to be maintained.

13.3.7.2 Separation from neighbours

- a. The scale of buildings and operations within the Specific Purpose (Airport) Zone is such that considerable impacts could also be experienced by neighbours within the adjoining Rural Waimakariri and Rural Urban Fringe zones, particularly around the southern fringe of the airport and adjacent to Jessons Road. In recognition of the relatively large building setbacks required on road frontages, and the need to protect the amenities of rural residents, a reasonably generous setback provision from the rural zone boundary is required in order to protect the amenities of persons in that zone.

13.3.7.3 Open space

- a. The open space rule relates to a maximum building coverage on any site within the Airport Zone. This provision has been incorporated to ensure that sufficient open space is provided around buildings, many of which within the zone are likely to be very large and some are of a distinctly utilitarian appearance. The open space requirement provides some visual relief from this, and also provides scope for landscaping to reduce the visual impacts of such buildings. To a large extent this provision is similar to those applicable in business zones in industrial areas. It also reflects the fact that in the case of the Specific Purpose (Airport) Zone in particular, the surrounding environment is largely a rural one, and is highly visible to the public especially from State Highway 1, and while it is recognised that the operations of an airport must inevitably involve the provision of very large buildings, this needs to be balanced to at least some degree by provision for adequate open space around these buildings.

13.3.7.4 Visual amenity

- a. The rules relating to visual amenity are similar to those for industrial business zones. The reasons for the requirements for landscaping are in order to protect the visual amenities of persons residing in the Rural Waimakariri and Rural Urban Fringe zones surrounding the airport, and also to have a pleasing environment which is appropriate within the surrounding rural area notwithstanding the large scale of buildings and activities within the zone.
- b. In addition to this, the airport is located on a major transport route (State Highway 1) and is the access point for many visitors into the city. Accordingly, it is important that the visual amenity of the airport area, as seen from major roads and as experienced from within the main visitor areas of the zone, is of a high standard, and accordingly a high degree of

landscaping in association with setbacks is required on major routes in and around the airport.

- c. The rules require trees to be planted protected and maintained. These provisions act to ensure the landscaping is and remains of reasonable quality and appearance.

13.3.7.5 Road access to zone

- a. The Plan provisions for the Specific Purpose (Airport) Zone include restrictions on access points into the Zone. The reason for these rules relates primarily to the safety and efficiency of the roading network, and in particular State Highway 1 along Russley Road and Johns Road, where access points are to be confined to existing roads entering onto this route.
- b. Similarly, McLeans Island Road is also protected from direct access in order to reflect its function as an access to a major recreational area and in acknowledgement of the alignment of this road. Restrictions are also provided to Jessons Road on the northern edge of the airport in order to protect the residents of that road from any undue impacts from activities that may ultimately be developed in the Airport Zone. Harewood Road merits protection in a similar manner given its function as a connector road / connection between the state highway and Orchard Road, and given the close spacing of the existing intersections. Pound Road provides a through road function that also needs to be protected from new access points.

13.3.7.6 Activities within the Specific Purpose (Airport) Zone

- a. Activities within the Specific Purpose (Airport) Zone are anticipated to be largely those associated with the operation of the airport and aviation services. In addition there is a diverse range of services providing for travellers, workers and visitors, along with freight and logistics services, and employment opportunities, where these are compatible with City form and growth.
- b. As parts of the zone have distinctly different functions, a precinct approach has been applied to the zone to differentiate between activities anticipated to occur in each area. Primarily this differentiates between the “airside” area where the main aviation activities occur and the remaining land that provides support facilities and land capable of supporting development.
- c. The rules permit all activities necessary for the operation of the airport and aviation activities in both precincts. Beyond these, restrictions are imposed on activities to ensure they are appropriate to this location.
- d. The zone is subject to considerable noise intrusion from airport operations and the movement of aircraft both during the day and night. Any residential activity, guest visitor accommodation or preschool facility must be outside the 65 Ldn/95 SEL dBA noise contour. (Plan Change 4 Council Decision subject to appeal)
- e. Facilities of benefit to visitors and workers within the zone are provided for. This includes educational facilities and tourist based ventures such as the Antarctic Centre.
- f. Specific limits on the scale and extent of retail, commercial and office activities that may establish in the zone are imposed to discourage a wide range of activities occurring in a way that could unduly restrict airport related uses, or create significant adverse distributional effects on the Central City, key activity centres or neighbourhood centres.
- g. Similarly the types of industrial activities are limited to ensure compatibility within the zone and the other activities occurring in this area.
- h. Trade suppliers have been enabled subject to scrutiny of traffic effects along with a range of support activities which are appropriately located in this zone close to the airport and main transport routes.

13.3.7.7 Height

- a. The limitations on height in the Specific Purpose (Airport) Zone are primarily attributable to the safety of aircraft operations. The purpose and use of buildings and structures required in the airport zone are such that it is likely that large buildings

of considerable height may need to be erected and a number already exist within the airport zone.

- b. The provisions on maximum height therefore are set according to the operational needs of aircraft and are consistent with aircraft operating requirements. Maximum height is managed through the use of airport protection surfaces. For reasons of aircraft safety, no buildings, structures or vegetation must be allowed to penetrate into these protection surfaces.
- c. Other provisions in the Plan relating to landscaping and setbacks are considered to offer sufficient protection for any adverse effects that may occur as a result of building activity within the Specific Purpose (Airport) Zone, in conjunction with a 20m height maximum where this is less than the level of the airport protection surfaces ([Appendix 6.11.7](#)).

13.3.7.8 Retail Activity - Supermarket

- a. A supermarket up to the scale specified in the community standard would be appropriate to service the zone, including travellers, visitors, and workers within the zone. Beyond this scale there is the potential for adverse impacts to occur, including distributional effects on nearby commercial centres. Thus an increase in supermarket activity within the zone is not anticipated to occur, except where it will clearly not cause wider adverse effects.

13.3.7.9 Staging of development

- a. The ability of the existing wastewater network to service development and land use within the zone is limited in capacity, until upgrade works are completed. In order to avoid a situation where building development or land use cannot be adequately serviced, it is necessary to limit the extent of development that can occur prior to the planned increase in network capacity and to ensure that these only connect to the Wairakei Collector. Therefore a staging rule which establishes a monitoring and management regime applies as an interim measure.
- b. Rules have not been included to require specific road intersection upgrades but a Memorandum of Understanding between the Council and CIAL has been established to put in place both short term and longer term improvements at the intersection of Orchard Road and Wairakei Road.

13.4 Specific Purpose (Styx Mill Road Transfer Station) Zone

13.4.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. This chapter relates to activities that may occur in the Specific Purpose (Styx Mill Road Transfer Station) Zone. An objective, policies, rules, standards and assessment criteria provide for activities in this zone.
- c. The Specific Purpose (Styx Mill Road Transfer Station) Zone applies to the existing transfer station on Styx Mill Road, which is one of three transfer stations in [Christchurch City](#). The zone seeks to provide a safe and efficient facility for disposing and recycling of household refuse for onward transmission to the landfill.
- d. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).

13.4.2 Objectives and Policies

13.4.2.1 Objective - Safe and efficient waste transfer

- a. A safe and efficient facility for disposing and recycling of household refuse for onward transmission to the landfill.

13.4.2.1.1 Policy - *Management of adverse environmental effects on neighbours*

- a. Ensure nuisance is avoided by containing all litter onsite, operating with the prescribed hours, removing all rubbish at the end of each business day and controlling birds and vermin.

13.4.2.1.2 Policy - *Recycling and sorting*

- a. Provide an opportunity for appropriate material to be sorted and recycled on this [site](#).

13.4.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Styx Mill Road Transfer Station) Zone are contained in the activity status tables (including activity specific standards) in Rule [13.4.4.1](#).
- b. The activity status tables and standards in the following chapters also apply to activities in all areas of the Specific Purpose (Styx Mill Road Transfer Station) Zone:
 - [4](#) Hazardous Substances and Contaminated Land;
 - [5](#) Natural Hazards;
 - [6](#) General Rules and Procedures;
 - [7](#) Transport; and
 - [11](#) Utilities and Energy.

Advice note:

- 1. The activities undertaken on the site must not be in breach of the current discharge to air consent from the Canterbury Regional Council.

13.4.4 Rules - Specific purpose (Styx Mill Road Transfer Station) Zone

13.4.4.1 Activity status tables

13.4.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (Styx Mill Road Transfer Station) Zone if they meet the activity specific standards set out in this table.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [13.4.4.1.2](#), [13.4.4.1.3](#), [13.4.4.1.4](#), [13.4.4.1.5](#) and [13.4.4.1.6](#)

	Activity	Activity Specific Standards
P1	Household refuse disposal	<ol style="list-style-type: none"> a. Any future development shall be generally in accordance with the Development Plan, Appendix 13.4.6.1; b. All landscaping areas as shown on Appendix 13.4.6.1 shall be maintained in good condition to provide the continuous screening of the <u>site</u>; c. The entry gate to the <u>site</u> shall be setback not less than 25 metres from the <u>boundary</u> with Styx Mill Road; d. A security perimeter fence of a minimum height of 2 metres shall be maintained at all times in the general location shown on the Development Plan, Appendix 13.4.6.1; e. All refuse at the <u>site</u> shall be deposited under the roof area except green waste and hardfill; f. All rubbish shall be removed from site at the end of each business day; g. The pit floor and the surrounding yard shall be thoroughly cleaned at the end of each business day; h. Birds and vermin shall be controlled to avoid nuisance within and outside the <u>site</u>; i. Hours of operation shall be limited between 07:00 and 18:00, except that up to two <u>vehicle movements</u> for delivery and/or pickup of refuse may occur between 06:00 and 07:00; j. The <u>site</u> and surrounds shall be patrolled a minimum of once per day for the purpose of keeping the <u>site</u> and surrounds generally free of litter; and k. No toxic chemicals, liquid or other wastes shall be accepted at the <u>site</u> which cannot be disposed of safely.
P2	Green refuse disposal and processing	<ol style="list-style-type: none"> a. No composting shall take place on <u>site</u>; b. Green waste shall be removed from <u>site</u> before causing odour nuisance; and c. <u>Outdoor storage areas</u> shall be setback a minimum distance of 30 metres from Styx Mill Road <u>frontage</u> and at least 6 metres from other <u>boundaries</u>.
P3	<u>Erection of buildings</u>	<ol style="list-style-type: none"> a. Only <u>buildings</u> or structures with a <u>height</u> of not more than 9 metres high, and which are for the purpose related to the operation of the transfer station; and b. <u>Buildings</u> shall be <u>setback</u> at least 30 metres from Styx Mill Road <u>frontage</u> and 6 metres from other <u>boundaries</u>.
P4	Sorting of recycling material	<ol style="list-style-type: none"> a. All material shall be stored under roof not visible from the <u>road</u>.

13.4.4.1.2 Controlled activities

There are no controlled activities.

13.4.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.

- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table.

	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD1	Activities listed in Rule 13.4.4.1.1 P1 to P4 that do not meet one or more of the activity specific standards.	As relevant to the activity specific standard that is not met, as outlined in Rule 13.4.5 .

13.4.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.
D2	Disposal of <u>hazardous substances</u> and/or <u>toxic substances</u> .

13.4.4.1.5 Non-complying activities

There are no non-complying activities.

13.4.4.1.6 Prohibited activities

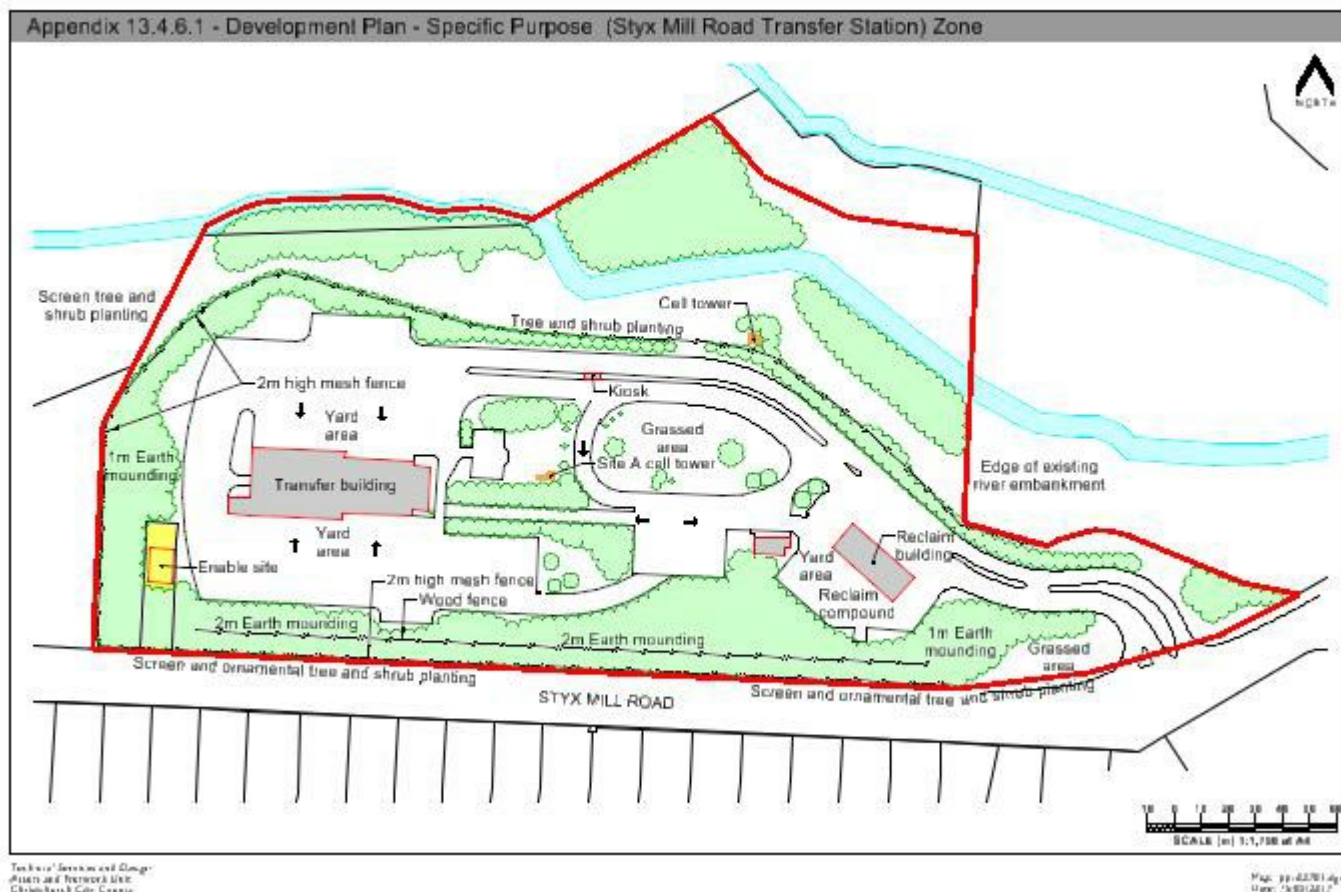
There are no prohibited activities.

13.4.5 Rules - Matters of discretion

- Any adverse impacts on residences outside the zone in terms of dust, noise, vermin or odour nuisance, also taking account of the hours of operation.
- Any adverse effects on the effectiveness of the landscape buffer of the zone, and whether the refuse disposal and recycling activities remain not visible from outside the zone.
- Any potential for windblown refuse creating detracting outside the zone.
- Any visual impacts of additional or modified buildings and their scale, as seen from outside the zone.
- Any impacts created by additional traffic in the vicinity of the site.

13.4.6 Appendices

Appendix 13.4.6.1 Development Plan - Specific Purpose (Styx Mill Road Transfer Station) Zone



13.5 Specific Purpose (Hospital) Zone

13.5.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).
- c. This chapter relates to activities that may occur in the Specific Purpose (Hospital) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.
- d. The Specific Purpose (Hospital) Zone applies to suburban, suburban services and inner urban [hospital](#) sites around [Christchurch City](#), including the [Central City](#). It seeks that the evolving [health care facility](#) needs of [Christchurch City](#), and the wider region, are supported by the efficient development of [hospital](#) sites, whilst also recognising the character and [amenity values](#) of the surrounding environment.

13.5.2 Objectives and Policies

13.5.2.1 Objective - Enabling hospital development

- a. The evolving [health care facility](#) needs of Christchurch and the wider region are supported by efficient development of [hospital](#) sites while recognising the character and [amenity values](#) of the surrounding environment.

13.5.2.1.1 Policy - Intensification

- a. Encourage more intensified and contained use of [hospital](#) sites in preference to expansion outside of existing [site boundaries](#).

13.5.2.1.2 Policy - Comprehensive development

- a. Ensure that for Suburban and Suburban Services Hospital Sites [hospital](#) development is planned and designed to recognise the [amenity values](#), character and coherence of the surrounding area at the site interfaces by:
 - i. Ensuring that the landscape setting is maintained at [site boundaries](#).
 - ii. Locating taller [buildings](#) towards the centre of [sites](#), away from more sensitive edges.
- b. Ensure that for Inner Urban sites [hospital](#) development is planned and designed to recognise and integrate with the local context by;
 - i. Encouraging pedestrian activity and higher quality amenity including planting along [road frontages](#) and in [adjoining public and publicly accessible spaces](#).
 - ii. Providing visual interest and a human scale at the interface with the [road](#), particularly at ground floor level whilst contributing to the character and coherence of the surrounding area.
 - iii. Ensuring that the form and scale of [buildings](#) recognises the anticipated residential scale and form at [hospital site boundaries](#) of the site.
- c. Ensure that the development of Christchurch Hospital, the former Christchurch Women's Hospital and Montreal House is planned and designed to recognise the [amenity values](#), safety, character and coherence of the surrounding area at the [site boundary](#) and street interfaces by:
 - i. Encouraging pedestrian activity and higher quality amenity, including providing visual interest, visual interaction and [landscaping](#), along [road frontages](#) and [adjoining public spaces](#);

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- ii. Ensuring the form and scale of buildings and associated landscaping acknowledges anticipated development in the adjacent zones at the boundaries of the site;
 - iii. Recognising that the former Christchurch Women's Hospital and Montreal House adjoin the Residential Central City Zone; and
 - iv. Ensuring that the development recognises the Christchurch hospital's unique Central City location adjacent to a mix of Central City activities, heritage features, the Avon River, Hagley Park and other public areas, whilst providing for large-scale built development within the hospital site.
- d. For the purpose of these provisions the hospital sites are notated as the following:

Hospital Site Type	Hospital Site Name
Suburban	Burwood, Hillmorton, Princess Margaret
Suburban Services	Lincoln Road (Hillmorton Service Site)
Inner Urban	St Georges Hospital, St Georges-Heaton Overlay, Nurse Maude Hospital, Nurse Maude-Mansfield, Southern Cross, Pegasus Health 24hr, Wesley Care Hospital
Christchurch Hospital	Christchurch Hospital, Riccarton Avenue, Central City
Former Christchurch Women's Hospital	Colombo/ Durham Streets
Montreal House	Montreal Street/ Bealey Avenue

13.5.2.1.3 Policy - Comprehensive development and redevelopment of sites for residential purposes

- a. Encourage comprehensive residential development of hospital sites (except Christchurch Hospital) that are no longer required for hospital purposes.

13.5.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Hospital) Zone are contained in the activity status tables (including activity specific standards) in [Rule 13.5.4.1](#) and the built form standards in [Rule 13.5.4.2](#).
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Hospital) Zone:
 - [4](#) Hazardous Substances and Contaminated Land;
 - [5](#) Natural Hazards;
 - [6](#) General Rules and Procedures;
 - [7](#) Transport;
 - [8](#) Subdivision, Development and Earthworks;
 - [9](#) Natural and Cultural Heritage; and
 - [11](#) Utilities and Energy.
- c. [Appendix 13.5.6.1](#) lists the alternative zones that apply to each of the hospital sites (except the Christchurch Hospital site). Rules within [13.5.4](#) provide for any additional activities or facilities on each hospital in accordance with the rules in the relevant alternative zone listed in [Appendix 13.5.6.1](#).

Advice note:

- 1. There are no additional activities and standards for the Christchurch Hospital site.

13.5.4 Rules - Specific Purpose (Hospital) Zone

13.5.4.1 Activity status tables

13.5.4.1.1 Permitted activities

- The activities listed below are permitted activities in the Specific Purpose (Hospital) Zone if they meet the activity specific standards set out in this table and the built form standards in Rule [13.5.4.2](#).
- Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [13.5.4.1.2](#), [13.5.4.1.3](#), [13.5.4.1.4](#), [13.5.4.1.5](#) and [13.5.4.1.6](#).

	Activity	Activity specific standards
P1	<u>Hospitals, including emergency service facilities.</u>	Nil
P2	<u>Health care facilities.</u>	
P3	<u>Ancillary office.</u>	
P4	<u>Ancillary retail activity.</u>	
P5	Overnight accommodation for staff and visitors.	
P6	Research and medical training facilities.	
P7	<u>Spiritual activities.</u>	
P8	Any additional activities or facilities which would be permitted activities in the alternative zone listed for that site in Appendix 13.5.6.1 .	
P9	<u>Parking lot ancillary to the hospital activity.</u>	
P10	<u>Parking building ancillary to the hospital activity.</u>	
P11	Within Suburban sites, any new <u>buildings</u> that are: <ol style="list-style-type: none"> set back 10 metres or more from a <u>boundary</u> with a maximum gross <u>ground floor area</u> of 500m²; or set back 20 metres or more from a <u>road boundary</u> with a maximum gross <u>ground floor area</u> of 1000m²; or set back 30 metres or more from a <u>boundary</u> with a maximum gross <u>ground floor area</u> of 2000m². 	

13.5.4.1.2 Controlled activities

- The activities listed below are controlled activities if they comply with the built form standards in Rule [13.5.4.2](#).

Activity	The matters over which <u>Council</u> reserves its control
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C1	<p>a. Within Suburban sites, any new <u>building</u>, set of contiguous <u>buildings</u>, or addition to a <u>building</u> that is set back 30 metres or more from a <u>boundary</u> with a gross <u>ground floor area</u> over 2000m².</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Site and building design i. and iv. - 13.5.5.2</p>
C2	<p>a. Within Suburban sites, any new <u>buildings</u>, set of contiguous <u>buildings</u>, or addition to a <u>building</u>, that are:</p> <ol style="list-style-type: none"> set back 10 metres to 20 metres from a <u>road boundary</u> and are between 8 metres and 14 metres in <u>height</u>; or set back 10 metres to 20 metres from a <u>boundary</u> with a gross <u>ground floor area</u> between 500m² to 1000m²; or set back 20 metres to 30 metres from a <u>boundary</u> with a gross <u>ground floor area</u> between 1000m² and 2000m². <p>b. Lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in <u>height</u> above that of the <u>building height</u> specified above.</p> <p>c. Any application arising from this shall not be limited or publicly notified.</p>	<p>a. City context and character - 13.5.5.1</p> <p>b. Site and building design - 13.5.5.2</p> <p>c. Landscaping - 13.5.5.5</p>
C3	<p>a. For the former Christchurch Women's Hospital and Christchurch Hospital, any new <u>building</u>, set of contiguous <u>buildings</u> or addition to a <u>building</u> greater than 20 metres in length, that is:</p> <ol style="list-style-type: none"> more than 30 metres from a <u>site boundary</u>; and is visible from a public space; and is not subject to Rule 13.5.4.1.3 RD 13 and Rule 13.5.4.1.2 C4 . <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. City context and character - 13.5.5.1</p> <p>b. Site and building design - 13.5.5.2 i., iv., vii. and ix.</p>
C4	<p>a. For the former Christchurch Women's Hospital and Christchurch Hospital, any new <u>building</u>, set of contiguous <u>buildings</u> or addition to a <u>building</u> between 1000m² and 2000m² gross <u>ground floor area</u>, that is</p> <ol style="list-style-type: none"> more than 30 metres from a <u>site boundary</u>; and is visible from a public space. <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. City context and character - 13.5.5.1</p> <p>b. Site and building design - 13.5.5.2 i., iv., vi. and ix.</p>
C5	<p>Any additional activities or facilities which would be controlled activities in the alternative zone listed for that <u>site</u> in Appendix 13.5.6.1.</p>	<p>a. The matters of control for the additional activity or facility in the alternative zone listed for that <u>site</u> in Appendix 13.5.6.1.</p>

13.5.4.1.3 Restricted discretionary activities

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- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Section 13.5.5, as set out in the table below.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<ol style="list-style-type: none"> a. Any activity listed in Rules 13.5.4.1.1 or 13.5.4.1.2 that does not meet one or more of the built form standards listed in: <ol style="list-style-type: none"> i. Rule 13.5.4.2.1 a.-b. (Suburban sites); ii. Rule 13.5.4.2.2 a.-b. (Suburban service sites); iii. Rule 13.5.4.2.3 a.-b. (Inner urban sites); and iv. Rule 13.5.4.2.4 a.-b. (Inner urban sites). 	<ol style="list-style-type: none"> a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5
RD2	<ol style="list-style-type: none"> a. Any activity listed in Rules 13.5.4.1.1 or 13.5.4.1.2 that does not meet one or more of the built form standards listed in: <ol style="list-style-type: none"> i. Rule 13.5.4.2.1 c.-g. (Suburban sites); ii. Rule 13.5.4.2.2 c.-f. (Suburban service sites); iii. Rule 13.5.4.2.3 c.-f. (Inner urban sites); and iv. Rule 13.5.4.2.4 c.-f. (Inner urban sites). b. Any application arising from this rule shall not be limited or publicly notified. 	<ol style="list-style-type: none"> a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5 d. Outdoor storage areas - 13.5.5.4
RD3	<ol style="list-style-type: none"> a. Within Inner urban sites, any <u>building</u> elevation, including roof, which is greater than 20 metres in length and is visible from a Specific Purpose (Hospital) Zone <u>boundary</u> where it adjoins public or <u>publicly accessible space</u> or a residential zone. b. Any application arising from this rule shall not be limited or publicly notified. 	<ol style="list-style-type: none"> a. Site and building design - 13.5.5.2 b. Landscaping - 13.5.5.5
RD4	<ol style="list-style-type: none"> a. Within Inner urban sites, any new <u>building</u>, set of contiguous <u>buildings</u>, or addition to a <u>building</u> of 1000m² (gross <u>ground floor area</u>) or more. b. Any application arising from this rule shall not be limited or publicly notified. 	<ol style="list-style-type: none"> a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5
RD5	<ol style="list-style-type: none"> a. Within Suburban sites, any new <u>building</u>, set of contiguous <u>buildings</u>, or addition to a <u>building</u> set back: <ol style="list-style-type: none"> i. 10 to 20 metres from a <u>boundary</u> that is 1000m² gross <u>ground floor area</u> or more; or ii. 10 to 20 metres from a <u>road boundary</u> and is over 14 metres in <u>height</u>; or iii. 20 to 30 metres from a <u>boundary</u> that is 2000m² <u>gross floor area</u> or more. b. Any application arising from this shall not be limited or publicly notified. 	<ol style="list-style-type: none"> a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5

	Activity	The Council's discretion shall be limited to the following matters:
RD6	Within Inner urban sites, any multi-level car parking building ancillary to the hospital activity or vehicle access within 15 metres of a residential zone boundary or boundary with public or publicly accessible space.	<ul style="list-style-type: none"> a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5
RD7	Development and redevelopment of buildings in St Georges-Heaton Overlay.	<ul style="list-style-type: none"> a. St Georges Heaton Overlay - 13.5.5.6
RD8	<ul style="list-style-type: none"> a. Development and redevelopment of buildings at Nurse Maude-Mansfield. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Fencing and screening - 13.5.5.3 d. Outdoor storage areas - 13.5.5.4 e. Landscaping - 13.5.5.5
RD9	a. In regard to the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital sites, any activities that do not meet the built form standards listed in the following rules:	
	i. Christchurch Women's Hospital	
	<ul style="list-style-type: none"> A. Rule 13.5.4.2.5 b. B. Rule 13.5.4.2.5 c. 	<ul style="list-style-type: none"> a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5
	C. Rule 13.5.4.2.5 d.	<ul style="list-style-type: none"> a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2
	ii. Christchurch Hospital	
	A. Rule 13.5.4.2.6 b.	<ul style="list-style-type: none"> a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5
	iii. Montreal House	

	Activity	The Council's discretion shall be limited to the following matters:
	<p>A. Rule 13.5.4.2.7 b.</p> <p>B. Rule 13.5.4.2.7 c.</p>	<p>a. City context and character - 13.5.5.1</p> <p>b. Site and building design - 13.5.5.2</p> <p>c. Landscaping - 13.5.5.5</p>
RD10	a. In regard to the former Christchurch Women's Hospital, Montreal House, and Christchurch Hospital sites, any activities that do not meet the built form standards listed in the following rules:	
	i. Christchurch Women's Hospital	
	A. Rule 13.5.4.2.5 a.	<p>a. City context and character - 13.5.5.1</p> <p>b. Site and building design - 13.5.5.2</p> <p>c. Landscaping - 13.5.5.5</p>
	B. Rule 13.5.4.2.5 e. i.-v.	<p>a. City context and character - 13.5.5.1</p> <p>b. Landscaping - 13.5.5.5</p>
	C. Rule 13.5.4.2.5 f.	a. Fencing and screening - 13.5.5.3
	D. Rule 13.5.4.2.5 g.	<p>a. Fencing and screening. - 13.5.5.3</p> <p>b. Outdoor storage areas - 13.5.5.4</p>
	ii. Christchurch Hospital	
	A. Rule 13.5.4.2.6 a.	<p>a. City context and character - 13.5.5.1</p> <p>b. Site and building design - 13.5.5.2</p> <p>c. Landscaping - 13.5.5.5</p>
	B. Rule 13.5.4.2.6 c. i. or ii.	a. City context and character - 13.5.5.1
	C. Rule 13.5.4.2.6 d.	b. Site and building design. - 13.5.5.2
	D. Rule 13.5.4.2.6 e.	

Activity	The <u>Council's</u> discretion shall be limited to the following matters:
E. Rule 13.5.4.2.6 f.	a. City context and character - 13.5.5.1 b. Landscaping - 13.5.5.5
F. Rule 13.5.4.2.6 g.	a. Fencing and screening - 13.5.5.3
G. Rule 13.5.4.2.6 h.	b. Outdoor storage areas - 13.5.5.4
iii. Montreal House	
A. Rule 13.5.4.2.7 a.	a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5
B. Rule 13.5.4.2.7 d.	a. Site and building design - 13.5.5.2
C. Rule 13.5.4.2.7 e. i.-vi.	a. City context and character - 13.5.5.1 b. Landscaping - 13.5.5.5
D. Rule 13.5.4.2.7 f.	a. Fencing and screening - 13.5.5.3
E. Rule 13.5.4.2.7 g.	a. Fencing and screening - 13.5.5.3 b. Outdoor storage areas - 13.5.5.4
b. Any application arising from this rule shall not be limited or publicly notified.	

	Activity	The Council's discretion shall be limited to the following matters:
RD11	<p>a. For the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, any new <u>building</u>, set of contiguous <u>buildings</u> or addition to a <u>building</u> with an elevation greater than 20 metres in length that is:</p> <ul style="list-style-type: none"> i. within 30 metres of a <u>site boundary</u>; and ii. is visible from a public space; and iii. is not subject to RD12. <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. City context and character - 13.5.5.1</p> <p>b. Site and building design - 13.5.5.2</p> <p>c. Landscaping - 13.5.5.5</p>
RD12	<p>a. For the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, any elevation of a new <u>building</u>, set of contiguous <u>buildings</u> or addition to a <u>building</u> over 1000m² gross <u>ground floor area</u>:</p> <ul style="list-style-type: none"> i. that is within 30 metres of a <u>site boundary</u>; and ii. is visible from a public space. <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. City context and character - 13.5.5.1</p> <p>b. Site and building design - 13.5.5.2</p> <p>c. Landscaping - 13.5.5.5</p>
RD13	<p>a. For the former Christchurch Women's Hospital, and Christchurch Hospital, any new <u>building</u>, set of contiguous <u>buildings</u> or addition to a <u>building</u> over 2000m² gross <u>ground floor area</u>:</p> <ul style="list-style-type: none"> i. that is more than 30 metres from a <u>site boundary</u>; and ii. is visible from a public space. <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. City context and character - 13.5.5.1</p> <p>b. Site and building design i., iv., vi. and ix. - 13.5.5.2</p>
RD14	Any additional activities or facilities which would be restricted discretionary activities in the alternative zone listed for that site in Appendix 13.5.6.1 .	The matters of control for the additional activity or facility in the alternative zone listed for that site in Appendix 13.5.6.1 .

13.5.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity

D1	Any additional activities or facilities which would be discretionary activities in the alternative zone listed for that site in Appendix 13.5.6.1 .
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13.5.4.1.5 Non-complying activities

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

	Activity
NC1	For <u>hospital</u> sites outside of the <u>Central City</u> , any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.

13.5.4.1.6 Prohibited activities

There are no prohibited activities.

13.5.4.2 Built form standards

13.5.4.2.1 Suburban sites

The following built form standards apply to Suburban hospital sites.

Standard	
a.	The minimum <u>building setback</u> from <u>road boundaries</u> shall be 10 metres.
b.	The minimum <u>building setback</u> from an internal <u>boundary</u> shall be 10 metres except where the <u>boundary</u> interface is with the Christchurch Southern Motorway corridor in which case the minimum <u>building setback</u> shall be 5 metres.
c.	<p>i. The maximum <u>height</u> of any <u>building</u> shall be:</p> <p>A. 8 metres high at 10 to 20 metres from the internal <u>boundary</u>; and</p> <p>B. 20 metres high at 20 metres or more from a <u>boundary</u>.</p> <p>ii. Lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in <u>height</u> above that of the <u>building height</u> specified above.</p>

d.	<p>i. The minimum width of <u>landscaping strips</u> required adjacent to <u>boundaries</u> for the full length of the <u>boundary</u> shall be:</p> <p>A. 10 metres for <u>road boundaries</u> (except for vehicle and pedestrian <u>access</u>); and</p> <p>B. 10 metres along internal <u>boundaries</u>.</p> <p>ii. In addition the following tree planting shall be provided:</p> <p>A. 1 tree per 10 metres of <u>road boundary</u> or part thereof, planted within the respective landscape strip;</p> <p>B. 1 tree per 15 metres of internal <u>boundary</u> or part thereof, planted within the respective landscape strip;</p> <p>C. 1 tree for every 5 at grade car <u>parking spaces</u> to be planted within the car <u>parking areas</u>; and</p> <p>D. 10% of the site shall be planted including <u>landscaping strips</u>.</p>
e.	<p>i. The maximum <u>height</u> of fencing located within the <u>landscaping strip</u> from the <u>road boundary</u> shall be 1.2 metres except:</p> <p>A. at the <u>boundary</u> with Christchurch Southern Motorway; and</p> <p>B. for the part of the Hillmorton Hospital <u>site</u> as identified on the Site Plan in Appendix 13.5.6.2, where it is set back 2 metres from the <u>road boundary</u>.</p>
f.	<u>Vehicle access</u> shall be established so that there is not <u>vehicle access</u> within 20 metres of a residential zone <u>boundary</u> , except where the residential zone is located across the <u>road</u> .
g.	<p>i. <u>Outdoor storage areas</u> shall not be located within the <u>landscaping strips</u>; and</p> <p>ii. Any <u>outdoor storage area</u> visible from a public space or <u>adjoining site</u> shall be screened by a minimum 1.5 metres high fencing or planting.</p>

13.5.4.2.2 Suburban service sites

The following built form standards apply to Suburban service sites.

Standard	
a.	The minimum <u>building setback</u> from <u>road boundaries</u> shall be 10 metres except, that the <u>building setback</u> from Lincoln Road shall be 5 metres measured from the line of the 5 metre wide designation.
b.	The minimum <u>building setback</u> from an internal <u>boundary</u> shall be 10 metres.
c.	The maximum <u>height</u> of any <u>building</u> shall be 14 metres.

d.	<p>i. The minimum width of <u>landscaping strips</u> required adjacent to the respective <u>boundaries</u> for the full length of the <u>boundary</u> shall be:</p> <p>A. 10 metres for <u>road boundaries</u> (except for vehicle and pedestrian <u>access</u>) except 5 metres along Lincoln Road from the line of the 5 metre designation; and</p> <p>B. 4 metres along internal <u>boundaries</u>.</p> <p>ii. In addition, the following tree planting shall be provided:</p> <p>A. 1 tree per 10 metres of <u>road boundary</u> or part thereof, planted within the respective landscape strip;</p> <p>B. 1 tree per 15 metres of internal <u>boundary</u> or part thereof, planted within the respective <u>landscaping strip</u>;</p> <p>C. 1 tree for every 5 at grade car <u>parking spaces</u> to be planted within the car <u>parking areas</u>; and</p> <p>D. 10% of the site shall be planted including <u>landscaping strips</u>.</p>
e.	The maximum <u>height</u> of fencing located within the <u>road boundary landscaping strip</u> shall be 1.2 metres.
f.	<p>i. <u>Outdoor storage areas</u> shall not be located within the <u>road boundary building setbacks</u> or other public space; and</p> <p>ii. Any <u>outdoor storage area</u> shall be screened from any <u>adjoining site</u> by a minimum 1.5 metre high fencing or planting.</p>

13.5.4.2.3 Inner urban sites - St Georges Hospital, Southern Cross, Pegasus Health 24hr

The following built form standards apply to St Georges Hospital, Southern Cross and Pegasus Health 24hr.

Standard	
a.	The minimum <u>building setback</u> from <u>road boundaries</u> shall be 10 metres except for <u>arterial roads</u> where it shall be 4 metres.
b.	The minimum <u>building setback</u> from an internal <u>boundary</u> shall be 10 metres.
c.	<p>i. The maximum <u>height</u> of any <u>building</u> (including allowance for plant and lift shafts) shall be:</p> <p>A. 11 metres at 10 metres from the <u>boundary</u> except along an <u>arterial road</u> where the maximum <u>height</u> is 11 metres at a 4 metres from the <u>boundary</u>; and</p> <p>B. 18 metres at 16 metres from the <u>boundary</u>.</p>

d.	<p>i. The minimum width of <u>landscaping strips</u> required adjacent to the respective <u>boundaries</u> for the full length of the <u>boundary</u> shall be:</p> <p>A. 4 metres for <u>road boundaries</u> (except for vehicle and pedestrian <u>access</u>); and</p> <p>B. 4 metres for internal <u>boundaries</u>.</p> <p>ii. In addition the following tree planting shall be provided:</p> <p>A. 1 tree per 10 metres of <u>boundary</u> or part thereof, planted within the respective <u>landscaping strip</u>;</p> <p>B. 1 tree per 15 metres of internal <u>boundary</u> or part thereof, planted within the respective <u>landscaping strip</u>;</p> <p>C. 1 tree for every 5 at grade car <u>parking spaces</u> to be planted within the car <u>parking areas</u>; and</p> <p>D. 10% of the <u>site</u> shall be planted including <u>landscaping strips</u>.</p>
e.	The maximum <u>height</u> of fencing located within the <u>road boundary landscaping strip</u> shall be 1.2 metres.
f.	<p>i. <u>Outdoor storage areas</u> shall not be located within the <u>road boundary building setbacks</u> or other public space; and</p> <p>ii. Any <u>outdoor storage area</u> shall be screened from any <u>adjoining site</u> by a minimum 1.5 metre high fencing or planting.</p>

13.5.4.2.4 Inner urban sites - Nurse Maude Hospital, Nurse Maude-Mansfield, St Georges-Heaton Overlay, Wesley Care

The following built form standards apply to Nurse Maude Hospital, Nurse Maude-Mansfield, St Georges-Heaton Overlay and Wesley Care.

Standard	
a.	The minimum <u>building setback</u> from <u>road boundaries</u> shall be 4 metres, except for the St Georges Heaton Overlay, where the <u>road boundary setback</u> shall be 8 metres.
b.	The minimum <u>building setback</u> from an internal <u>boundary</u> shall be 5 metres, except for Nurse Maude-Mansfield, where the internal <u>boundary</u> set back shall be 4 metres.
c.	<p>i. The maximum <u>height</u> of any <u>building</u> shall be 11 metres, except:</p> <p>A. For St Georges-Heaton Overlay the maximum <u>building height</u> shall be 8 metres.</p> <p>B. In respect to Nurse Maude Hospital and Wesley Care only, lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in height above that of the <u>building height</u> specified above.</p>

d.	<p>i. The minimum width of <u>landscaping strips</u> required adjacent to the respective <u>boundaries</u> for the full length of the <u>boundary</u> shall be:</p> <p>A. 4 metres (except for vehicle and pedestrian <u>access</u> along <u>road boundaries</u>); and</p> <p>B. 4 metres along internal <u>boundaries</u>, except for Nurse Maude-Mansfield, where a <u>vehicle access</u> or <u>parking area</u> is adjacent to an internal <u>boundary</u> a minimum 1 metre wide <u>landscaping strip</u> shall be provided immediately adjacent to that <u>boundary</u>.</p> <p>ii. In addition the following tree planting shall be provided:</p> <p>A. 1 tree per 10 metres of <u>boundary</u> or part thereof;</p> <p>B. 1 tree for every 5 at grade car <u>parking spaces</u> to be planted within the car <u>parking areas</u>; and</p> <p>C. 10% of the <u>site</u> shall be planted including <u>landscaping strips</u>.</p>
e.	The maximum <u>height</u> of fencing located within the <u>road boundary landscaping strip</u> shall be 1.2 metres.
f.	<p>i. <u>Outdoor storage areas</u> shall not be located within the <u>building setbacks</u> with a <u>road boundary</u> or other public space; and</p> <p>ii. Any <u>outdoor storage area</u> shall be screened from any <u>adjoining site</u> by a minimum 1.5 metre high fencing or planting.</p>

13.5.4.2.5 Former Christchurch Women's Hospital

The following built form standards apply to the former Christchurch Women's Hospital.

Standard	
a.	The minimum <u>building setback</u> from a <u>road boundary</u> shall be 4 metres.
b.	The minimum <u>building setback</u> from an internal <u>boundary</u> shall be 5 metres.
c.	<p>i. The maximum <u>height</u> of any <u>building</u> (including plant and lift shafts) shall be 14 metres, except for 38 and 40 Gracefield Avenue, where the maximum <u>building height</u> shall be 11 metres.</p> <p>ii. Lift shafts, mechanical plant and any other such equipment shall be included in the maximum <u>building height</u>.</p>
d.	<u>Buildings</u> shall not project beyond a <u>building</u> envelope constructed by recession planes from points 2.3 metres above the internal <u>boundaries</u> with other <u>sites</u> as shown in Appendix 14.16.2 Recession planes for the Residential Medium Density Zone.

e.	<p>i. The minimum planting strips required adjacent to <u>boundaries</u> shall be as follows:</p> <p>A. <u>road boundary</u> - 4 metres (except for vehicle and pedestrian <u>access</u>); and</p> <p>B. internal <u>boundaries</u> - 4 metres.</p> <p>ii. In addition, the following <u>landscaping</u> shall be provided:</p> <p>A. 1 tree per 10 metres of <u>frontage</u> or part thereof;</p> <p>B. 1 tree for every 5 at grade car <u>parking spaces</u> to be planted within the car <u>parking areas</u>; and</p> <p>C. All <u>landscaping</u>/trees required under these rules shall be in accordance with the provisions in <u>Appendix 6.11.6</u> of Chapter 6.</p>
f.	The maximum <u>height</u> of fencing within the <u>road boundary setbacks</u> shall be 1.2 metres, except that a fence may be 1.8 metres in height where 75% of the fence between 1.2 metres and 1.8 metres is visually transparent.
g.	<u>Outdoor storage areas</u> shall not be located within the <u>building setbacks</u> with a road boundary or other public space, and shall be screened from any <u>adjoining site</u> by a minimum 1.5 metre high fencing or planting.

13.5.4.2.6 Christchurch Hospital

The following built form standards apply to the Christchurch Hospital.

Standard	
a.	The minimum <u>building setback</u> from Riccarton Avenue and Oxford Terrace shall be 10 metres, except that this <u>setback</u> does not apply to retaining walls.
b.	<p>i. The minimum <u>building setback</u> from an internal <u>boundary</u> shall be as follows:</p> <p>A. Avon River and Central City Avon River Precinct - 30 metres;</p> <p>B. Open Space Community Park (Hagley Park) - 4 metres; and</p> <p>C. Open Space Community Park (Nurses Memorial Chapel and Gardens see Heritage ID number <u>460</u>) - 10 metres.</p>
c.	<p>i. Encroachments into a <u>building setback</u> are permitted for entrance canopies, <u>building</u> detail and decoration up to a maximum of 3 metres in width, 10 metres in length and 9 metres in <u>height</u>, except that:</p> <p>ii. The maximum number of encroachments per <u>frontage</u> shall be as follows:</p> <p>A. 1 in total, for the <u>frontage</u> with Central City Open Space Community Park (Hagley Park); and</p> <p>B. 2 in total, for the extent of the Riccarton Avenue and Oxford Terrace <u>road frontage</u>.</p>
d.	<p>i. The maximum <u>building height</u> shall be 60 metres, except that</p> <p>A. The maximum road wall <u>height</u> of any <u>building</u> along Riccarton Avenue or Oxford Terrace shall be 30 metres at the <u>road boundary setback</u>.</p> <p>ii. Lift shafts, mechanical plant and other such equipment, shall be included in the maximum <u>building height</u>.</p>
e.	<u>Buildings</u> shall not project beyond a recession plane of 45 degrees applying from the top of the maximum wall <u>height</u> specified in <u>13.5.4.2.6 d.</u> and angling into the <u>site</u> .

f.	<p>i. Existing landscape strips of 4 metres in width or greater shall be maintained to a minimum of 4 metres. In addition, a planted area of 16m² with a minimum dimension of 3 metres shall surround every tree required under Rule 13.5.4.2.6 f. ii.A.. All other required <u>landscaped areas</u> shall have a minimum depth of 2 metres.</p> <p>ii. In addition, the following <u>landscaping</u> shall be provided:</p> <p>A. 1 tree per 10 metres of <u>frontage</u> or part thereof;</p> <p>B. 1 tree per every 5 at grade car <u>parking spaces</u> provided between <u>buildings</u> and all <u>boundaries</u>; and</p> <p>C. All <u>landscaping</u>/trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.</p>
g.	The maximum <u>height</u> of fencing in the <u>boundary setbacks</u> shall be 1.2 metres.
h.	<u>Outdoor storage areas</u> shall not be located within the <u>building setbacks</u> with a <u>road boundary</u> or other public space, and where visible from a public space or <u>adjoining site</u> , shall be screened by a minimum of 1.5 metre high fencing or planting.

13.5.4.2.7 Montreal House

The following built form standards apply to the Montreal House site.

Standard	
a.	<p>i. The minimum <u>building setback</u> from a <u>road boundary</u> shall be:</p> <p>A. 6 metres along Bealey Avenue; and</p> <p>B. 2 metres in all other areas.</p>
b.	The minimum <u>building setback</u> from an internal <u>boundary</u> shall be 3 metres.
c.	<p>i. The maximum <u>height</u> of any <u>building</u> (including an allowance for plant and lift shafts) shall be 14 metres.</p> <p>ii. Lift shafts, mechanical plant and other such equipment, shall be included in the maximum <u>building height</u>.</p>
d.	<u>Buildings</u> shall not project beyond a <u>building</u> envelope constructed from recession planes from point 2.3 metres above internal <u>boundaries</u> with other <u>sites</u> as shown in Appendix 14.16.2 Recession planes for the Residential Medium Density Zone.

e.	<p>i. <u>Landscaping strips</u> shall be provided adjacent to <u>boundaries</u> with minimum dimensions as follows:</p> <p>A. Bealey Avenue <u>road boundary</u> - 4 metres (except for vehicle and pedestrian <u>access</u>);</p> <p>B. Montreal Street <u>road boundary</u> - 2 metres (except for vehicle and pedestrian <u>access</u>); and</p> <p>C. Internal <u>boundaries</u> - 3 metres.</p> <p>ii. In addition the following <u>landscaping</u> shall be provided:</p> <p>A. 1 tree per 10 metres of <u>frontage</u> or part thereof;</p> <p>B. 1 tree for every 5 at grade car <u>parking spaces</u> to be planted within the car <u>parking areas</u>; and</p> <p>C. All <u>landscaping/trees</u> required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.</p>
f.	The maximum height of fencing within the <u>road setbacks</u> shall be 1.2 metres except that a fence may be 1.8 metres in height where 75% of the fence between 1.2 metres and 1.8 metres is visually transparent.
g.	<u>Outdoor storage areas</u> shall not be located within the <u>building setbacks</u> with a <u>road boundary</u> or other public space, and where visible from a public space or <u>adjoining site</u> , shall be screened by a minimum of 1.5 metre high fencing or planting.

13.5.5 Rules - Matters of discretion

13.5.5.1 City context and character

- a. Whether the development:
- Addresses the local context including any natural, heritage and cultural assets;
 - Retains and incorporates existing character buildings and the landscape qualities of the site and surrounds; and
 - Provides for intensification of services within the existing site, and enables greater efficiency of use of the existing hospital facilities, rather than requiring expansion beyond the site boundaries.

13.5.5.2 Site and building design

- a. Whether the development:
- Addresses Crime Prevention Through Environmental Design (CPTED) principles;
 - Orientates active areas of building to the street and other publicly accessible spaces;
 - In terms of its built form and design, generates visual interest in the street scene and contributes to the amenity values of the surrounding area;
 - Mitigates the visual impacts resulting from the building scale, form and location in respect to the interfaces with public and private space;
 - Provides for legible access to the site for all transport users and incorporates site identification signage and wayfinding;
 - Minimises overshadowing, privacy and building dominance effects on residential neighbours and or public spaces;
 - In terms of an increase in building height, increases the bulk and scale of the building such that it results in adverse visual and amenity effects on adjoining residential neighbours and public space;
 - Minimises visual and nuisance effects of traffic movement on neighbours and public space; and
 - Takes into account the operational, accessibility and security requirements of the hospital.

13.5.5.3 Fencing and screening

- a. Whether the development:
 - i. Maintains visibility between the building and the road or public space;
 - ii. Addresses CPTED principles in respect to the location, height and design of the fence;
 - iii. Provides variation in fencing in terms of incorporating changes in height, variation in materials, areas of transparency or landscaping to avoid long blank and solid facades; and
 - iv. Takes into account the operational, accessibility and security requirements of the hospital.

13.5.5.4 Outdoor storage areas

- a. Whether the development:
 - i. Ensures storage areas are visually integrated, screened or otherwise accommodated to minimise adverse amenity or visual impacts on surrounding properties and public spaces;
 - ii. Provides for a partial screening structure or reduction in screening that may be more appropriate to the character of the site or the area; and
 - iii. Takes into account the operational, accessibility and security requirements of the hospital.

13.5.5.5 Landscaping

- a. In regard to hospital sites, other than the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, whether the development:
 - i. Provides for tree planting and other landscaping that reduces the visual dominance of buildings, vehicle access and parking areas and contributes to the amenity values of neighbouring sites and to public and publicly accessible space;
 - ii. Provides for the distribution of large scale tree planting and landscaping across the site, while giving priority to locating landscaping within the building setbacks;
 - iii. In respect to suburban sites and considering the extent to which the site is visible from adjoining sites, whether large-scale tree planting is provided that visually mitigates the scale and bulk of building and contributes to a landscape setting for the built development when viewed from the site boundaries; and
 - iv. Takes into account the operational, accessibility and security requirements of the hospital.
- b. In regard to the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital sites, whether the development:
 - i. Provides for large-scale tree planting within the road boundary setbacks that contribute to the Central City tree canopy and green corridors;
 - ii. Minimises the visual impacts of parking areas and vehicle access at the interface between the buildings and the street and with Hagley Park and the Avon River Corridor;
 - iii. Provides for landscaping, including tree planting, that visually mitigates the scale and bulk of building, and contributes to the amenity values of neighbouring sites and public space; and
 - iv. Takes into account the operational, accessibility and security requirements of the hospital.

13.5.5.6 St Georges-Heaton Overlay

- a. Area context

- i. Whether development recognises the landscape setting and development patterns in respect to:
 - A. Integrating with the existing pattern and grain of subdivision and building;
 - B. The extent and scale of vegetation retained and/or provided; and
 - C. The relationship with adjoining sites and buildings, particularly in respect to historic heritage and character values of Character Area 13 - Heaton.
- b. Site character and road interface
 - i. Whether the development complements the character and enhances the amenity of the area by:
 - A. Providing a front yard building setback which is consistent with the overall depth and pattern of Character Area 13 - Heaton;
 - B. Retaining the front yard for open space, tree and garden planting;
 - C. Avoiding the location of vehicle parking and garaging within the front yard, or where it visually dominates the streetscene; and
 - D. Orientating building on the site to face the road.
- c. Built character
 - i. Whether the building supports the built character values of Character Area 7 - Heaton and the residential area more widely in regard to:
 - A. The scale and form of the building;
 - B. Ensuring that any increase in building height is not visible from a public place and is contained within the building form;
 - C. The predominance of hip and gable roofs and the avoidance of flat or monopitch roofs; and
 - D. Architectural detailing including features such as front entry porches, materials, window design and placement.
- d. Design guidelines
 - i. Whether the development has been designed with consideration given to the CA7 - Heaton Character Area Design Guideline.

13.5.6 Appendices

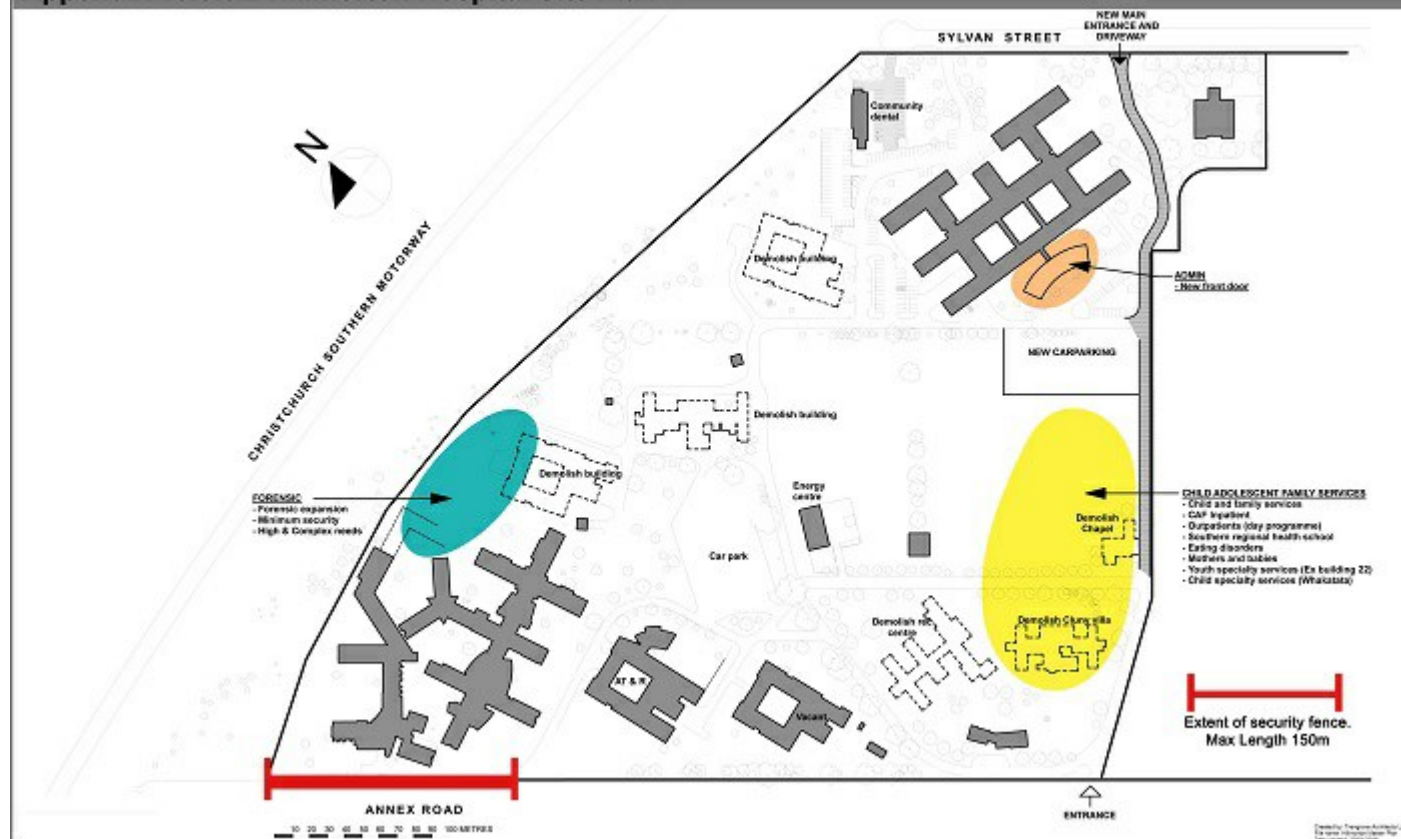
- The alternative zone that applies to each of the hospital sites included within the Specific Purpose (Hospital) Zone is shown in the following table.
- For a full version of the zone names, refer to the planning maps legend.

Appendix 13.5.6.1 Alternative Zone Table

Hospital Name	Location	Map ref	Alternative Zone
Burwood	Burwood/Mairehau Roads	20 , 26	<u>RS</u>
Princess Margaret	Cashmere Road	46	<u>RSDT</u>
Hillmorton	Lincoln/Annex Roads	38	<u>RS</u>
Nurse Maude and Nurse Maude - Mansfield	McDougal Avenue/Mansfield Avenue	31	<u>RMD</u>
St Georges	Papanui Road/Leinster Road	31	<u>RMD</u>
St Georges-Heaton Overlay	Heaton Street	31	<u>RS</u>
Southern Cross	Bealey Avenue/Durham Street/Caledonian Road	32	<u>RMD</u>
Pegasus Health 24hr	Bealey Avenue/Caledonian Road	32	<u>RMD</u>
Wesley Care	Harewood Road	24	<u>RSDT</u>
Former Christchurch Women's Hospital	Colombo/ Durham Streets	32	<u>RCC</u>
Montreal House	Montreal/ Bealey Avenues	32	<u>RCC</u>

Appendix 13.5.6.2 Hillmorton Hospital Site Plan

Appendix 13.5.6.2 Hillmorton Hospital Site Plan



13.6 Specific Purpose (School) Zone

13.6.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).
- c. This chapter relates to activities that may occur in the Specific Purpose (School) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.
- d. The Specific Purpose (School) Zone applies to a number of public and private school sites throughout the district. It seeks to enable education providers to efficiently use and develop their land and buildings for education activities and as hubs for a diverse range of community activities. It also seeks to mitigate significant adverse effects on the amenity values of adjoining zones, and to recognise and enhance the contribution of education buildings and sites to the character of neighbourhoods.

13.6.2 Objectives and Policies

13.6.2.1 Objective - Use of education facilities

- a. Education providers are able to efficiently use and develop their land and buildings, within the wider network of education facilities across Christchurch, for:
 - i. education activity; and as
 - ii. hubs for a diverse range of community activities, while:
 - iii. mitigating significant adverse effects on the amenity values of adjoining zones, and
 - iv. recognising and enhancing the contribution of education buildings and sites to the character of neighbourhoods.

13.6.2.1.1 Policy - Community use of education facilities

- a. Provide for community use of education land and buildings, including use for active and passive recreation, where such use of land and buildings is compatible with, and secondary to, the use of the site for education activity.

13.6.2.1.2 Policy - Amenity of neighbourhoods

- a. Ensure adverse effects from education sites on neighbourhood amenity values, including effects arising from building location and scale, traffic, parking, and noise are not significant, while also recognising the benefits of education activities and community activities occurring on school sites for the wider community.

13.6.2.1.3 Policy - Contribution of education sites to the character of neighbourhoods

- a. Encourage education providers to develop buildings and sites to a high standard of visual amenity and design.

13.6.2.2 Objective - Future use of surplus education land and buildings

- a. Change of use of surplus education land and buildings to activities compatible with the surrounding area is facilitated.

13.6.2.2.1 Policy - Additional development provisions

- a. Provide for land and buildings no longer required for an education activity to be developed for other uses where those uses are consistent with the provisions applicable in the surrounding environment.

13.6.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (School) Zone are contained in the activity status tables (including activity specific standards) in [Rule 13.6.4.1](#); and the built form standards in [13.6.4.2](#).
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (School) Zone:
 - [4 Hazardous Substances and Contaminated Land](#);
 - [5 Natural Hazards](#);
 - [6 General Rules and Procedures](#);
 - [7 Transport](#);
 - [8 Subdivision, Development and Earthworks](#);
 - [9 Natural and Cultural Heritage](#);
 - [11 Utilities and Energy](#).
- c. Appendices [13.6.6.1](#), [13.6.6.2](#) and [13.6.6.3](#) list the alternative zones that apply to each of the school sites. Rules [13.6.4.1.1](#), [13.6.4.1.2](#), [13.6.4.1.3](#), [13.6.4.1.4](#), [13.6.4.1.5](#) and [13.6.4.1.6](#) provide for any additional activities or facilities on each of the school sites in accordance with the rules in the relevant alternative zone listed in Appendix [13.6.6.1](#), [13.6.6.2](#) and [13.6.6.3](#).

13.6.4 Rules - Specific Purpose (School) Zone

13.6.4.1 Activity status tables

13.6.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (School) Zone if they meet the activity specific standards set out in this table and the built form standards in [Rule 13.6.4.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [13.6.4.1.2](#), [13.6.4.1.3](#), [13.6.4.1.4](#), [13.6.4.1.5](#) and [13.6.4.1.6](#).

	Activity	Activity Specific Standards
P1	<u>Education activities</u> and <u>education facilities</u> , and additions to such facilities.	a. Nil
P2	<u>Spiritual activities</u> established before 2 May 2015, which are not <u>ancillary</u> to an <u>education activity</u> , and additions to such activities.	
P3	<u>Community activities</u> (but not <u>community facilities</u>) occurring at <u>education facilities</u> or <u>spiritual activities</u> .	
P4	Any additional activities or facilities which would be permitted activities in the alternative zone listed for that <u>site</u> in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 .	

13.6.4.1.2 Controlled activities

There are no controlled activities.

13.6.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Section 13.6.5, as set out in the table below.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 13.6.4.1.1 that does not meet the built form standard in Rule 13.6.4.2.1.	<ol style="list-style-type: none"> a. Amenity of the Neighbourhood - 13.6.5.1 b., d., e. and h.
RD2	Any activity listed in Rule 13.6.4.1.1 that does not meet the built form standard in Rule 13.6.4.2.2, or Rule 13.6.4.2.4.	<ol style="list-style-type: none"> a. Amenity of the neighbourhood - 13.6.5.1 a., b., c., d. and e.
RD3	Any activity listed in Rule 13.6.4.1.1 that does not meet the built form standard in Rule 13.6.4.2.3.	<ol style="list-style-type: none"> a. Amenity of the neighbourhood - 13.6.5.1 b., c., d., e., f., g. and h. b. Traffic Issues - 13.6.5.2 a. and b.
RD4	Any activity listed in Rule 13.6.4.1.1 that does not meet the built form standard in Rule 13.6.4.2.6.	<ol style="list-style-type: none"> a. Water supply for firefighting - 13.6.5.3 a.
RD5	Any additional activities or facilities which would be restricted discretionary activities in the alternative zone listed for that site in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3.	The matters of discretion for the additional activity or facility in the alternative zone listed for that site in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3.
RD6	<p>A <u>major sports facility</u> on Lot 1 DP11232 (Heaton Street Intermediate Normal School), where:</p> <ol style="list-style-type: none"> a. It is developed in conjunction with part of the adjacent Lot 1 DP12727 (that part of Elmwood Park located at 83D Heaton Street); and b. The net contiguous <u>site</u> set aside for the <u>major sports facility</u> is no less than 6,000m² across both <u>sites</u> c. A 3 metre wide <u>landscaped area</u> is established along all Residential Suburban Zone <u>boundaries</u> which shall be planted with a minimum of 1 tree for every 10 metres of <u>boundary</u>. d. In addition to (c), within on-site car <u>parking areas</u>, 1 tree shall be planted for every 5 car <u>parking spaces</u>. <p>shall be a restricted discretionary activity except as specified in Rule 13.6.4.1.4 D4.</p>	<ol style="list-style-type: none"> a. Major Sports Facility on Heaton Street Intermediate School - 13.6.5.4 a. and b. b. Parking areas - 13.6.5.4 c. and d. c. Traffic generation and access - 13.6.5.4 e. to g. d. Landscaping and trees - 18.10.12. e. Overlooking and privacy in relation to adjacent residential properties and the remainder of the school property. f. Amenity of the neighbourhood - 13.6.5.1 a. to h.

13.6.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity

D1	Any new <u>spiritual activity</u> and facility.
D2	Any activity listed in Rule 13.6.4.1.1 that does not meet Rule 13.6.4.2.5 .
D3	Any additional activities or facilities which would be discretionary activities in the alternative zone listed for that <u>site</u> in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 .
D4	A <u>major sports facility</u> on Lot 1 DP11232 (Heaton Street Intermediate Normal School), developed in conjunction with part of Lot 1 DP12727, Elmwood Park located at 83D Heaton Street, that does not meet Rule 13.6.4.1.3 RD6 (b), (c), or (d).

13.6.4.1.5 Non-complying activities

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

	Activity
NC1	Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	<p>a. <u>Sensitive activities</u> and <u>buildings</u> (excluding <u>accessory buildings</u> associated with an existing activity) within 10 metres of the centreline of the 66 KV <u>electricity distribution line</u> through the Kendal School, or within 10 metres of a foundation of an associated <u>support structure</u>.</p> <p>b. Fences within 5 metres of the 66 KV <u>electricity distribution line support structure</u> foundations (through Kendal School).</p> <p>c. Any application arising from this rule shall be limited notified only to Orion New Zealand Limited or other <u>electricity distribution network utility operator</u> (absent its written approval).</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The 66kV <u>electricity distribution line</u> through Kendal School is shown on Planning Map 23A. 2. Vegetation to be planted around the <u>electricity distribution lines</u> should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in the vicinity of <u>electricity distribution lines</u>, which must be complied with.

13.6.4.1.6 Prohibited activities

There are no prohibited activities.

13.6.4.2 Built form standards

13.6.4.2.1 Maximum site coverage

- a. The maximum percentage of the net site area covered by buildings shall be as follows:

Applicable to:	Standard
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i.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 : Residential Suburban; Residential Suburban Density Transition; Residential Hills; Residential Banks Peninsula; Residential Small Settlement; or Rural Zones.	40%
ii.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 : Residential Medium Density; or Residential New Neighbourhood Zones, or Open Space Community Park Zone.	45%
iii.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 : Residential Central City, Commercial Central City Business, Commercial Central City Mixed Use, or Industrial General Zone.	No maximum percentage
iv.	<u>Spiritual activities</u> on school <u>sites</u> listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 .	50%

13.6.4.2.2 Daylight recession planes

- a. No part of any building shall project beyond a building envelope contained by:

	Applicable to	Standard
i.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 : Residential Suburban; Residential Suburban Density Transition; Residential Hills; Residential Medium Density; Residential New Neighbourhood; Rural Zones, Residential Central City, or Open Space Community Park Zone.	Recession planes from points 2.3 metres above a <u>boundary</u> with a residential zone as shown in Appendix 14.16.2 Diagram A .
ii.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 : Residential Banks Peninsula; or Residential Small Settlement.	45 degree recession planes measured from points 2 metres above a <u>boundary</u> with a residential zone.
iii.	For a <u>major sports facility</u> on Lot 1 DP 11232 and on any land in an <u>adjoining</u> Open Space Zone, where a <u>site boundary</u> adjoins the Residential Suburban Zone.	Recession planes from points 2.3 metres above the <u>boundary</u> , as shown in Appendix 14.16.2 Diagram A .

13.6.4.2.3 Minimum building setback from road boundaries

- a. The minimum building setback from road boundaries shall be:

	Applicable to	Standard
i.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 : Residential Suburban; Residential Suburban Density Transition; Residential Hills; Residential Banks Peninsula; Residential Small Settlement; or Rural Zones.	10 metres
ii.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 : Residential Medium Density; or Residential New Neighbourhood Zones.	4 metres
iii.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 : Open Space Community Park Zone.	5 metres
iv.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 : Residential Central City Zone	2 metres
v.	The Phillipstown School <u>site</u> , where the additional activities and standards are from the Industrial General Zone.	6 metres
vi.	For a <u>major sports facility</u> on Lot 1 DP 11232, and on any land in an <u>adjoining</u> the Open Space Zone.	10 metres
vii.	<u>Spiritual activities</u> on school <u>sites</u> listed in Appendices 13.6.6.1 , 13.6.6.2 , 13.6.6.3 .	6 metres

13.6.4.2.4 Minimum building setback from internal boundaries

- a. The minimum building setback from an internal boundary shall be:

	Applicable to:	Standard
i.	From a <u>boundary</u> with any other zone, with the exception of ii., iii., iv., and v. below.	6 metres
ii.	From a <u>boundary</u> with any other zone, if the <u>building</u> does not exceed 4.5 metres in <u>height</u> ; and Either: <ul style="list-style-type: none"> i. does not exceed 15 metres in length, or ii. a recess is provided for every additional 15 metres of <u>building</u> length or part thereof, with a minimum dimension of 3 metres by 3 metres for the full <u>height</u> of the <u>building</u> including the roof. 	3 metres

iii.	<u>Accessory buildings</u> for caretaking and storage purposes from a <u>boundary</u> with any other zone.	Nil, if the length of walls of <u>accessory buildings</u> within 6 metres of a <u>boundary</u> does not exceed a total of 9 metres for each 100 metres length of <u>boundary</u> ; Otherwise 6 metres.
iv.	For a <u>major sports facility</u> on Lot 1 DP 11232 developed in conjunction with part of the adjacent Elmwood Park located at 83D Heaton Street.	6 metres, except that on the <u>boundaries</u> with Lot 1 DP12727, Elmwood Park no <u>setback</u> is required.
v.	<u>Spiritual activities</u> on school <u>sites</u> listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3	5 metres

13.6.4.2.5 Maximum building height

- a. The maximum height of any building shall be:

	Applicable to:	Standard
i.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 : Residential Suburban; Residential Suburban Density Transition; Residential Hills; Residential Banks Peninsula; Residential Small Settlement; or Rural Zones.	10 metres within 20 metres of an <u>internal boundary</u> , otherwise 14 metres.
ii.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 : Residential Medium Density; or Residential New Neighbourhood Zones; with the exception of iii. below.	12 metres within 20 metres of <u>internal boundary</u> , otherwise 16 metres.
iii.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendix 13.6.6.1 , 13.6.6.2 , or 13.6.6.3 , including Christ's College east of Rolleston Avenue: Residential Central City Zone.	11 metres or 14 metres. Refer to Central City Maximum Building Height Planning Map.
iv.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendix 13.6.6.1 , 13.6.6.2 , or 13.6.6.3 : Commercial Central City Business, or Commercial Central City Mixed Use Zones.	Refer to Central City Maximum Building Height Planning Map.
v.	The Phillipstown School <u>site</u> where the additional activities and standards are from the Industrial General zone, and Christ's College west of Rolleston Avenue, where the additional activities and standards are from the Residential Central City Zone (buildings) and from the Open Space Community Park Zone (playing fields).	15 metres
vi.	For a <u>major sports facility</u> on Lot 1 DP 11232 developed in conjunction with part of the adjacent Elmwood Park located at 83D Heaton Street.	12 metres

13.6.4.2.6 Water supply for firefighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).
- b. Where a reticulated water supply compliant with SNZ PAS 4509:2008 is not available, or the only supply available is the controlled restricted type rural water supply which is not compliant with SNZ PAS: 4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.
- c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service Commission (absent its written approval).

13.6.5 Rules - Matters of discretion

13.6.5.1 Amenity of the neighbourhood

- a. Effects on amenity of adjoining properties, including daylight and sunlight admission.
- b. Any visual dominance over adjoining properties, or their outlook to the street; or visual dominance over the street or nearby public open space.
- c. Any loss of privacy for adjoining properties through overlooking.
- d. Alternative practical locations for the building on the site.
- e. Opportunities for landscaping and tree planting, as well as screening of buildings.
- f. Whether the nature and form of development on adjoining site(s) mitigates the potentially adverse effects of increased height or building scale.
- g. The compatibility of the building in terms of appearance, layout and scale of other buildings and sites in the surrounding area, including whether increased height would result in buildings which significantly contrast with the scale of surrounding development, both existing and permitted.
- h. The balance of open space and buildings on the site, in the context of:
 - i. The character of the surrounding zone(s); and
 - ii. The contribution of the buildings and grounds to local landscape character.

13.6.5.2 Traffic issues

- a. Any potentially adverse effects on the surrounding environment and adjoining zones of traffic and parking associated with the proposed new development.
- b. Where an Integrated Transport Assessment has not been provided, the ability to provide safe access to cycle parking and to drop-off/pick-up areas for children.

13.6.5.3 Water supply for firefighting

- a. Whether sufficient firefighting water supply is available to ensure the safety of people and property in the zone, as well as neighbouring properties, in the event of fire.

13.6.5.4 Major sports facility on Heaton Street Intermediate School

- a. With respect to a major sports facility on Heaton St Intermediate School, whether the site size will:
 - i. Provide sufficient separation to mitigate the effects of activities, buildings and car parking on the school and

- adjoining residents;
 - ii. Provide adequate public access and connectivity;
 - iii. Promote a safe physical environment and reflect principles of [Crime Prevention through Environmental Design \(CPTED\)](#);
 - iv. Enable a mixed or multifunctional use of land and facilities, and/or an adaptable design to increase the capacity of the recreation facility; and
 - v. Create benefits in terms of satisfying the needs of the local community, particularly where there is an identified deficiency, or specialised recreational needs.
- b. Whether the scale of the facility is in keeping with the local context and character of the surrounding environment.
- c. Whether the parking area within school zoned land will:
 - i. Significantly reduce open space and/or displace recreation activities;
 - ii. Give rise to nuisance effects;
 - iii. Be designed and landscaped to mitigate visual effects. Reference should be made to General Rules and Procedures, [Appendix 6.11.6](#), Part B for guidance and information on tree species;
 - iv. Promote a safe physical environment and reflect principles of [Crime Prevention through Environmental Design \(CPTED\)](#); and
 - v. Allow for better utilisation and improve the amenity of the sports facility.
- d. Whether the reduced on-site carparking will create extra demand for parking in the surrounding streets and /or adversely affect the efficiency and safety of the road network, and/or the amenity values of the surrounding environment.
- e. Whether traffic generation and vehicle access will adversely affect character and amenity values of the surrounding area and/or safety and efficient functioning of the road network.

13.6.6 Appendices

- a. The alternative zone that applies to each of the school sites included within the Specific Purpose (School) Zone are shown in the following appendices:
 - i. [Appendix 13.6.6.1](#) - State Schools;
 - ii. [Appendix 13.6.6.2](#) - State Integrated Schools; and
 - iii. [Appendix 13.6.6.3](#) - Private Schools.
- b. For a full version of the zone abbreviations, refer to the legends for the planning maps.

Appendix 13.6.6.1 State Schools

	School Name	Location	Map Ref	Alternative Zone
1	Addington Primary School	Brougham Street, Addington	38	RMD
2	Akaroa Area School	Rue Jolie, Bruce Terrace and Selwyn Avenue, Akaroa	77	RBP
3	Allenvale School	Aorangi Road, Bryndwr	24	RS
4	Aranui High School	Shortland Street, Aranui	33	RS
5	Aranui Primary School	Breezes Road, Aranui	33	RS
6	Avondale Primary School	Breezes Road, Wainoni	33	RS
7	Avonhead Primary School	Avonhead Road, Avonhead	30	RS
8	Avonside Girls' High School	Avonside Drive, Avonside	32	RS and SP(OARC) in relation to land within the Green Spine or Ōtākaro Loop Reach – as shown in the Ōtākaro Avon River Corridor Development Plan in Appendix 13.14.6.1 .
9	Bamford Primary School	Gould Crescent, Woolston	40	RSDT
10	Banks Avenue Primary School	Banks Avenue, Dallington	32	RS
11	Beckenham Primary School	Sandwich Road, Beckenham	46	RS
12	Belfast Primary School	Main North Road, Belfast	12	RS
13	Bishopdale Primary School	Greers Road, Bishopdale	24	RS

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	School Name	Location	Map Ref	Alternative Zone
14	Branston Intermediate School (Closed)	Amyes Road, Hornby	37	RS
15	Breens Intermediate School	Breens Road, Bishopdale	23/24	RS
16	Bromley Primary School	Keighleys Road, Bromley	40	RS
17	Burnside High School	Greers Road, Burnside	23/24/30/31	RS
18	Burnside Primary School	Memorial Avenue, Fendalton	31	RS
19	Casebrook Intermediate School	Veitches Road, Casebrook	18	RS
20	Cashmere High School	Rose Street, Spreydon	45/46	RS
21	Cashmere Primary School	Dyers Pass Road and Hackthorne Road, Cashmere	46	RH
22	Central New Brighton Primary School (Closed)	Seaview Road, New Brighton	26	RSDT
23	Chisnallwood Intermediate School	Breezes Road, Avondale	33	RS
24	Christchurch Boys' High School	Kahu Road, Fendalton	31	RS
25	Christchurch East Primary School	Gloucester Street, City	CC Zoning Map	RCC
26	Christchurch Girls' High School	Matai Street, Fendalton and Papanui Road, Merivale	31	RS
27	Christchurch South Intermediate School	Selwyn Street, Sydenham	38/39	RSDT

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	School Name	Location	Map Ref	Alternative Zone
28	Cobham Intermediate School	Ilam Road, Fendalton	31	RS
29	Cotswold Primary School	Cotswold Avenue, Bishopdale	18	RS
30	Diamond Harbour School	Hunters Road, Diamond Harbour	58/59/61/62	RBP
31	Duvauchelle School	Christchurch - Akaroa Road (SH75), Duvauchelle	70	RBP
32	Elmwood Normal Primary School	Aikmans Road, Merivale	31	RS
33	Fendalton Open Air Primary School	Clyde Road, Fendalton	31	RS
34	Ferndale School	Merivale Lane, Merivale	31	RS
35	Freeville Primary School (Closed)	Sandy Avenue, New Brighton	26	RS
36	Gilberthorpe Primary School	Gilberthorpe Road, Hei Hei	29	RS
37	Glenmoor Primary School (Closed)	Philpotts Road, Mairehau	25	RS
38	Governors Bay School	Jetty Road, Governors Bay	57	RSS
39	Haeata Community Campus	Breezes Road, Wainoni	33	RS
40	Hagley Community College	Hagley Avenue, City	CC Zoning Map	RCC
41	Halswell Primary School	Halswell Road, Halswell	49	RS
42	Halswell Residential College	Nash Road, Halswell	44	RS
43	Knights Stream School	Halswell Junction Road, Halswell	44	RS

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	School Name	Location	Map Ref	Alternative Zone
44	Hammersley Park Primary School (Closed)	Quinns Road, Shirley	25	RS
45	Harewood Primary School	Harewood Road, Harewood	17	RuUF
46	Heathcote Valley Primary School	Bridle Path Road, Heathcote, Christchurch	47	RS
47	Heaton Street Normal Intermediate School	Heaton Street, Merivale	31	RS
48	Hillmorton High School	Tankerville Road, Hillmorton	38/45	RS
49	Hoon Hay Primary School	Sparks Road, Hoon Hay	45	RS
50	Hornby High School	Waterloo Road, Hornby	36/37	RS
51	Hornby Primary School	Waterloo Road, Hornby	36	RS
52	Ilam Primary School	Ilam Road, Ilam	31	RS
53	Isleworth Primary School	Farrington Avenue, Bishopdale	24	RMD
54	Kendal Primary School (Closed)	Kendal Avenue, Burnside	23	RS
55	Kirkwood Intermediate School	Riccarton Road, Riccarton	31	RS
56	Linwood Avenue Primary School	Linwood Avenue, Linwood	39	RSdT
57	Linwood College and Linwood College Playing Fields	Aldwins Road and Ferry Road, Linwood	39	RSdT College; RS Playing Fields

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	School Name	Location	Map Ref	Alternative Zone
58	Linwood Intermediate School (Closed)	McLean Street, Linwood	32	RS
59	Linwood North Primary School	Woodham Road, Avonside	32	RS
60	Little River School	Western Valley Road, Little River	69	RSS
61	Lyttelton Primary School	Oxford Street, Lyttelton	52	RBP all of <u>site</u> , except 1 Oxford Street which is CBP
62	Lyttelton West School	Voelas Road, Lyttelton	52	RBP
63	Mairehau High School	Hills Road, Mairehau	25	RS
64	Mairehau Primary School	Mahars Road, Mairehau	25	RS
65	Manning Intermediate School (Closed)	Hoon Hay Road, Hoon Hay	45	RS
66	Marshland Primary School	Prestons Road, Marshland	19	RuUF - Marshland Rd site; RNN - Prestons site
67	McKenzie Residential School (Closed)	Yaldhurst Road, Yaldhurst	29	RuUF
68	Merrin Primary School	Merrin Street, Avonhead	30	RS
69	Mt Pleasant Primary School	Major Hornbrook Road, Mt Pleasant	47	RH
70	Noku Te Ao Childcare Centre	Birchgrove Gardens, Mairehau	25	RS
71	North New Brighton Primary School (Closed)	Leaver Terrace, North New Brighton	26	RS
72	Northcote Primary School	Tuckers Road, Redwood	18	RS

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	School Name	Location	Map Ref	Alternative Zone
73	Oaklands Primary School	Cunningham Place, Halswell	44	RS
74	Okains Bay School	Okains Bay Road, Okains Bay	68	RuBP
75	Opawa Primary School	Ford Road, Opawa	39	RS
76	Ouruhia Model Primary School	Turners Road, Ouruhia	12	RuUF
77	Papanui High School	Langdons Road, Papanui	24	RSDT
78	Papanui Primary School	Winters Road, Papanui	24	RS
79	Paparoa Street Primary School	Paparoa Street, Papanui	24	RS
80	Parkview Primary School	Chadbury Street, Parklands	20	RS
81	Phillipstown Primary School	Nursery Road, Phillipstown	39	IG
82	Queenspark Primary School	Queenspark Drive, Parklands	20	RS
83	Rawhiti Primary School	Leaver Terrace, North New Brighton	26	RS
84	Redcliffs Primary School	Main Road, Redcliffs. Temporary location: Van Asch Deaf Education Centre, Sumner	41/48	OCP
85	Redwood Primary School	Prestons Road, Redwood	18	RS
86	Riccarton High School	Vicki Street, Upper Riccarton	37	RS
87	Riccarton Primary School	English Street, Upper Riccarton	37	RS
88	Rowley Avenue School	Rowley Avenue, Hoon Hay	45	RS
89	Roydvale Primary School	Roydvale Avenue, Burnside	23	RS
90	Russley Primary School	Cutts Road, Avonhead	30	RS

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	School Name	Location	Map Ref	Alternative Zone
91	Shirley Boys' High School	North Parade, Shirley	32	RS
92	Shirley Intermediate School	North Parade, Shirley	32	RMD
93	Shirley Primary School	Shirley Road, Shirley	25	RS
94	Sockburn Primary School	Springs Road, Sockburn	37	RS
95	Somerfield Primary School	Studholme Street, Somerfield	46	RS
96	South Hornby Primary School	Shands Road, Hornby	36	RSDT
97	South New Brighton Primary School	Estuary Road, South New Brighton	34	RS
98	Spreydon Primary School	Halswell Road, Hoon Hay	38	RS
99	St Albans Primary School	Sheppard Place, St Albans	25/32	RSDT
100	St Martins Primary School	Albert Terrace, St Martins	46	RH
101	Sumner Primary School	Colenso Street, Sumner	48	RS
102	Te Kura Kaupapa Māori o Te Whanau Tahī	Lytelton Street, Spreydon	45	RS
103	Te Kura Kaupapa Māori o Waitaha	Hassals Lane, Opawa	39	RSDT
104	Te Pa o Rakaihautu	McLean Street, Linwood	32	RSDT
105	Templeton Primary School	Kirk Road, Templeton	35	RS
106	Thorrington Primary School	Colombo Street, Beckenham	46	RS
107	Te Waka Unua Primary School	Ferry Road, Woolston	39	RS

	School Name	Location	Map Ref	Alternative Zone
108	Ao Tahiti Unlimited Discovery	Temporary locations: UC, Parkstone Avenue, Ilam and Halswell Residential College, McMahon Drive, Aidanfield	None	
109	Van Asch Deaf Education Centre	Heberden Avenue, Sumner	48	RS
110	Waimairi Primary School	Tillman Avenue, Papanui	24	RS
111	Wainoni Primary School	Eureka Street, Aranui	26	RS
112	Wairakei Primary School	Wairakei Road, Bryndwr	24	RS
113	Waitaha School	Kirk Road, Templeton	35	RuT
114	Waitakiri Primary School	Burwood Road, Burwood	26	RS
115	Waitakiri Primary School River Site	New Brighton Road, Burwood	26	RS
116	Waltham Primary School	Hastings Street East, Waltham	39	RSdT
117	West Spreydon Primary School	Lytelton Street, Spreydon	45	RS
118	Westburn Primary School	Waimairi Road, Ilam	30	RS
119	Wharenui Primary School	Matipo Street, Riccarton	38	RMD
120	Yaldhurst Model Primary School	School Road, Yaldhurst	29	RuUF

Appendix 13.6.6.2 State Integrated Schools

	School Name	Location	Map Ref	Alternative Zone
1	Aidanfield Christian	Nash Road, Aidanfield	44	RS
2	Catholic Cathedral College	Ferry Road, City	CC Zoning Map	CCMU
3	Christ the King	Greers Road, Burnside	31	RS
4	Christchurch Adventist	Grants Road, Papanui	24	RMD

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	School Name	Location	Map Ref	Alternative Zone
5	Emmanuel Christian	Sawyers Arms Road, Bishopdale	18	RuUF
6	Hillview Christian	Wilsons Road, St Martins	46	RS
7	Laidlaw College	Condell Avenue, Papanui	24	RS
8	Marian College	Barbadoes Street, City	39 and CC	CCMU
9	Middleton Grange	Acacia Avenue, Upper Riccarton	37/38	RS
10	New Brighton Catholic	Lonsdale Street, New Brighton	26	RSdT
11	St Francis of Assisi Catholic	Innes Road, Mairehau.	25	RS
12	Our Lady of the Assumption	Sparks Road, Hoon Hay	45	RS
13	Our Lady of Victories	Main South Road, Sockburn	37	RS
14	Our Lady Star of the Sea	Colenso Street, Sumner	48	RS
15	Rudolf Steiner	Ombersley Terrace, Opawa	46	RS
16	Sacred Heart	Spencer Street, Addington	38	RMD
17	St Albans Catholic	Rutland Street, St Albans	25	RSdT
18	St Anne's	Ferry Road, Woolston	40	RS
19	St Bede's	Main North Road, Redwood	18/24	RS
20	St Bernadette's	Hei Hei Road, Hei Hei	36/37	RS
21	St James'	Rowan Avenue, Aranui	33	RS
22	St Joseph's	Vagues Road, Papanui	24	RS
23	St Mark's	Cholmondeley Avenue, Opawa	39	RS
24	St Mary's	Manchester Street, City	CC Zoning Maps	RCC
25	St Patrick's	Plynlimon Road, Bryndwr	31	RS
26	St Peter's	Fisher Avenue, Beckenham	46	RS
27	St Teresa's	Puriri Street, Riccarton	31	RS
28	St Thomas of Canterbury	Middlepark Road, Sockburn	37	RS
29	Stand Childrens' Services Village	Glenelg Spur, St Martins	46	RH
30	Tamariki	St Johns Street, Woolston	40	RS
31	Villa Maria	Peer Street, Upper Riccarton	30	RS

Appendix 13.6.6.3 Private Schools

	School Name	Location	Map Ref	Alternative Zone
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1	The Academy	Manchester Street, City; and Aberdeen Street, City	CC Zoning Map	RCC - Manchester St site; CCMU - Aberdeen St site
2	Birch Grove Montessori	Birchgrove Gardens, Mairehau	25	RS
3	Cathedral Grammar	Park Terrace, City	CC Zoning Map	RCC
4	Christ's College	Rolleston Avenue, City & Montreal Street, City (former Girls High site)	CC Zoning Map	RCC except playing fields which are OCP
5	Jean Seabrook Memorial School	London Street, Richmond	32	RMD
6	Medbury	Clyde Road, Ilam	31	RS
7	Nova Montessori	Owles Terrace, New Brighton	33	RS
8	Rangi Ruru Girls' School	Hewitts Road, Merivale	31	RMD
9	Selwyn House	Merivale Lane, Merivale	31	RSdT
10	Seven Oaks School	Quaifes Road, Halswell	49	RNN
11	St Andrew's College	Normans Road, Papanui	24/31	RS
12	St Margaret's	Winchester Street, Merivale	32	RMD
13	St Michael's	Durham Street, City	CC Zoning Map	CCB
14	Westmount School	Kirk Road, Templeton	35	RuUF

13.7 Specific Purpose (Tertiary Education) Zone

13.7.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).
- c. This chapter relates to activities that may occur in the Specific Purpose (Tertiary Education) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.
- d. The Specific Purpose (Tertiary Education) Zone applies to the [sites](#) operated by the University of Canterbury and the Ara Institute of Canterbury. It seeks to enable the efficient use and growth/diversification of [tertiary education and research activities](#) and facilities, while having regard to the [amenity values](#) and character of the surrounding environment.

13.7.2 Objectives and Policies

13.7.2.1 Objective - Tertiary education and research activities

- a. [Tertiary education and research activities](#) are able to efficiently use [tertiary education and research facilities](#), and are able to grow and diversify while having regard to the [amenity values](#) and character of the surrounding environment.

13.7.2.1.1 Policy - Tertiary education and research activities and facilities and amenity and character of the surrounding environment

- a. Enable [tertiary education and research activities](#) and facilities to develop, while:
 - i. Minimising adverse effects from education [sites](#) on neighbourhood [amenity values](#); and
 - ii. Having regard to the benefits of open space, [landscaping](#) and mature trees on the streetscape, and on the character and visual amenity of the campus and the surrounding area.

13.7.2.2 Objective - The contribution of tertiary education and research institutions

- a. Tertiary education and research institutions make positive social and economic contributions to Christchurch, including as hubs for a diverse range of [community activities](#).

13.7.2.2.1 Policy - Community use of tertiary education and research facilities

- a. Provide for community use of education land and [buildings](#) where such use is compatible with, and secondary to, the use of the [site](#) for [education activity](#).

13.7.2.3 Objective - Changing needs for educational land and buildings

- a. Tertiary education and research providers have some flexibility, and the community some certainty, as to the future use of [tertiary education and research facilities](#) if land or [buildings](#) become surplus.

13.7.2.3.1 Policy - Additional development provisions

- a. Enable land or [buildings](#) no longer required for a [tertiary education and research activity](#) to be developed for other uses where those uses are consistent with the provisions applicable in the surrounding environment.

13.7.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Tertiary Education) Zone are contained in the activity status tables (including activity specific standards) in [Rule 13.7.4.1](#) and the built form standards in [13.7.4.2](#).
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Tertiary Education) Zone:
 - [4 Hazardous Substances and Contaminated Land](#);
 - [5 Natural Hazards](#);
 - [6 General Rules and Procedures](#);
 - [7 Transport](#);
 - [8 Subdivision, Development and Earthworks](#);
 - [9 Natural and Cultural Heritage](#); and
 - [11 Utilities and Energy](#).
- c. [Appendix 13.7.6.1](#) lists the alternative zones that apply to each of the tertiary education sites. Rules [13.7.4.1.1](#), [13.7.4.1.2](#), [13.7.4.1.3](#), [13.7.4.1.4](#), [13.7.4.1.5](#) and [13.7.4.1.6](#) provide for any additional activities or facilities on each of the tertiary education sites in accordance with the rules in the relevant alternative zone listed in [Appendix 13.7.6.1](#).
- d. In the following tables, the University of Canterbury is abbreviated to UC.

13.7.4 Rules - Specific Purpose (Tertiary Education) Zone

13.7.4.1 Activity status tables

13.7.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (Tertiary Education) Zone if they meet the activity specific standards set out in this table and the built form standards in [Rule 13.7.4.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [13.7.4.1.2](#), [13.7.4.1.3](#), [13.7.4.1.4](#), [13.7.4.1.5](#) and [13.7.4.1.6](#).

	Activity	Activity Specific Standard
P1	<u>Tertiary education and research activities and Tertiary education and research facilities.</u>	a. Nil
P2	Community activities (but not community facilities) using <u>tertiary education and research facilities</u> .	
P3	Any additional activities or facilities which would be permitted activities in the alternative zone listed for that <u>site</u> in Appendix 13.7.6.1 .	
P4	Use of student accommodation by persons not associated with the <u>tertiary education and research activity</u> .	a. Student accommodation <u>buildings</u> must not be used for more than 30 days per calendar year. b. Use by non-students must be outside of student residential agreement periods.

13.7.4.1.2 Controlled activities

- a. The activities listed below are controlled activities if they comply with the built form standards in [Rule 13.7.4.2](#).

	Activity	The matters over which Council reserves its control:
C1	Any new <u>building</u> , part of a <u>building</u> or addition to a <u>building</u> , that is within 30 metres of a <u>site boundary</u> , and greater than 11 metres in <u>height</u> , and where the <u>building</u> as a whole has a gross <u>ground floor area</u> of greater than 1000m ² . This rule shall not apply to: a. Repairs, maintenance, and building code upgrades; and b. Refurbishment and reinstatement works. Any application arising from this rule shall not be limited or publicly notified.	a. Building modulation - 13.7.5.2 (a) and (b) .
C2	Any additional activities or facilities which would be controlled activities in the alternative zone listed for that <u>site</u> in Appendix 13.7.6.1 .	a. The matters of control for the additional activity or facility in the alternative zone listed for that <u>site</u> in Appendix 13.7.6.1 .

13.7.4.1.3 Restricted discretionary activities

- The activities listed below are restricted discretionary activities.
- Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 13.7.5](#), as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.1 .	a. Amenity of the neighbourhood - 13.7.5.1 a., b., c., d., e., f., g. and h..
RD2	Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet one or more of the built form standards in Rule 13.7.4.2.2 , or Rule 13.7.4.2.4 .	a. Amenity of the neighbourhood - 13.7.5.1 a., b., c., d., e., f. and g..
RD3	Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.3 .	a. Amenity of the neighbourhood - 13.7.5.1 b., c., d., e., f., g., and h..
RD4	Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.6 . Any application arising from clauses (a) or (c) of Rule 13.7.4.2.6 shall not be limited or publicly notified.	a. Adequacy of Landscaping - 13.7.5.3 .
RD5	Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 which does not meet the built form standard in Rule 13.7.4.2.5 on the Ara Institute of Canterbury Madras Street site.	a. Amenity of the neighbourhood - 13.7.5.1 a., b. and c..

RD6	Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.7 .	a. Amenity of the neighbourhood - 13.7.5.1 a. and e..
RD7	Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.8 .	a. Water supply for firefighting - 13.7.5.4 a..
RD8	Any additional activities or facilities which would be restricted discretionary activities in the alternative zone listed for that <u>site</u> in Appendix 13.7.6.1 .	a. The matters of discretion for the additional activity or facility in the alternative zone listed for that <u>site</u> in Appendix 13.7.6.1 .

13.7.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.5 on all UC <u>sites</u> , and on Ara Institute of Canterbury Sullivan Avenue and Hassals Lane <u>sites</u>
D2	Any additional activities or facilities which would be discretionary activities in the alternative zone listed for that <u>site</u> in Appendix 13.7.6.1 .

13.7.4.1.5 Non-complying activities

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

	Activity
NC1	Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.

13.7.4.1.6 Prohibited activities

There are no prohibited activities.

13.7.4.2 Built form standards

13.7.4.2.1 Maximum site coverage

- a. The maximum percentage of the net site area covered by buildings or impervious surfaces used for vehicle parking and access, shall be as follows:

	Applicable to	Standard
i.	UC east of Ilam Road <u>site</u>	60%
ii.	UC west of Ilam Road <u>site</u> (not including Dovedale <u>site</u>)	30%
iii.	UC Dovedale <u>site</u>	45%
iv.	Ara Institute of Canterbury Madras Street <u>site</u>	90%
v.	Ara Institute of Canterbury Sullivan Avenue, and Hassals Lane <u>sites</u>	50%

13.7.4.2.2 Daylight recession planes

- a. No part of any building shall project beyond a building envelope as follows:

	Applicable to	Standard
i.	UC east of Ilam Road <u>site</u> ; UC west of Ilam Road <u>site</u> ; UC Dovedale <u>site</u> ; Ara Institute of Canterbury Sullivan Avenue and Hassals Lane <u>site</u> .	No part of any <u>building</u> shall project beyond a <u>building</u> envelope contained by recession planes from points 2.3 metres above a <u>boundary</u> with a residential zone as shown in Appendix 14.16.2 – Diagram A.
ii.	UC east of Ilam Road, and Ara Institute of Canterbury Hassals Lane <u>site</u> .	No part of any <u>building</u> shall project beyond a <u>building</u> envelope contained by recession planes from points 2.3 metres above a <u>boundary</u> with a Transport zone as shown in Appendix 14.16.2 – Diagram A.

13.7.4.2.3 Minimum building setback from road boundaries

- a. The minimum building setback from road boundaries shall be:

	Applicable to	Standard
i.	UC site east of Ilam Road <u>site</u> ; UC west of Ilam Road <u>site</u> ; and Ara Institute of Canterbury Sullivan Avenue <u>site</u> and Hassals Lane <u>site</u> .	10 metres
ii.	UC Dovedale <u>site</u>	15 metres
iii.	Ara Institute of Canterbury Madras Street <u>site</u> on all <u>road boundaries</u> except as in (d) below.	4 metres
iv.	Ara Institute of Canterbury Barbadoes Street <u>road boundary</u> opposite the Catholic Cathedral <u>building</u> , with <u>setback</u> measured from facade of Catholic Cathedral. Advice note: 1. The façade of the Cathedral is approximately 33 metres from the <u>road boundary</u> of the Ara Institute of Canterbury <u>site</u> on the opposite side of Barbadoes Street.	75 metres

13.7.4.2.4 Minimum building setback from internal boundaries

- a. The minimum building setback from the internal boundary with any other zone shall be 6 metres

13.7.4.2.5 Maximum building height

- a. The maximum height of any building shall be as follows:

	Applicable to	Standard
i.	UC east of Ilam Road <u>site</u>	30 metres

ii.	UC west of Ilam Road <u>site</u>	16 metres
iii.	UC Dovedale <u>site</u>	20 metres
iv.	Ara Institute of Canterbury Madras Street <u>site</u>	30 metres
v.	Ara Institute of Canterbury Sullivan Avenue and Hassals Lane <u>site</u>	20 metres

13.7.4.2.6 Landscaping

- a. The minimum requirements for landscaping are as follows:

	Applicable to	Standard
i.	The area <u>adjoining</u> the <u>road boundaries</u> of all <u>sites</u> .	A <u>landscaping strip</u> shall be provided in accordance with the following standards: a. Minimum width - Dovedale site - 5 metres. b. Minimum width - UC east of Ilam Road <u>site</u> , UC west of Ilam Road <u>site</u> , Ara Institute of Canterbury Sullivan Avenue <u>site</u> , Madras Street and Hassals Lane <u>site</u> - 1.5 metres. c. Minimum density of tree planting - one tree for every 10 metres of <u>road frontage</u> or part thereof.
ii.	On the shared <u>boundary</u> of <u>sites adjoining</u> a residential zone.	Trees shall be planted adjacent to the shared <u>boundary</u> at a ratio of at least one tree for every 10 metres of the <u>boundary</u> or part thereof or at a lesser rate with <u>adjoining</u> owner's written approval.
iii.	Where car parking is located at the <u>road boundary</u> of a <u>site</u> .	In addition to clauses (a) and (b) above, one tree shall be planted for every five car <u>parking spaces</u> within any car <u>parking area</u> .
iv.	In all <u>landscaping</u> areas listed in (a) to (c) above.	a. All <u>landscaping</u> /trees required for these rules shall be sized, protected and maintained in accordance with Part A of Appendix 6.11.6 . b. <u>Landscaping</u> required under clauses a. to c. above shall only be required to be indicated on application plans: i. for all areas within 20 metres of proposed <u>buildings</u> , or additions to <u>buildings</u> ; and ii. for all areas between proposed <u>buildings</u> or additions to <u>buildings</u> and <u>road</u> or zone <u>boundaries</u> , unless intervening <u>buildings</u> result in proposed <u>buildings</u> or additions not being visible from the <u>road</u> or zone <u>boundaries</u> .

13.7.4.2.7 Outdoor storage

- a. Outdoor storage areas shall:
- be screened from adjoining roads or adjoining sites by either landscaping, wall(s), fence(s) or a combination, to a minimum height of 1.8 metres along the zone or road boundary, except across those parts of the road boundary used as a vehicle crossing; and
 - not be located within the setbacks specified in Rules [13.7.4.2.3](#) and [13.7.4.2.4](#).

13.7.4.2.8 Water supply for firefighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).
- b. Where a reticulated water supply compliant with SNZ PAS 4509:2008 is not available, or the only supply available is the controlled restricted type rural water supply which is not compliant with SNZ PAS: 4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.
- c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service Commission (absent its written approval).

13.7.5 Rules - Matters of discretion

13.7.5.1 Amenity of the neighbourhood

- a. Effects on amenity of adjoining properties, including daylight and sunlight admission.
- b. Any visual dominance over adjoining properties, or their outlook to the street; or visual dominance over the street or nearby public open space.
- c. Any loss of privacy for adjoining properties through overlooking.
- d. Alternative practical locations for the building on the site.
- e. Opportunities for landscaping and tree planting, as well as screening of buildings.
- f. Whether the nature and form of development on adjoining site(s) mitigates the potentially adverse effects of increased height or building scale.
- g. The compatibility of the building in terms of appearance, layout and scale of other buildings and sites in the surrounding area, including whether increased height would result in buildings which significantly contrast with the scale of surrounding development, both existing and permitted.
- h. The balance of open space and buildings on the site, in the context of:
 - i. the character of the surrounding zone(s);
 - ii. the contribution of the buildings and grounds to local landscape character.

13.7.5.2 Building modulation

The extent to which:

- a. Architectural detailing, materials, architectural form and modulation of the building provide horizontal and vertical features that break down the bulk and scale of the building; and
- b. Activities connect with streets and public spaces at ground and first floor levels.

13.7.5.3 Adequacy of landscaping

- a. The visual effects of buildings or other works as a result of reduced landscaping, taking into account the scale and appearance of the buildings or works and associated car parking, outdoor storage areas etc.
- b. The extent to which the site is visible from adjoining sites, and any decreased amenity value for those sites as a result of the reduction in landscaping or screening.
- c. Any compensating factors for reduced landscaping or screening, including distance from adjoining properties and buildings, alternative planting proposed, and the location of parking, or outdoor storage areas.

13.7.5.4 Water supply for firefighting

- a. Whether sufficient firefighting water supply is available to ensure the safety of people and property in the zone, as well as neighbouring properties, in the event of fire.

13.7.6 Appendices

Appendix 13.7.6.1

- a. The alternative zone that applies to each of the tertiary education [sites](#) included within the Specific Purpose (Tertiary Education) Zone is shown in the following table. For a full version of the zone names, refer to the legends for the planning maps.

	Tertiary Facilities Name	Location	Map Ref	Alternative Zone
1	UC east of Ilam Road site	East of Ilam Road, Ilam	31A	RSdT
2	UC west of Ilam Road site	West of Ilam Road, Ilam	30/31A	RS
3	UC Dovedale site	Dovedale Avenue, Ilam	30A	RS
4	Ara Institute of Canterbury Madras Street site	Madras Street, Central City	CC Zoning Map	CCMU
5	Ara Institute of Canterbury Sullivan Avenue site	Sullivan Avenue, Opawa	39A	RSdT
6	Ara Institute of Canterbury Hassals Lane site	Hassals Lane, Opawa	39A	RSdT

13.8 Specific Purpose (Lyttelton Port) Zone

13.8.1 Introduction

13.8.2 Objectives and Policies

13.8.2.1 Objective - Recovery and growth of Lyttelton Port

- a. The recovery of the Lyttelton Port is enabled in a timely manner:
 - i. to restore its efficient and effective operation, and enable growth and development to support its role as strategic infrastructure in the recovery of greater Christchurch; and
 - ii. to recognise its significance in the recovery of greater Christchurch, including economic growth within the township of Lyttelton, Christchurch District and the wider region.

13.8.2.1.1 Policy - Elements of recovery

- a. Recognise that the repair, rebuild and reconfiguration of Lyttelton Port entails the progressive phased movement east of port operations resulting in:
 - i. operational port activities being established on reclaimed land in Te Awaparahi Bay;
 - ii. the shifting of some general cargo from the Inner Harbour to Cashin Quay; and
 - iii. redevelopment of land in Dampier Bay in a staged manner to provide for a commercial marina and associated land-side activities, including limited commercial activity, with enhanced public access and connectivity between the Lyttelton township, surrounding residential area and other parts of Naval Point.

13.8.2.1.2 Policy - Management areas and activities

- a. Identify functional areas within the Specific Purpose (Lyttelton Port) Zone that recognise the elements of recovery consisting of:
 - i. the port operational area to provide for a range of port and ancillary activities, including the tank farm area at Naval Point;
 - ii. the port quarry area at Otokitoki/Gollans Bay to enable continuation of port quarrying activities and maintenance of haul roads to support and facilitate Port maintenance and development, including reclamation; and
 - iii. the Dampier Bay area to provide for redevelopment of the area with activities that support a public waterfront area, marina and associated facilities.

13.8.2.1.3 Policy - Port operation, use and development

- a. Enable the efficient operation, use and development of Lyttelton Port by:
 - i. ensuring non-port related activities or development do not compromise Port operations or development of port and maritime facilities;
 - ii. avoiding public access in the port operational and quarry areas, to ensure public safety and the security of cargo and Port operations;
 - iii. avoiding the creation of esplanade reserves or esplanade strips within the Specific Purpose (Lyttelton Port) Zone;
 - iv. providing for expansion of the Port operational area onto reclaimed land in Te Awaparahi Bay; and

- v. providing flexibility to maintain and manage operations that increase the Port's resilience to natural hazards during and after natural hazard events and that appropriately manage hazard risk.

13.8.2.1.4 Policy - Access and movement network

- a. Ensure access and movement networks provide for:
 - i. efficient, safe and effective access along Norwich Quay to the Lyttelton Port, to meet the needs of the Port as a strategic transport and freight hub; and
 - ii. safe, direct and accessible provision for all transport modes between the Lyttelton Town Centre and surrounds to the ferry, cruise ships, marina and publicly accessible areas of Naval Point and the Dampier Bay/Inner Harbour waterfront.

13.8.2.1.5 Policy - Cruise berth at Naval Point

- a. Ensure that the development of a cruise ship berth:
 - i. occurs at a location where cruise ship passengers and crew are not exposed to unacceptable risk from Port Activities, including the hazardous facilities located within the Bulk Liquids Storage Area; and
 - ii. does not hinder the efficient and safe operation of Port Activities, including the hazardous facilities located within the Bulk Liquids Storage Area.

13.8.2.2 Objective - Effects of Lyttelton Port recovery and operation

- a. The recovery of Lyttelton Port, including its operation, is managed to:
 - i. reduce the potential for adverse effects on the amenity of the wider Lyttelton township during recovery and repair, while recognising the inherent nature of adverse effects associated with large scale construction projects;
 - ii. mitigate adverse effects on the wider Lyttelton township and environment generated from on-going port operations;
 - iii. minimise adverse effects of development on mana whenua cultural values; and
 - iv. avoid significant adverse effects of commercial activities in the Specific Purpose (Lyttelton Port) Zone on the recovery and function of the Lyttelton Town Centre and on the operational efficiency and safety of port activities.

13.8.2.2.1 Policy - Recovery opportunities to reduce adverse effects

- a. Ensure activities undertaken within the Specific Purpose (Lyttelton Port) Zone, including to enhance and reconfigure Lyttelton Port infrastructure and operations, are designed to reduce existing and minimise new adverse effects generated within the Port operational areas.

13.8.2.2.2 Policy - Commercial activities

- a. Avoid retail and office activities in the Specific Purpose (Lyttelton Port) Zone except where they are:
 - i. ancillary to port activities; or
 - ii. located in the Dampier Bay Area, with limits on the range and scale of activities that may establish prior to 2026; or
 - iii. located in buildings that have direct pedestrian access and frontage onto Norwich Quay.

13.8.2.2.3 Policy - Port quarrying activities

- a. Ensure that:
 - i. port quarrying activities are carried out in a way that mitigates significant adverse effects arising from noise, vibration, or the risk of natural hazards caused by rockfall; and
 - ii. rehabilitation of quarried areas is undertaken progressively where practicable or otherwise once quarry operations cease.

13.8.2.2.4 Policy - Built form of development

- a. Provide for the development of Dampier Bay in a way that ensures the form, scale and height of the built form of development in the Dampier Bay Area and adjoining Norwich Quay:
 - i. are limited in height to reflect the relationship to the existing built form and to retain visual connections between the township and residential areas to the harbour and views of operational port activities; and
 - ii. enhance the amenity of the interface of the Port with the Lyttelton Town Centre, adjacent activities and public areas through good urban design, landscape and boundary treatment.

13.8.2.3 Objective - Dampier Bay

- a. The redevelopment of Dampier Bay with public facilities and a limited range and scale of commercial activities, to create a safe, pleasant and accessible waterfront for the public, that engages with and connects to the surrounding environment.

13.8.2.3.1 Policy - Dampier Bay development

- a. Provide for the subdivision, use and development of the Dampier Bay Area to achieve:
 - i. continuous permanent waterfront access for pedestrians and cyclists;
 - ii. enhanced recreational, open space, visual and amenity benefits to the public;
 - iii. land-side public facilities including car parking, public toilets, a high-quality pedestrian route along the waterfront and landscaping;
 - iv. integration with public transport, including a safe and efficient connection between the Lyttelton Town Centre and any passenger ferry terminals and facilities for commuters and visitors;
 - v. a built form of development that reflects the context and character of its industrial maritime surroundings;
 - vi. activated frontages adjoining the waterfront and, where practical, publicly accessible spaces;
 - vii. recognition of Ngāi Tahu/mana whenua cultural values through design of public spaces, use of low impact design and plantings and other opportunities identified through assessment of Ngāi Tahu cultural landscape values; and
 - viii. protection of identified public view shafts between Lyttelton township to the Port and the Inner Harbour, aligning with Voelas Road and Simeon Quay viewing areas.

13.8.2.3.2 Policy - Access and connectivity

- a. Ensure public safety and Port security are maintained through limiting public access to Port operational areas; whilst
- b. Ensuring the provision of high-quality public open spaces and safe public access and public connections between Norwich Quay, Dampier Bay and the adjoining coastal marine area, Lyttelton Town Centre and Naval Point.

13.8.3 How to use interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Lyttelton Port) Zone are contained in the:
 - i. Activity Status Tables (including Activity Specific Standards) in [Rule 13.8.4.1](#); and
 - ii. Built Form Standards in [13.8.4.2](#).
- b. The Activity Status Tables and standards in the following Chapters also apply to activities in all areas of the Specific Purpose (Lyttelton Port) Zone (where relevant):
 - [5](#) Natural Hazards;
 - [6](#) General Rules and Procedures except [6.1 Noise](#) and [6.3 Outdoor Lighting and Glare](#); and
 - [9](#) Natural and Cultural Heritage.
- c. Any activity in the Specific Purpose (Lyttelton Port) Zone is exempt from the provisions in the following chapters:
 - [4](#) Hazardous Substances and Contaminated Land;
 - [6](#) General Rules and Provisions relating to [6.1 Noise](#) and [6.3 Outdoor Lighting and Glare](#);
 - [7](#) Transport; and
 - [8](#) Subdivision, Development and Earthworks.

13.8.4 Rules - Specific Purpose (Lyttelton Port) Zone

13.8.4.1 Activity status tables

13.8.4.1.1 Permitted activities

- a. In the Specific Purpose (Lyttelton Port) Zone, the activities listed below shall meet with any Activity Specific Standards set out in this table and the Built Form Standards in [Rule 13.8.4.2](#). Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [13.8.4.1.2](#), [13.8.4.1.3](#), [13.8.4.1.4](#), [13.8.4.1.5](#) and [13.8.4.1.6](#) below.

	ACTIVITY	ACTIVITY SPECIFIC STANDARDS
P1	<u>Port Activities</u> , except as stated in Rule 13.8.4.1.2 C4 and C5, Rule 13.8.4.1.3 RD3 and Rule 13.8.4.1.4 D6.	<ol style="list-style-type: none"> a. No <u>Port Activities</u>, except navigational aids, and earthworks permitted under 13.8.4.1.1 P4, shall be undertaken within the Quarry Area as shown in Appendix 13.8.6.3. b. <u>Port Activities</u> within Area A in Appendix 13.8.6.6 shall be limited to: <ol style="list-style-type: none"> i. maintenance, storage and repair of recreational boating vessels and storage of materials associated with the repair of those vessels; ii. facilities for recreational boating and ancillary parking areas; and iii. marine-related industrial activities, including ship and boat building.

P2	Ecological restoration and livestock grazing	a. Any ecological restoration and livestock grazing shall only be undertaken in the Quarry Area as shown in Appendix 13.8.6.1 .
P3	Helicopter facilities, including the landing and taking off of helicopters and associated fuelling and service facilities	<p>a. Any landing and taking off shall only be undertaken between the hours of 07:00 and 22:00 hours.</p> <p>b. Any landing area shall be located more than 450m from any Residential Banks Peninsula or Commercial Banks Peninsula Zone.</p> <p>c. The above standards do not apply to emergency flights that are responding to an incident within the Specific Purpose (Lyttelton Port) Zone.</p>
P4	Earthworks	Any earthworks within the Quarry Area as shown in Appendix 13.8.6.1 shall not exceed an area of 500m ² per annum.
P5	Retail Activity	<p>Any Retail Activity (other than as provided for as Port Activities) shall:</p> <p>a. only be located within the Dampier Bay Area as shown in Appendix 13.8.6.1 or within buildings with a direct frontage to Norwich Quay;</p> <p>b. other than retailing of maritime or port related goods and services, be limited to:</p> <p>i. a maximum tenancy size for an individual tenancy of 450m² GLFA; and</p> <p>ii. a maximum of 3 food and beverage outlets; and</p> <p>iii. a total aggregated maximum GLFA of 1,000m² to 1 January 2026.</p>
P6	Office Activity	<p>Any Office Activity, other than as provided for as Port Activities, shall be limited to:</p> <p>a. a total aggregated maximum GLFA for all Office Activity of 2,000m² up to 1 January 2026; and</p> <p>b. no more than 500m² GLFA of the 2,000m² for general office activities that are not maritime or port-related; and</p> <p>c. the Dampier Bay Area as shown in Appendix 13.8.6.1 or on a site with direct frontage to Norwich Quay.</p>
P7	Emergency Service Facilities, including Coastguard	a. NIL
P8	Public Artwork	a. NIL

P9	Museum and visitor information activities	a. Any museum and visitor information activities shall be located within the Dampier Bay Area as shown in Appendix 13.8.6.4 .
P10	Hazardous Facilities and Hazardous Substances, except as specified under Rule 13.8.4.1.2 C3	<p>a. Any Hazardous Facilities and Hazardous Substances shall be in quantities less than or equal to the permitted activity threshold values listed in Column A of Appendix 13.8.6.10.</p> <p>b. Notwithstanding (a) above, the storage of Hazardous Substances in transit and/or in temporary storage as cargo (maximum 72 hours) is a permitted activity and Appendix 13.8.6.10 shall not apply.</p>

13.8.4.1.2 Controlled activities

- The activities listed below are Controlled Activities.
- Controlled Activities C1-C5 and C7 shall also comply with the Built Form Standards set out in [13.8.4.2](#). Controlled Activity C6 shall also comply with Built Form Standard [13.8.4.2.10](#).
- The Council's control is reserved over the matters set out in [13.8.5](#) for each activity as set out in the following table.
- Any application arising from these rules will not require written approvals and shall not be publicly or limited notified.

Activity		The Council's control shall be limited to the following matters:
C1	Earthworks that do not meet the Activity Specific Standards in Rule 13.8.4.1.1 P4	<p>a. Slope stability and natural hazard mitigation - 13.8.5.3.1</p> <p>b. Management of terrestrial ecology and rehabilitation - 13.8.5.3.2</p>
C2	<u>Port Quarrying Activity</u> within the quarry footprint of the Quarry Area as shown in Appendix 13.8.6.3 . This excludes earthworks undertaken as part of <u>Port Quarry Activities</u> and that meet the Activity Specific Standards in Rule 13.8.4.1.1 P4 .	<p>a. Slope stability and natural hazard mitigation - 13.8.5.3.1</p> <p>b. Management of terrestrial ecology and rehabilitation - 13.8.5.3.2</p>
C3	Hazardous Facilities and Hazardous Substances involving the storage and handling of fuels and other bulk liquids within the boundary of the Bulk Liquids Storage Area identified in Appendix 13.8.6.5	a. Hazardous substances - 13.8.5.2.7
C4	The erection of a new or relocated building in the Dampier Bay Area	<p>a. Site layout and building design - 13.8.5.1.1</p> <p>b. Public transport facilities - 13.8.5.1.3 (a) to (c)</p>
C5	Any building located within Height Area C as shown in Appendix 13.8.6.4 , excluding containers, that is between 8m and 15m in height	a. Site layout and building design - 13.8.5.1.1 (e)

C6	Subdivision Activity	<ul style="list-style-type: none"> a. Subdivision - 13.8.5.3.4 b. Dampier Bay Area Outline Development Plan - 13.8.5.3.3
C7	Public Amenities including public walkways and publicly accessible space located within the Dampier Bay Area and Port Operational Area, including any connections with Norwich Quay	<ul style="list-style-type: none"> a. Site layout and building design - 13.8.5.1.1 b. Dampier Bay Area public space/publicly accessible space - 13.8.5.1.2
C8	<ul style="list-style-type: none"> a. New Public Transport Facilities located within the Port Operational Area or Dampier Bay Area, except as stated in Rule 13.8.4.1.5. b. Any application for a passenger ferry terminal arising from this rule will be publicly notified. 	<ul style="list-style-type: none"> a. Site layout and building design - 13.8.5.1.1 b. Public transport facilities - 13.8.5.1.3

13.8.4.1.3 Restricted discretionary activities

- a. The activities listed below are Restricted Discretionary Activities.
- b. Restricted Discretionary Activities RD2 to RD5 shall also comply with the Built Form Standards set out in [13.8.4.2](#).
- c. The exercise of discretion is restricted to the matters of discretion set out in [13.8.5](#) for each activity, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	<ul style="list-style-type: none"> a. Non-compliance with Built Form Standards in Rule 13.8.4.2. b. Any application arising from this rule will not require written approvals and shall not be publicly or limited notified. 	<ul style="list-style-type: none"> a. Maximum building height - 13.8.5.2.1 b. Daylight recession plane at boundary with a Residential Zone - 13.8.5.2.2 c. Landscaping in Dampier Bay Area - 13.8.5.2.3 d. Noise from Dampier Bay Activities (other than Port Activities) and from Port Quarrying Activities - 13.8.5.2.4 e. Light and Glare - 13.8.5.2.5 f. Access - 13.8.5.2.6
RD2	<ul style="list-style-type: none"> a. Activities that are not in accordance with the Dampier Bay Outline Development Plan in Appendix 13.8.6.2. b. Any application arising from this rule will not require written approvals and shall not be publicly or limited notified. 	<ul style="list-style-type: none"> a. Dampier Bay Outline Development Plan - 13.8.5.3.3
RD3	Hazardous Facilities and Hazardous Substances that do not meet the Activity Specific Standards in Rule 13.8.4.1.1 P10	<ul style="list-style-type: none"> a. Hazardous Substances - 13.8.5.2.7

RD4	<p>a. Provision of public vehicle access to and from the area covered by the Dampier Bay Outline Development Plan in Appendix 13.8.6.2 via Sutton Quay or from a Public Transport Facility associated with a passenger ferry terminal, via Sutton Quay.</p> <p>b. Any application arising from this rule will require the written approval of the New Zealand Transport Agency only and shall not be publicly notified.</p>	a. Access - 13.8.5.2.6 (b)-(c)
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13.8.4.1.4 Discretionary activities

- a. The activities listed below are Discretionary Activities.

	Activity
D1	Any Retail Activity (other than Port Activities) that does not comply with Activity Specific Standards in Rule 13.8.4.1.1 P5
D2	Any Office Activity (other than Port Activities) that does not comply with Activity Specific Standards in Rule 13.8.4.1.1 P6
D3	<u>Port Quarrying Activity</u> within the Quarry Area but outside of the quarry footprint shown in Appendix 13.8.6.3
D4	<u>Port Activities</u> that do not comply with Activity Specific Standards in Rule 13.8.4.1.1 P1
D5	Any activity not provided for as a Permitted, Controlled, Restricted Discretionary, or Non-complying Activity.
D6	Any associated facilities or changes to facilities that serve a cruise ship berth at Naval Point.

13.8.4.1.5 Non-complying activities

- a. The activities listed below are Non-complying Activities.

	Activity
NC1	Helicopter facilities that do not meet the Activity Specific Standards in Rule 13.8.4.1.1 P3
NC2	New public transport facilities associated with a passenger ferry terminal located in a position west of Canterbury Street, Lyttelton, prior to the provision of pedestrian and public vehicle access to the terminal via Sutton Quay

13.8.4.1.6 Prohibited activities

There are no Prohibited Activities.

13.8.4.2 Built form standards

13.8.4.2.1 Maximum building height

	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a.	Quayside and container cranes, lighting towers and container storage (except containers located within Height Area C as shown in Appendix 13.8.6.4)	No limit	NA	NA

b.	Bulk liquids storage structures within Area A as shown in Appendix 13.8.6.5	20m	Greater than 20m	Maximum building height - 13.8.5.2.1
c.	Bulk liquids storage structures within Area B as shown in Appendix 13.8.6.5	23m	Greater than 23m	
d.	Buildings, except where specified in (e) below	15m	Greater than 15m	
e.	Buildings within Height Area A of the Dampier Bay Area as shown in Appendix 13.8.6.4	12m	Greater than 12m	
f.	Buildings within Height Area B of the Dampier Bay Area as shown in Appendix 13.8.6.4	15m	Greater than 15m	
g.	Buildings not otherwise provided for under (a) with frontage to Norwich Quay and containers located within Height Area C as shown in Appendix 13.8.6.4 . This standard shall not apply to temporary structures erected for noise mitigation, construction activities or transiting containers that remain on site for less than 72 hours.	15m	Greater than 15m	Maximum building height 13.8.5.2.1
h.	Telecommunications utility structures	25m	Greater than 25m	
i.	Buildings not otherwise provided for under (a) that are located in the Canterbury Street view shaft as shown in Appendix 13.8.6.4	Does not project above the level of Norwich Quay	Height above the level of Norwich Quay	

Advice note:

- See the permitted height exceptions contained within the definition of height. See also [Rule 13.8.4.1.2](#) C5 Controlled Activities for urban design considerations applying to buildings over 8m in height in Height Area C as shown in [Appendix 13.8.6.4](#).

13.8.4.2.2 Daylight recession planes at boundary with a Residential Zone

	Applicable to	Permitted	Restricted Discretionary	Matters of discretion
a.	All buildings	Buildings shall not project beyond a building envelope constructed by a 45 degree recession plane measured at any point 2m above the nearest boundary abutting any site in a residential zone	Non-compliance with permitted standard	Daylight recession planes at boundary with a Residential Zone - 13.8.5.2.2

13.8.4.2.3 Landscaping within the Dampier Bay Area

	Applicable to	Permitted	Restricted Discretionary	Matters of discretion
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a.	Any buildings and/or car parking areas located in Area A of the Dampier Bay Area as shown in Appendix 13.8.6.2 with road frontage to Godley Quay	A Landscaping Strip shall be provided along the road frontage adjoining Godley Quay in accordance with the Outline Development Plan in Appendix 13.8.6.2 and comply with the following standards: <ul style="list-style-type: none"> a. minimum width - 3m (except over accessways); and b. all landscaping shall consist of densely planted native species indigenous to Canterbury. 	Non-compliance with permitted standard	Landscaping in Dampier Bay Area - 13.8.5.2.3
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- b. Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

13.8.4.2.4 Light spill

	Applicable to	Permitted	Restricted Discretionary	Matters of discretion
a.	All activities	No operation or activity shall be conducted so that direct illumination exceeds 10 lux (lumens per square metre) at the boundary of any site in a residential zone or Commercial Banks Peninsula Zone. Light shall be measured on an instrument meeting the requirements of the New Zealand Standard C.P.22(1962) and Amendments.	Non-compliance with permitted standard	Light and glare - 13.8.5.2.5

13.8.4.2.5 Vibration

	Applicable to	Permitted	Restricted Discretionary	Matters of discretion
a.	<u>Port Quarrying Activity</u>	Vibration and airblast overpressure from blasting associated with quarrying shall not exceed the following limits at any point within the notional boundary of any dwelling respectively: <ul style="list-style-type: none"> i. 5mm/s ppv; and ii. 120 <u>dB</u> LZ_{peak} The notional boundary of a dwelling is defined as a line 20 metres from the exterior wall of any dwelling or the legal boundary where this is closer than 20m to the dwelling.	Non-compliance with permitted standard	Noise from Dampier Bay Activities (other than Port Activities) and from Port Quarrying Activities - 13.8.5.2.4
b.	Construction Activity	There are no vibration limits for Construction Activity.	NA	NA

13.8.4.2.6 Noise limits

	Applicable to	Permitted	Restricted Discretionary	Matters of discretion
a.	Port Activities	No noise limits	NA	NA
b.	Construction Activities	No noise limits	NA	NA
c.	Port Quarrying Activities within the Quarry Area shown in Appendix 13.8.6.1	Shall not exceed the following noise limits at any point within the notional boundary of any dwelling when measured in accordance with the requirements of NZS 6801:2008 Acoustics - Environmental Noise Monday to Saturday 07:00 - 22:00 hrs, 50 <u>dB</u> LAeq At all other times, 40 <u>dB</u> LAeq On any day between 22:00 and the following 07:00, 70 LAmax. The notional boundary of a dwelling is defined as a line 20 metres from the exterior wall of any dwelling or the legal boundary where this is closer than 20m to the dwelling.	Non-compliance with the permitted standard	Noise from Dampier Bay Activities (other than Port Activities) and from Port Quarrying Activities - 13.8.5.2.4
d.	Any activities not listed in a-c above	Noise limits as shown in 13.8.4.2.6 Table 1	Non-compliance with permitted standard	Noise from Dampier Bay Activities (other than Port Activities) and from Port Quarrying Activities - 13.8.5.2.4

- i. Noise levels shall be measured in accordance with [NZS 6801:2008 Acoustics – Measurement of Environmental Sound](#), and assessed in accordance with [NZS 6802:2008 Acoustics – Environmental Noise](#), except that provisions in NZS 6802 referring to Special Audible Characteristics shall not be applied.
- ii. Noise level standards shall apply at any point on or beyond the boundary of the site producing the noise, except that noise standards shall not apply when received in a Transport Zone. Where a site is divided by a zone boundary, then each part of the site divided by the zone boundary shall be treated as a separate site for the purpose of these rules, except that no noise rules shall apply at the zone boundary where it is within the site.

13.8.4.2.6 Table 1- Noise limits

	Daytime (0700-2200)		Night-time (All other times)	
When measured at or within the boundary of any site zoned:	LAeq	LAmx	LAeq	LAmx
Residential Zones	50 <u>dB</u>	75 <u>dB</u>	40 <u>dB</u>	65 <u>dB</u>
Commercial Banks Peninsula Zone	55 <u>dB</u>	80 <u>dB</u>	45 <u>dB</u>	70 <u>dB</u>
Industrial General Zone	60 <u>dB</u>	80 <u>dB</u>	50 <u>dB</u>	70 <u>dB</u>

13.8.4.2.7 Lyttelton Port Noise Management and Noise Mitigation

- a. The owners or operators of Lyttelton Port shall prepare and implement a Port Noise Management Plan including, but not limited to, the matters set out in [Appendix 13.8.6.7](#).

- b. The owners or operators of the Lyttelton Port shall establish, maintain and participate in a Port Liaison Committee with functions including, but not limited to, the matters set out in [Appendix 13.8.6.7](#).
- c. The owners or operators of the Lyttelton Port shall prepare and implement, in conjunction with the Port Liaison Committee, a Plan for Acoustic Treatment and Purchase of Dwellings, including, but not limited to, the matters listed in [Appendix 13.8.6.7](#).

13.8.4.2.8 Lyttelton Port Construction Noise Management and Monitoring

- a. The owners or operators of the Lyttelton Port shall prepare and implement a Construction Noise Management Plan including, but not limited to, the matters set out in [Appendix 13.8.6.9](#).
- b. The owners or operators of the Lyttelton Port shall prepare and implement, in conjunction with the Port Liaison Committee, a Construction Noise Mitigation Plan including, but not limited to, the matters listed in [Appendix 13.8.6.9](#).

13.8.4.2.9 Transport Standards

	Applicable to	Permitted	Restricted Discretionary	Matters of discretion
a.	High Trip Generators	<ul style="list-style-type: none"> i. All traffic using the existing accesses as at June 2015 from the Specific Purpose (Lyttelton Port) Zone onto State Highway 74. ii. Traffic using any new or existing accesses from the Specific Purpose (Lyttelton Port) Zone onto local roads. 	NA	NA
b.	Access Points	The formation of a new access point onto a road located within the Specific Purpose (Lyttelton Port) Zone.	The formation of a new access point from the Specific Purpose (Lyttelton Port) Zone onto State Highway 74 or local roads located outside of the Specific Purpose (Lyttelton Port) Zone	Access - 13.8.5.2.6(a)
c.	Car parking	0.35 car parks per marina berth.	Non-compliance with permitted standard	Marina parking - 13.8.5.2.8

Advice note:

- 1. Car parking is a matter for control or discretion for resource consents required under [Rule 13.8.4.1.2 C4](#) and [Rule 13.8.4.1.3 RD3](#).

13.8.4.2.10 Subdivision Standards

Applicable to	Controlled	Matters of control
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All subdivision activities	<ul style="list-style-type: none"> i. All allotments shall have legal access that is able to accommodate a driveway to a formed road. ii. Any vehicle access shall be provided in accordance with Appendix 7.5.7. iii. Where land to be subdivided with frontage to a state highway has practical legal access to an alternative road, there shall be no access to the state highway. iv. In the event of multiple site subdivision where parking is provided as a common facility, the parking area shall have legal access to a formed road. v. Subdivision within Dampier Bay Area A or B is in accordance with the Outline Development Plan as shown in Appendix 13.8.6.2. vi. An esplanade reserve or esplanade strip shall not be required, and section 230 of the Resource Management Act shall not apply. vii. No minimum allotment size shall apply. 	<ul style="list-style-type: none"> a. Subdivision - 13.8.5.3.4 b. Dampier Bay Area Outline Development Plan - 13.8.5.3.3
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13.8.5 Rules - Matters of discretion and control

13.8.5.1 Urban design and transport

13.8.5.1.1 Site layout and building design

- a. The extent to which the layout of the site and design of the buildings:
 - i. create an active edge and provide for passive surveillance of the publicly accessible space adjoining the coastal marine area and other areas available for public use;
 - ii. reflect the area's maritime character and any natural, heritage and Ngāi Tahu cultural values, including through building form and materials;
 - iii. ensure adequate car parking, loading areas and cycle parking are provided for visitors and staff either to the side or rear of the building or in a shared parking facility elsewhere within the Dampier Bay Area, to cater for anticipated demand from non-Port activities in the Dampier Bay Area;
 - iv. provide for any car parking to be predominantly located within Area A on the Outline Development Plan ([Appendix 13.8.6.2](#)), given the ability for car parking in this area to act as a buffer to the industrial marine activities to the south;
 - v. for buildings with frontage to Norwich Quay, achieve:
 - A. separation between buildings to provide view shafts to the harbour;
 - B. the matters set out in (i) and (ii);
 - vi. ensure areas to be used for waste management purposes are adequately screened;
 - vii. are laid out and designed in a manner that provides opportunities to minimise runoff of untreated stormwater to the coastal marine area;
 - viii. achieve a fine grained form and layout with high levels of articulation, glazing and architectural detailing;
 - ix. reflect the outcomes sought in the Lyttelton Port Design Guide;
 - x. provide for clusters of development in and around the activity nodes; and

- xi. provide for building entrances and glazing facing the waterfront, to create an active edge and opportunities for passive surveillance of the publicly accessible space.

13.8.5.1.2 Dampier Bay Area public space/publicly accessible space

- a. Whether the design of public space and access routes achieves high-quality publicly accessible open spaces, public access and public connections along the waterfront in and connecting to Dampier Bay, including from Norwich Quay, taking into account:
 - i. the need for the width of the pedestrian promenade along the waterfront to be sufficient to enable easy, universal access and use of pedestrians, cyclists, and passive recreation, while incorporating seating and opportunities for planting and public art;
 - ii. the ability for a continuous waterfront route to be achieved;
 - iii. the implementation of Crime Prevention Through Environmental Design principles;
 - iv. the ability to achieve an industrial maritime character through the use of materials;
 - v. incorporation of public artwork, and the provision of interpretation and references to the area's heritage and culture;
 - vi. establishment of safe and convenient pedestrian and cycle connections and a universally accessible pedestrian connection to Norwich Quay and to any public transport facility provided within the Inner Harbour; the primary pedestrian connection to any public transport facility should provide for universal access;
 - vii. where appropriate, the mechanisms to secure public access to and within publicly accessible spaces in perpetuity;
 - viii. the historical and contemporary relationship between Ngāi Tahu and the Lyttelton area, including an assessment of the Ngāi Tahu cultural landscape values; and
 - ix. the outcomes sought in the Lyttelton Port Design Guide.

13.8.5.1.3 Public transport facilities

- a. The extent to which:
 - i. traffic generated will affect intersection form and safety on Godley Quay, Sutton Quay and Norwich Quay;
 - ii. Sutton Quay is upgraded to provide safe, direct, pleasant and convenient pedestrian linkages from Dampier Bay to Norwich Quay prior to the opening of Sutton Quay for public use;
 - iii. adequate vehicular and cycle parking is provided to meet anticipated demand from staff and visitors;
 - iv. provision is made for "park and ride" facilities;
 - v. a safe and efficient public transport interchange is provided for transfer between travel modes, where relevant; and
 - vi. for a passenger transport ferry terminal, safe and convenient pedestrian and cycle connections between the terminal and Norwich Quay and to any publicly accessible areas on the Inner Harbour waterfront are provided.

13.8.5.2 Built Form Standards

13.8.5.2.1 Maximum building height

- a. Whether the increased height would result in buildings that:
 - i. are compatible with the scale of other buildings anticipated in the area; or
 - ii. do not compromise the amenity of adjacent properties or public open spaces, taking into account:
 - A. the visual dominance of the proposed buildings on the outlook from other sites, roads and public open spaces in the surrounding area;

- B. any loss of privacy through being overlooked by the proposed building;
- C. overshadowing of adjoining sites, particularly onto public open spaces, resulting in reduced sunlight and daylight admission;
- D. the extent to which the proposed building is located well within the Port boundaries and is substantially separated from more sensitive residential, commercial or recreational activities;
- E. the extent to which there is separation provided between buildings to allow for view shafts from adjacent residential properties;
- F. whether, and the extent to which, views to the harbour and the Port from public space remain intact;
- G. in respect of Norwich Quay, the extent to which the building is compatible with the character of other commercial buildings on Norwich Quay;
- H. whether the additional height would result in a built form that would improve the efficiency of Port Activities and is necessary for meeting the functional needs of Port Activities; and
- I. the outcomes sought in the Lyttelton Port Design Guide.

13.8.5.2.2 Daylight recession planes at boundary with a Residential Zone

- a. The effect of the proximity or bulk of the proposed building on access to daylight or privacy on adjoining residential sites, taking into account the position of outdoor living spaces and main living areas within residential units.
- b. The provision of planting or screening within the setback to mitigate building dominance.
- c. Whether the proposed building location provides the ability to better utilise the site and improve the level of amenity elsewhere in the Specific Purpose (Lyttelton Port) Zone.

13.8.5.2.3 Landscaping in Dampier Bay Area

- a. The extent to which the proposed landscaping area and any non-compliance:
 - i. achieve a high level of on-site amenity while minimising the adverse visual effects of buildings, taking account of their scale and appearance, outdoor storage areas, car parking or other activities;
 - ii. are mitigated through the nature or scale of planting proposed, the location of parking, manoeuvring or storage areas and site layout;
 - iii. ensure the terrace/level change between Godley Quay and Dampier Bay is visually apparent and is able to be recognised including through a reduced scale of planting and views from Godley Quay to the harbour are maintained;
 - iv. enable increased public access and connection to the waterfront; and
 - v. reflect the outcomes sought in the Lyttelton Port Design Guide.

13.8.5.2.4 Noise from Dampier Bay activities (other than Port Activities) and from Port Quarrying Activities

- a. The location of any nearby residential units, and the degree to which the amenities of residents may be adversely affected.
- b. The extent to which the noise or blast generating activity is compatible with the anticipated character and amenity of the Specific Purpose (Lyttelton Port) Zone.
- c. The nature of any adjoining zone and the extent to which the noise or blast generating activity is compatible with the anticipated character and amenity of the receiving environment.

- d. The extent to which the length of time for which specified noise levels will be exceeded, particularly at night, and the likely disturbance that may be caused.
- e. The extent to which the proposals made by the applicant mitigate noise generation, including:
 - i. reduction of noise at source;
 - ii. alternative techniques or machinery that may be available;
 - iii. insulation of machinery or cladding used in the building;
 - iv. mounding or screen fencing/walls; and
 - v. hours of operation.
- f. The extent to which affected residents have been consulted and how their concerns have been addressed.

13.8.5.2.5 Light and glare

- a. The extent to which the light affects any properties in adjoining zones.
- b. Whether a reduction in the level of glare is reasonably practicable.
- c. Whether the direction in which the light is aimed, and the duration and hours of operation of the activity requiring the lighting, can be changed to avoid, remedy or mitigate any adverse effects.

13.8.5.2.6 Access

- a. The extent to which any new access to a state highway or local road provides for:
 - i. the safe and efficient functioning of the immediate road network;
 - ii. appropriate sight lines;
 - iii. appropriate separation distances from other intersections; and
 - iv. safe and convenient pedestrian connections across the access.
- b. Whether Sutton Quay and the surrounding road network (including the tunnel roundabout intersection with Norwich Quay and Simeon Quay) will function safely and efficiently.
- c. Whether the following integrated transport assessment matters have been adequately addressed, provided or considered:
 - i. description of existing land use and transport environment;
 - ii. an outline of access, parking, loading and cycle facility arrangements within the Dampier Bay Area;
 - iii. estimated trip generation of all modes of traffic anticipated from the Dampier Bay development and likely impacts on Godley Quay, Simeon Quay, Sutton Quay and Norwich Quay, including the Godley Quay/Simeon Quay intersection, Sutton Quay/Norwich Quay intersection and the tunnel roundabout;
 - iv. an explanation of how accessible Sutton Quay will be for each mode with regard to access to facilities and safety;
 - v. an indication of any upgrades to the transport network on or near Sutton Quay that may have relevance to the proposal;
 - vi. consideration of the effects the use of Sutton Quay for general public access will have on the transport network for all modes including freight, and the effects the proposed transport infrastructure will have on the environment. This could include transport modelling; and
 - vii. measures incorporated to mitigate adverse effects.

13.8.5.2.7 Hazardous substances

- a. The extent to which the proposed site design, construction and operation of the hazardous facilities are appropriate to prevent the accidental release, or loss of control, of hazardous substances, and whether adequate emergency management equipment and plans are provided.
- b. The extent to which the proposed site design, construction and operation of the hazardous facilities are appropriate to prevent and mitigate any adverse effects on people, property and environmentally sensitive areas, including the coastal environment.
- c. The extent to which natural hazards pose a risk to the hazardous facility that could in turn pose risks to people, property and the environment, including the coastal environment.
- d. Whether, and the extent to which, a risk assessment has been formulated in such detail as corresponds to the scale of the hazardous facility, to include:
 - i. identification of potential hazards, failure modes and exposure pathways;
 - ii. assessment of the probability and potential consequences of an accident leading to a release of a hazardous substance or energy generated by hazardous substances, or other loss of control, including any cumulative or synergistic effects;
 - iii. acceptability of the assessed risks, including cumulative risks;
 - iv. residual risks after applying proposed risk control and mitigation measures; and
 - v. the risk management process.
- e. Whether there is an aggregation of facilities containing hazardous substances in the area and the cumulative risk that poses to the environment.
- f. Whether, and the extent to which, the proposal identifies risk control and mitigation measures, including sensitive land use activities and environments, including:
 - i. equipment, systems and engineered safety measures such as containment devices, fire safety apparatus and spill contingency/clean up equipment; and
 - ii. emergency management plans, monitoring and maintenance schedules as well as training programmes.

13.8.5.2.8 Marina parking

- a. Whether sufficient car parking is provided to cater for anticipated demand from marina users/visitors, so as to avoid spillover parking on to the road network.

13.8.5.3 Activity Specific Standards

13.8.5.3.1 Slope stability and natural hazard mitigation – Port Quarry Area

- a. The degree to which natural hazard risk to workers and infrastructure has been appropriately assessed and the adequacy of any proposed mitigation to manage hazard risk to an acceptable level.
- b. Whether the proposed quarrying will exacerbate natural hazard risk to land outside of the Specific Purpose (Lyttelton Port) Zone; and in particular the safe functioning of Sumner Road.

13.8.5.3.2 Management of terrestrial ecology and rehabilitation – Port Quarry Area

- a. Methods to manage adverse effects on existing terrestrial ecology, and in particular native lizard species, prior to and during quarrying and haul road formation, and to enhance indigenous habitats as part of site rehabilitation.
- b. Methods to stabilise disturbed ground including the application of aggregate, geotextile, mulch, hydroseeding or other methods to establish vegetation.

- c. Methods to ensure the geotechnical stability of rock faces for mitigating long-term natural hazard risk to land outside of the Specific Purpose (Lyttelton Port) Zone and in particular whether site rehabilitation will be effective in ensuring that Sumner Road is not prone to slips or undermining.
- d. Whether the plant species selected for rehabilitation works are native species that would naturally occur on the Port Hills and will enhance ecological and biodiversity values.
- e. The extent to which the type of methods selected will reduce the adverse visual effects of haul road formation, including minimising side casting of material down slope of the road and the revegetation of cuts and side cast material.

13.8.5.3.3 Dampier Bay Area Outline Development Plan

- a. The extent to which non-compliance with the Outline Development Plan provides:
 - i. mitigation for reduced or altered landscaping provision, including other opportunities for planting and low impact design initiatives;
 - ii. convenient and universally accessible pedestrian access between the public ferry terminal and Lyttelton Town Centre;
 - iii. safe and convenient public pedestrian access between:
 - A. Voelas Road/Godley Quay and the waterfront promenade;
 - B. the promenade and Simeon Quay; and
 - C. the promenade and Sutton Quay, as relevant;
 - iv. a primary internal access road that runs along the inland edge of the site and avoids creating a visual or physical barrier between activities and the waterfront; and
 - v. an unobstructed view through view shafts identified in Appendix 13.8.6.2 to the waterfront and Inner Harbour, to enhance the visual connection between the Inner Harbour and Lyttelton township.

13.8.5.3.4 Subdivision

- a. Access – the location and construction of any vehicle accessways, access lots or access strips.
- b. Servicing –
 - i. whether the requirements of the Infrastructure Design Standard and/or Construction Standard Specifications are met;
 - ii. whether the proposed servicing is adequate for the development, including the appropriate treatment of contaminants;
 - iii. the extent to which the proposed surface water management systems are consistent with the relevant Council Stormwater Management Plan or Integrated Management Plan;
 - iv. any adverse effects of the proposal on erosion, flooding, surface water, mahinga kai, on drainage to, or from, adjoining land, or on groundwater quality; and
 - v. whether all new allotments are provided with:
 - A. connections to safe potable water supply with an adequate capacity for the respective potential land uses;
 - B. sufficient water supply and access to water supplies for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008);
 - C. a means within their net site area for the effective management of collected surface water from all impervious surfaces;
 - D. a means of disposing of sanitary sewage within the net site area of the allotment;
 - E. the ability to connect to an electrical supply system, at the boundary of its net site area, except where the

allotment is for a utility, road, reserve or for access purposes; and

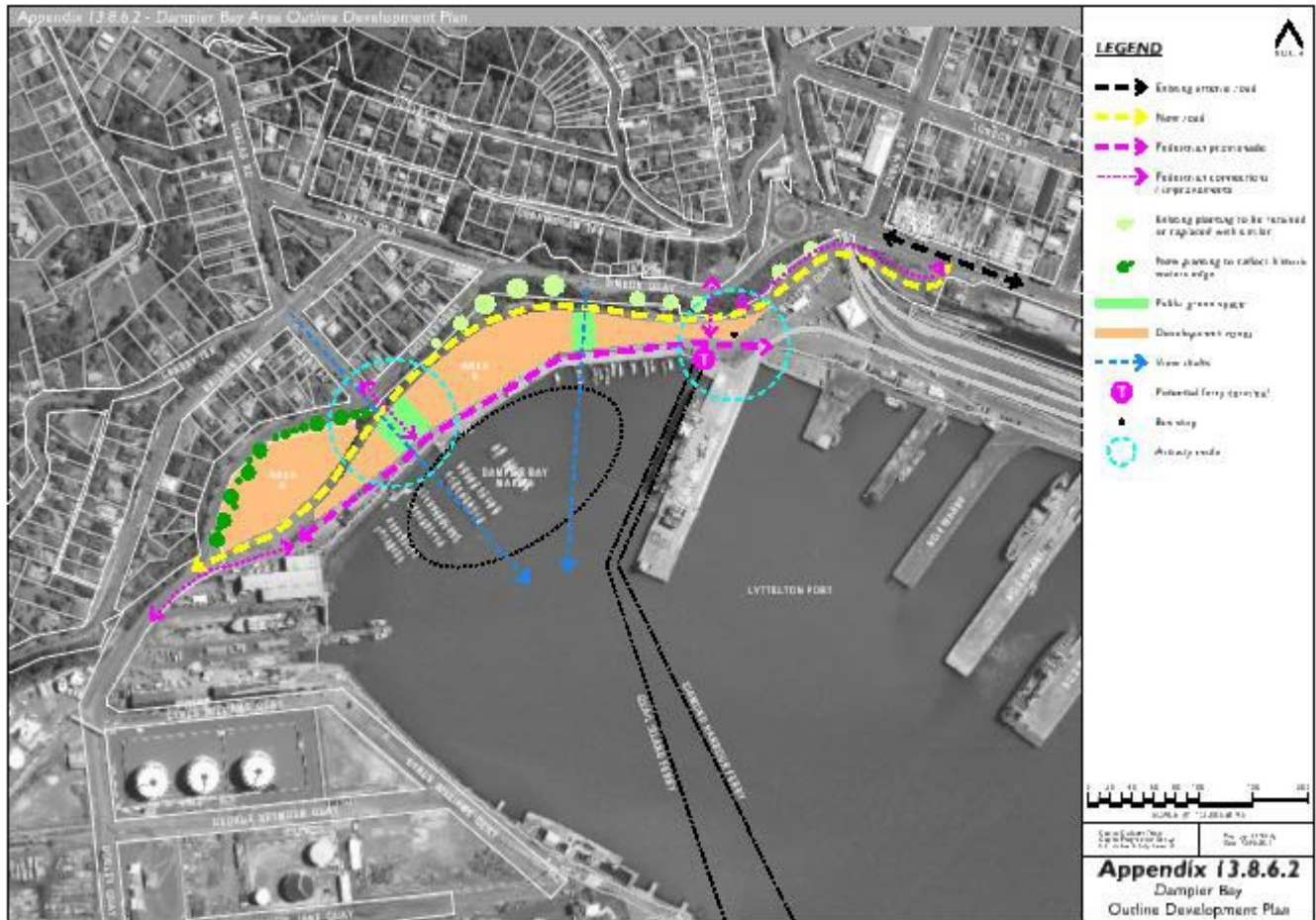
- F. the ability to connect to the telecommunications network at the boundary of its net site area, or by a duct installed from the boundary of the net site area of an allotment to an approved telecommunications system within 50m.
- c. Size, shape and orientation of sites:
 - i. the location of sites and boundaries in relation to natural hazards, existing buildings and public open space; and
 - ii. whether the allotments (including any balance allotment) are of sufficient size and dimension to provide for the existing or proposed purpose or land use.
- d. Publicly accessible space and connections – the location of walkways, including linkages between other areas, other walkways, and public open spaces.
- e. Whether any easements are needed to meet network utility operator requirements.

13.8.6 Appendices

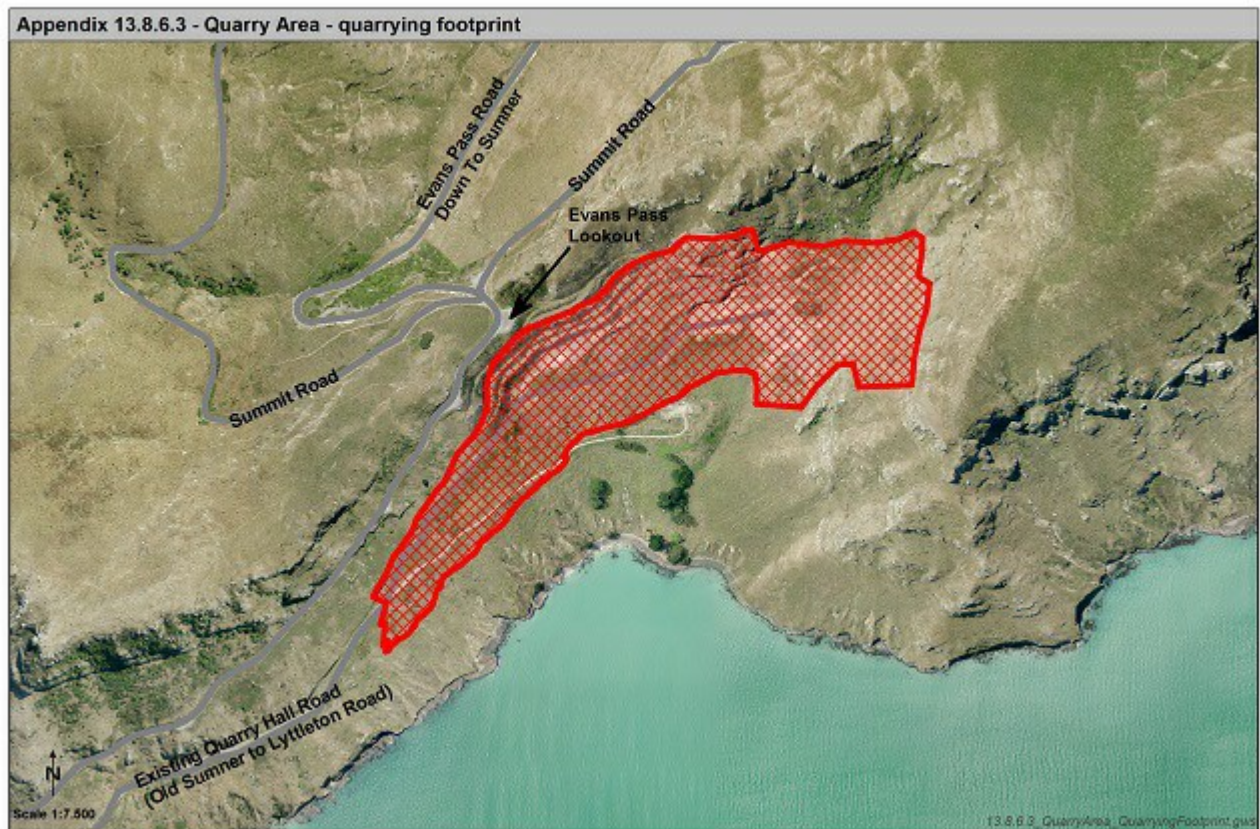
Appendix 13.8.6.1 Specific Purpose (Lyttelton Port) Zone Management Areas



Appendix 13.8.6.2 Dampier Bay Area Outline Development Plan

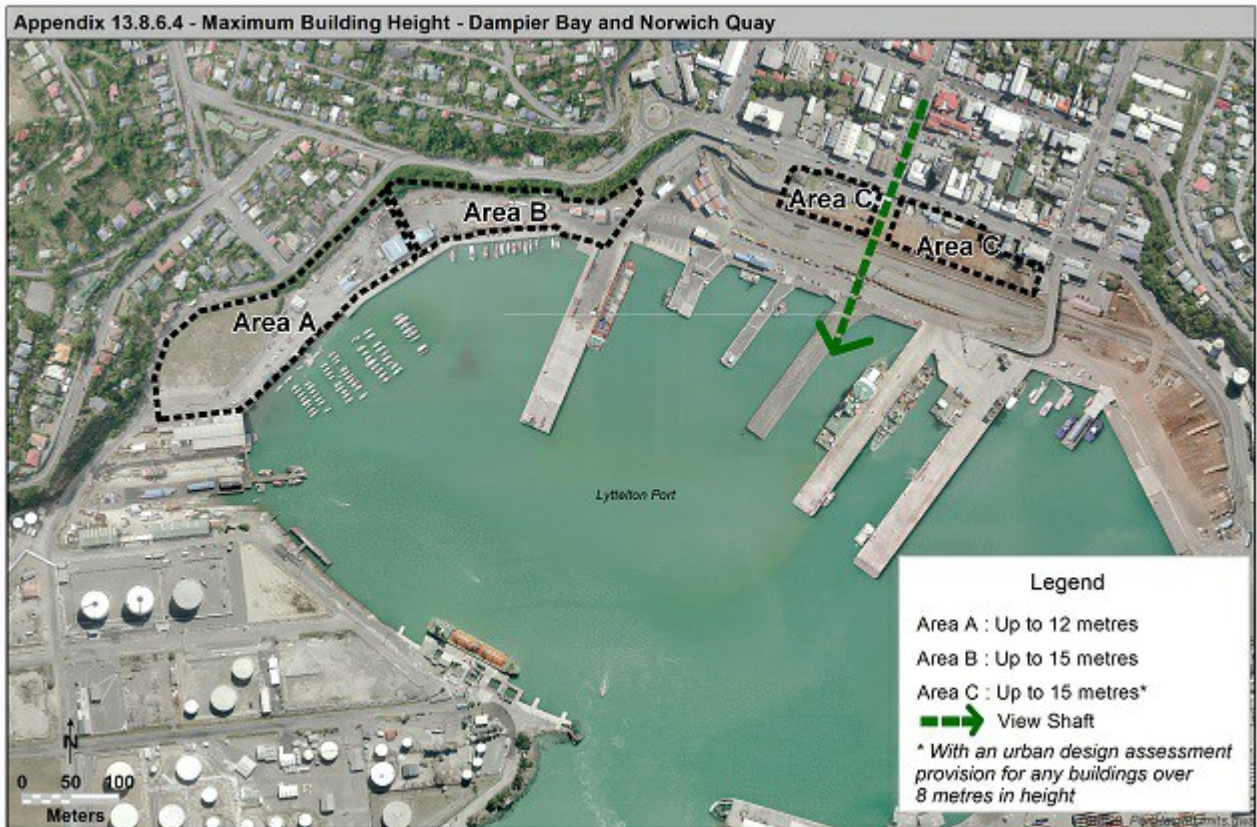


Appendix 13.8.6.3 Quarry Area quarrying footprint



Appendix 13.8.6.4 Dampier Bay Area and Norwich Quay maximum building height





Appendix 13.8.6.5 Bulk liquids storage area



Appendix 13.8.6.6 Marine Industry and Recreational Boating Area



Appendix 13.8.6.7 Port Noise Management Plan

1. Port Noise Management Plan

The Port Noise Management Plan required under [Rule 13.8.4.2.7\(a\)](#) will include but not be limited to the following:

a. Purpose of the Port Noise Management Plan

- i. State owners and operators of the Lyttelton Port's commitment to manage and to reduce/mitigate port noise.
- ii. Set a framework for the Port Liaison Committee.
- iii. Identify Port Activities that can give rise to noise.
- iv. Set a framework for monitoring, measuring and reporting on port noise.
- v. Set a framework for dealing with complaints.
- vi. Document noise management activities.

b. Obligations of the owners and operators of Lyttelton Port

- i. Allocate an annual budget to the Port Liaison Committee for the preparation and implementation the Port Noise Management Plan and the Plan for Acoustic Treatment and Purchase of Dwellings.
- ii. Provide administrative and advisory support for the Port Liaison Committee.
- iii. Deal with noise complaints.

c. Owners and operators of the Port of Lyttelton in conjunction with the Port Liaison Committee

- i. Prepare and implement the Port Noise Management Plan and the Plan for Acoustic Treatment and Purchase of Dwellings.



- ii. Develop noise modelling, monitoring and measurement procedures that follow the concepts in NZS 6809: 1999 Acoustics – Port Noise management and land use planning, for the purpose of preparing a Port Noise Contour Map that shows contour lines in 1dB increments from 55dB Ldn to 70dB Ldn inland of the Specific Purpose (Lyttelton Port) Zone. This Port Noise Contour Map is to be attached to the Port Noise Management Plan and is to be regularly updated as required by the Port Liaison Committee and at the expense of the owners and operators of the Port of Lyttelton. The model for the Port Noise Contour Map shall be reviewed at least once every two years to determine whether it needs to be updated.
 - iii. Develop methods to monitor port noise, in order to verify the port noise contour lines.
 - iv. In developing the Port Noise Contour Map, recognise that noise from water and grit blasting at the dry dock facilities is excluded and instead noise from the water and grit blasting operation is managed by controlling the hours of operation.
- d. **Port Liaison Committee framework**
- i. Meet at least once a year.
 - ii. Provide details on representation and administration of the committee.
 - iii. Provide a list of functions, including but not limited to the administration of the Plan for Acoustic Treatment and Purchase of Dwellings and associated budget, consideration of complaints, monitoring port operators' performance of their obligations with respect to noise issues, and reporting to residents affected by noise.
 - iv. Keep within the annual budget provided by the owners or operators of the Port of Lyttelton.
 - v. Advise any property owner in writing where the property is partly or wholly contained within an area seaward of the 70dBA Ldn contour or greater as shown by the Port Noise Contour Map following the preparation or the update of the Port Noise Contour Map.
- e. **Complaints**
- i. Develop procedures to record complaints and steps to investigate such complaints.
- f. **Documentation**
- i. Current version of the Port Noise Management Plan to be made available by the operators of the Port of Lyttelton to the public on a website.
 - ii. Names and contact details for current staff of the operators of the Port of Lyttelton, Port Liaison Committee members and consultants involved in noise management.
 - iii. Noise model and measurement details and procedures.
 - iv. Summary of scenarios tested in the acoustics model.
 - v. Summary noise monitoring conducted.
 - vi. Summary of complaints annually and a description of actions taken to address a complaint.
- g. **Review and alteration of the Plan**
- i. Develop procedures to alter, review and update the Port Noise Management Plan.
 - ii. Produce and append to the Port Noise Management Plan annually a report on the implementation and, where relevant, alteration and update of that Plan.

Appendix 13.8.6.8 Plan for Acoustic Treatment and Purchase of Dwellings

The Plan for Acoustic Treatment and Purchase of Dwellings required under [Rule 13.8.4.2.7\(c\)](#) will include but not be limited to the following:

- a. Port Liaison Committee
 - i. Include procedures for the Port Liaison Committee to consider research into noise mitigation, modifications to plant and equipment, and acoustic purchase.

- ii. Include reporting procedures on expenditure.
- b. Application to the Port Liaison Committee for acoustic treatment (65+ dBA Ldn)
 - i. Where any port noise affected property within a residential zone is partly or wholly contained within the area seaward of a contour line that is 65dBA Ldn or greater, as shown on the Port Noise Contour Map attached to the Port Noise Management Plan, an owner or occupier may apply to the Port Liaison Committee for acoustic treatment at any time.
- c. Port Liaison Committee consideration of an application for acoustic treatment
 - i. The Port Liaison Committee is to determine that the application made under [13.8.6.8\(b\)](#) is attributable to on-going port noise.
 - ii. The Port Liaison Committee needs to decide on the priority that the application has in terms of the annual budget for noise mitigation.
 - iii. Should the Port Liaison Committee accept an application for acoustic treatment, it then makes a recommendation to the owners and operators of the Port of Lyttelton.
 - iv. The Port Liaison Committee oversees the acoustic treatment projects and liaises with the owner receiving acoustic treatment and the owners and operators of the Port of Lyttelton as necessary.
- d. Acoustic treatment
 - i. Owners and operators of the Port of Lyttelton obligations
 - A. Provided the maximum cost of acoustic treatment is within the annual budget, then the owners and operators of the Port of Lyttelton shall, subject to the written agreement of the property owner to register a covenant against the certificate of title to the property, agree to the acoustic treatment in accordance with the following:
 - I. Proceed on the basis that all habitable rooms subject to acoustic treatment have an internal design sound level of 40dBA Ldn (5-day) with windows and doors closed and mechanical ventilation installed and operating or with ventilating windows open, whichever is the more cost effective; except that the above internal design sound level does not need to be achieved in the following circumstances:
 - 1. the property owner seeks a form of or level of acoustic treatment or mitigation that results in a different internal design sound level; or
 - 2. it is impracticable to achieve the specified internal design sound level due to the desirability of maintaining heritage features of a building. Instead the internal design sound level of the habitable rooms will be reduced as far as practicable; or
 - 3. it is impracticable to achieve the specified internal design sound level of the habitable rooms in the dwelling at a cost of \$60,000. Instead the internal design sound level of the habitable rooms will be reduced as far as practicable while not exceeding the cost of \$60,000 (inclusive of GST and inflation adjusted from 2007 to the Consumer Price Index).
 - B. Where necessary, seek the advice of an appropriately qualified acoustic consultant when considering the acoustic treatment required to achieve the internal design sound levels. When determining the appropriate internal design sound level, the external noise environment will be taken from nearest Ldn contour line shown on the Port Noise Contour Map that is to be attached to the Port Noise Management Plan.
 - C. Prepare a list of one or more appropriate builders for the acoustic treatment work, select a builder for the acoustic treatment work, and ensure the builder carries out work to the appropriate standard.
 - D. Where necessary, seek the advice of an appropriately qualified acoustic consultant to assist in the verification of the internal design sound level or to assist any noise measurement work generally.
 - E. Ensure all acoustic treatment work is carried out in a cost-effective manner but at the same time does not significantly compromise the character of the house.
 - F. Organise the payment of the necessary costs for acoustic treatment, provided the cost does not exceed a maximum of \$60,000 (inclusive of GST and inflation adjusted from 2007 to the Consumer Price Index).
 - ii. Property owner obligations

- A. Approve the acoustic treatment, including any construction details associated with the proposed acoustic treatment, and agree to treatment proceeding before any treatment commences.
 - B. Notify the Port Liaison Committee and the owners and operators of the Port of Lyttelton that the work has been completed.
 - C. Enter into a civil covenant with the owners and operators of the Port of Lyttelton. Such a covenant shall apply to existing and successive property owners and occupiers.
- e. Offer of purchase (70dBA Ldn or greater)
 - i. Where any port noise affected property within a residential zone is partly or wholly contained within the area seaward of a contour line that is 70dBA Ldn or greater, as shown on the Port Noise Contour Map attached to the Port Noise Management Plan, then at the written request of the property owner the Port Liaison Committee shall organise an offer of purchase for the property. The offer shall be made by the owners or operators of the Port of Lyttelton and the property owner has the right to accept or reject the offer.
 - ii. A fair market value of the property shall be determined as if the property was situated in Lyttelton, not taking into account the effect of port noise.
 - iii. Procedures shall be put in place so a fair valuation is reached.
- f. Documentation
 - i. Names and contact details for current Port of Lyttelton staff and consultants involved in acoustic treatment.
 - ii. Summary details of work undertaken and specifications used for treatment and ventilation.
 - iii. Schedule of properties in the 65dB Ldn contour and status of acoustic treatment.
 - iv. Schedule of acoustics assessments undertaken.
- g. Review and alteration of the Plan
 - i. Develop procedures to alter, review and update the Plan for Acoustic Treatment and Purchase of Dwellings.
 - ii. Produce and append to the Plan for Acoustic Treatment and Purchase of Dwellings annually a report on the implementation and, where relevant, alteration and update of that Plan.

Appendix 13.8.6.9 Construction Noise Management Plan

- a. Where the cumulative effect of construction noise and operational port noise (5-day busy period) falls within the 65dBA Ldn contour, then no further assessment of the construction noise is required.
- b. Where the cumulative effect of construction noise and operational port noise (5-day busy period) exceeds the 65dBA Ldn contour, then further assessment of the construction noise under a Construction Noise Management Plan is required.
- c. The Construction Noise Management Plan required under [Rule 13.8.4.2.8\(a\)](#) will include but not be limited to the following:
 - i. Purpose of the Construction Noise Management Plan
Owners and operators of the Port of Lyttelton commitment to manage construction noise.
 - A. Identify construction activities that can give rise to construction noise.
 - B. Set a framework for monitoring, measuring and reporting on construction noise.
 - C. Set a framework for dealing with complaints.
 - ii. Owners and operators of the Port of Lyttelton obligations
 - A. Allocate an annual budget to the Port Liaison Committee for the preparation and implementation of the Construction Noise Management Plan and the Construction Noise Mitigation Plan.
 - B. Provide administrative and advisory support for the Port Liaison Committee for construction noise matters.
 - C. Deal with construction noise complaints.
 - iii. Owners and operators of the Port of Lyttelton

The Christchurch District Plan

- A. Prepare and implement the Construction Noise Management Plan and, in conjunction with the Port Liaison Committee, the Construction Noise Mitigation Plan, utilising the concepts in [NZS 6803:1999 Acoustics – Construction Noise](#).
- iv. Port Liaison Committee
 - A. Provide details on representation and administration of the committee.
 - B. Provide a list of functions, including but not limited to the administration of the Construction Noise Mitigation Plan and associated budget, consideration of complaints, monitoring port operators' performance of their obligations with respect to construction noise issues, and reporting to residents affected by noise.
 - C. Keep within the annual budget provided by the owners and operators of the Port of Lyttelton.
- v. Certification
 - A. Provide documentation confirming the Plan has been certified by the Christchurch City Council as meeting the requirements set out in (i) to (iv) above.
- d. Complaints
 - i. Develop procedures to record complaints and steps to investigate such complaints.
- e. Review and alteration of the Plan
 - i. Develop procedures to alter, review and update the Construction Noise Management Plan.
 - ii. Produce and append to the Construction Noise Management Plan annually a report on the implementation and, where relevant, alteration and update of that Plan.
- f. Construction Noise Mitigation Plan

The Construction Noise Mitigation Plan required under [Rule 13.8.4.2.7\(b\)](#) will include but not be limited to the following:

 - i. Setting out procedures on how affected property owners are to be contacted and the documentation of feedback and proposed mitigation measures discussed.
 - ii. Criteria that specify mitigation measures, having regard to the length of time the construction affected property is to be exposed to construction noise and the levels of construction noise involved.
 - iii. The mitigation measures determined under the criteria developed in (ii) will include but not be limited to:
 - provision of temporary accommodation;
 - acoustic mitigation (such as upgrading the dwelling) in accordance with the criteria set out in the Plan for Acoustic Treatment and Purchase of Dwellings, [Appendix 13.8.6.8\(d\)](#) Acoustic Treatment;
 - an offer to purchase the property; and
 - where an offer to purchase a property is made, a fair market value of the property shall be determined as if the property was situated in Lyttelton, not taking into account the effect of construction noise and also port noise. Procedures shall be put in place so a fair valuation is reached.
 - iv. Documentation confirming the Plan has been certified by the Christchurch City Council as meeting the requirements set out in (i) to (iii) above.
- g. Review and alteration of the Plan
 - i. Develop procedures to alter, review and update the Construction Noise Mitigation Plan.
 - ii. Produce and append to the Construction Noise Mitigation Plan annually a report on the implementation and, where relevant, alteration and update of that Plan.

Appendix 13.8.6.10 Hazardous Substances Permitted Activity Thresholds in the Specific Purpose (Lyttelton Port) Zone (excluding the Bulk Liquids Storage Area)

HSNO Class/Category	Column A (Permitted Activity Threshold)
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1.1, 1.2 ¹	50kg
1.3 ¹	100kg
1.4, 1.5 ¹	200kg
2.1.1A	250kg
2.1.1A (LPG)	8,000kg
2.1.2A	250kg
3.1A, 3.1B	Aboveground storage: 3,000 litres Underground storage: 100,000 litres
3.1C	Aboveground storage: 10,000 litres Underground storage: -
3.1D	Aboveground storage: 50,000 litres Underground storage: -
3.2A, 3.2B, 3.2C	100 litres
All Class 4 except 4.2C and 4.3C	50kg
4.2C, 4.3C	500kg
5.1.1A	1,000kg/litres
5.1.1B, 5.1.1C	200kg/litres
5.1.2A	1,000kg
All Class 5.2	25kg
6.1A, 6.1B, 6.1C (gases only)	1,000kg
6.1A, 6.1B, 6.1C (liquids and solids)	-
8.2A, 8.2B	1,000kg
8.2C	5,000kg
9.1A, 9.1B, 9.1C, 9.1D	-

Notes

1. The use of high explosives is a permitted activity but is subject to the [Hazardous Substances and New Organisms Act 1996](#) and any subsequent legislation.
2. The dash symbol (-) denotes no limit.

13.9 Specific Purpose (Golf Resort) Zone

13.9.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The Specific Purpose (Golf Resort) Zone applies to the existing Clearwater Golf Resort and the proposed Whisper Creek Golf Resort only. Each of these resorts is subject to a Development Plan which illustrates the extent of the zone, activity areas and other key features.
- c. Within these two areas, this chapter enables golfing and associated facilities (including resort facilities), other recreational opportunities, and limited residential development. The objectives, policies, rules, standards, matters of discretion and Development Plans provide for these activities, while seeking to ensure there are no significant adverse effects on the natural or adjoining rural environments.
- d. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).

13.9.2 Objectives and Policies

13.9.2.1 Objective - Golf resort development

- a. For the Clearwater Golf Resort and Whisper Creek Golf Resort, to provide golfing and associated facilities (including resort facilities) of international standard, bringing economic and social benefits to the City and region, and to provide other recreational opportunities, and limited residential development, within extensive open space and lake or riparian settings, with no significant adverse effects on the natural or adjoining rural environments.

13.9.2.1.1 Policy - Benefits to the community

- a. Recognise the economic and social benefits that the Clearwater Golf Resort provides and Whisper Creek Golf Resort can provide to the City and region, and assist in enabling the potential benefits of these resorts for ecological restoration, public access to streams and rivers, and recreation for the wider community, including local community, to be realised.

13.9.2.1.2 Policy - Limit on scale of development and types of activity

- a. Limit urban development detached from the remainder of the Christchurch urban area, and for the Clearwater Golf Resort, within the 50 dB L_{dn} noise contour for Christchurch International Airport, by:
 - i. Ensuring that the scale and nature of resort hotel, residential and commercial development associated with golf resorts is complementary and subsidiary to the primarily recreational function of the resorts;
 - ii. Adopting a clear distinction between resort hotel and residential development, both in terms of the nature of each type of development and its location within the overall site;
 - iii. Ensuring that noise sensitive activities within the 55 dB L_{dn} airport noise contour are acoustically insulated, and that the scale and location of further development within the 50 dB L_{dn} contour is limited to that provided for in the previous City Plan, or authorised by resource consent on or before 6 December 2013.

13.9.2.1.3 Policy - Visual integration and mitigation of effects

- a. Ensure that built development is well integrated visually into the open rural environments within which each golf resort sits, and that there is adequate separation distance from activities in adjacent zones so as to mitigate potentially adverse

effects of the resorts such as noise and traffic.

13.9.2.1.4 Policy - Careful siting

- a. Ensure that earthworks and buildings in the two golf resorts are carefully designed, located and constructed, for the Whisper Creek Golf Resort so as to be resilient to potential liquefaction and to maintain flood storage capacity in the Lower Styx Ponding Area, and for both resorts, to reduce potential flood damage to buildings in a major flood event.

13.9.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Golf Resort) Zone are contained in the following provisions:
 - i. For Clearwater Golf Resort:
 - A. activity status tables (including activity specific standards) in Rule [13.9.4.1](#);
 - B. the built form standards in Rule [13.9.4.2](#);
 - C. area specific standards in Rule [13.9.4.3](#).
 - D. the matters of discretion in Rule [13.9.6](#); and
 - E. the Development Plan in [Appendix 13.9.7.1](#)
 - ii. For Whisper Creek Golf Resort:
 - A. activity status tables (including activity specific standards) in Rule [13.9.5.1](#);
 - B. the built form standards in Rule [13.9.5.2](#);
 - C. area specific standards in Rule [13.9.5.3](#).
 - D. the matters of discretion in Rule [13.9.6](#); and
 - E. the Development Plan in [Appendix 13.9.7.2](#)
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Golf Resort) Zone:
 - [5 Natural Hazards](#);
 - [6 General Rules and Procedures](#)
 - [7 Transport](#)
 - [8 Subdivision, Development and Earthworks](#);
 - [9 Natural and Cultural Heritage](#); and
 - [11 Utilities and Energy](#).

13.9.4 Rules - Specific Purpose (Golf Resort) Zone - Clearwater Golf Resort

13.9.4.1 Activity status tables

13.9.4.1.1 Permitted activities - Clearwater Golf Resort

- a. The activities listed below are permitted activities in the Specific Purpose (Golf Resort) Zone at Clearwater Golf Resort if they meet the activity specific standards set out in this table, the built form standards in Rule [13.9.4.2](#) and area specific standards in Rule [13.9.4.3](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [13.9.4.1.2](#), [13.9.4.1.3](#), [13.9.4.1.4](#), [13.9.4.1.5](#) and [13.9.4.1.6](#).

Activity		Activity specific standards
Golf Course and Open Space Activity Areas, and Resort Community Area 5 only		
P1	Golf course and golf course activity and <u>accessory buildings</u> .	a. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 13.9.7.1 .
Golf Course and Open Space Activity Areas only		
P2	Outdoor <u>recreation activity</u> other than golf and associated facilities.	a. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 13.9.7.1 .
Clubhouse and Facility Area only		
P3	<u>Clubhouse</u> facilities, <u>restaurants</u> , <u>gymnasium</u> and spa facilities, indoor sports complex and <u>accessory buildings</u> .	a. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 13.9.7.1 .
P4	<u>Food and beverage outlets</u> .	a. The activity shall be located within the relevant Activity Areas shown in the Development Plan for this resort at Appendix 13.9.7.1 .
P5	<u>Retail activity</u> other than as provided for under Rule 13.9.4.1.1 P4, servicing <u>recreation activities</u> and visitor needs within the zone.	<p>a. The total <u>GLFA</u> for <u>retail activity</u> within the Clearwater Golf Resort, other than of food and beverages, shall be no greater than 2000m².</p> <p>b. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 13.9.7.1.</p>
P6	Conference/convention facilities.	<p>a. Conference facilities within the Clearwater Golf Resort shall be limited to a maximum of 200 people.</p> <p>b. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 13.9.7.1.</p>
P7	<u>Offices</u> .	<p>a. The total <u>GFA</u> of <u>offices</u> within the Clearwater Golf Resort shall be no greater than 2000m².</p> <p>b. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 13.9.7.1.</p>
All Resort Community Activity Areas		

Activity		Activity specific standards
P8	<u>Residential activity.</u>	<p>a. Up to 111 <u>residential units</u> in total within the Clearwater Golf Resort, with up to 32 units within the 55 dB <u>L_{dn}</u> airport noise contour.</p> <p>b. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 13.9.7.1.</p>
All Resort Community Activity Areas, and Clubhouse and Facility Area		
P9	<u>Resort hotel</u> bedrooms and associated activities.	<p>a. Up to 350 bedrooms in total within the Clearwater Golf Resort, with up to 255 bedrooms within the 55 dB <u>L_{dn}</u> airport noise contour, including associated <u>ancillary buildings</u>.</p> <p>b. The maximum period of owner occupancy of <u>resort hotel</u> bedrooms shall be three months in total per calendar year.</p> <p>c. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 13.9.7.1.</p>
Resort Community Area 7 only		
P10	<u>Restaurants</u> associated with the <u>resort hotel</u> .	<p>a. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 13.9.7.1.</p>

13.9.4.1.2 Controlled activities - Clearwater Golf Resort

There are no controlled activities.

13.9.4.1.3 Restricted discretionary activities - Clearwater Golf Resort

- The activities listed below are restricted discretionary activities.
- Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule [13.9.6](#), as set out in the following table.

Activity	The <u>Council's</u> discretion shall be limited to the following matters:
Clubhouse and Facility Area only	
RD1 <u>Retail activity</u> listed in Rule 13.9.4.1.1 P5, other than as provided for under Rule 13.9.4.1.1 P4, which results in an aggregate <u>GLFA</u> of between 2000m ² and 3000m ² within the Clearwater Golf Resort.	<p>a. Retail Activity - Rule 13.9.6.1 a.- c.</p>
RD2 Any activity listed in Rule 13.9.4.1.1 P1 to P10 that does not meet the built form standard listed in Rule 13.9.4.2.1 .	<p>a. Amenity of immediate neighbours - Rule - 13.9.6.2 a.</p> <p>b. Amenity of the neighbourhood - Rule 13.9.6.3 a.</p>

	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD3	Any activity listed in Rule 13.9.4.1.1 P1 to P10 that does not meet with one or more of the built form standards listed in Rule 13.9.4.2.2 or Rule 13.9.4.2.4 .	a. Amenity of immediate neighbours - Rule 13.9.6.2 .
RD4	Any activity listed in Rule 13.9.4.1.1 P1 to P10 that does not meet the built form standard listed in Rule 13.9.4.2.3 .	a. Amenity of the neighbourhood - Rule 13.9.6.2 b-f.
RD5	Any activity listed in Rule 13.9.4.1.1 P1 to P10 that does not meet the built form standard listed in Rule 13.9.4.2.6 .	a. Visual amenity adjoining the Groynes - Rule 13.9.6.7 .
RD6	Creation of <u>water bodies</u> and new stormwater management facilities.	a. Creation of water bodies and new stormwater management facilities - Rule 13.9.6.6 a and b.
RD7	In the Clubhouse and Facility Area, <u>buildings</u> with a <u>height</u> of greater than 11 metres and up to 14 metres.	a. Amenity of immediate neighbours - Rule 13.9.6.2 . b. Amenity of neighbourhood - Rule 13.9.6.3 a, c, d and f. c. Built form and appearance - Rule 13.9.6.4 .

13.9.4.1.4 Discretionary activities - Clearwater Golf Resort

- a. The activities listed below are discretionary activities.

	Activity
D1	Any activity listed in Rule 13.9.4.1.1 P1 to P10 that is located outside the relevant Activity Areas shown on the development plan for the Clearwater Golf Resort at Appendix 13.9.7.1 .
D2	Any activity listed in Rule 13.9.4.1.1 P1 to P10 that does not meet with the built form standard listed in Rule 13.9.4.2.5 , except as provided for in Rule 13.9.4.1.3 RD7.

13.9.4.1.5 Non-complying activities - Clearwater Golf Resort

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

	Activity
NC1	Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	a. Any <u>vehicle access</u> or <u>road</u> connection to the Clearwater Golf Resort other than as provided for under Rule 13.9.4.3.1 . b. The use of any access <u>road/ right of way</u> from Coutts Island Road for any purpose other than as provided for under Rule 13.9.4.3.1 a. ii.
NC3	Any ground or floor levels that do not meet the area specific standards set out in Rule 13.9.4.3.2 .
NC4	<u>Retail activity</u> listed in Rule 13.9.4.1.1 P5, other than as provided for under Rule 13.9.4.1.1 P4, which results in an aggregate <u>GLFA</u> greater than 3000m ² within the Clearwater Golf Resort.
NC5	Any activity listed in Rule 13.9.4.1.1 P6 that does not meet activity specific standard a.
NC6	Any activity listed in Rule 13.9.4.1.1 P9 that does not meet one or more of the activity specific standards a. and b.
NC7	Any activity listed in Rule 13.9.4.1.1 P7 that does not meet activity specific standard a.
NC8	Any activity listed in Rule 13.9.4.1.1 P8 that does not meet activity specific standard a.

13.9.4.1.6 Prohibited activities - Clearwater Golf Resort

There are no prohibited activities.

13.9.4.2 Built form standards - Clearwater Golf Resort

13.9.4.2.1 Site coverage and building sizes - Clearwater Golf Resort

- a. The maximum total area of the Specific Purpose (Golf Resort) Zone at Clearwater Golf Resort which may be covered by buildings or impervious surfaces shall be 5%.
- b. The maximum net site area of any site in the Specific Purpose (Golf Resort) Zone at Clearwater Golf Resort which may be covered by buildings or impervious surfaces shall be as follows:

	Activity Area or Type	Max <u>net site area</u> covered by <u>buildings</u>	Maximum <u>building footprint</u>	Max <u>net site area</u> covered by <u>impervious surfaces</u> excluding <u>buildings</u>
i.	Golf Course Activity Areas.	800m ² total	N/A	N/A
ii.	Clubhouse and Facility Area.	100%	N/A	N/A
iii.	Resort Community Areas 1-6 with <u>site size</u> <ol style="list-style-type: none"> i. Less than 150m² ii. 150-249m² iii. 250-399m² iv. 400-999m² v. 1000-1999m² vi. 2000-4000m² vii. More than 4000m². 	<ol style="list-style-type: none"> i. 100% ii. 75% iii. 50% iv. 40% v. 30% vi. 20% vii. 10% or 2000m² (whichever is less) 	N/A	<ol style="list-style-type: none"> i. N/A ii. N/A iii. 30% iv. 20% v. 15% vi. 10% vii. 5% or 400m² (whichever is less)
iv.	Multi-unit residential or <u>resort hotel</u> units in Resort Community Activity Areas 1-6.	As above in c.	600m ² for a single <u>building</u>	As above in c.

13.9.4.2.2 Recession planes - Clearwater Golf Resort

- a. No part of any building shall project beyond a building envelope, as set out in the following table:

	Applicable to	Standard
i.	Resort Community Activity Areas 1-7, except where <u>buildings on adjoining sites</u> have a common wall along an internal <u>boundary</u> , recession planes do not apply along the portion of the <u>boundary</u> covered by such a wall, except on <u>sites</u> of 250m ² to 400m ² this common wall exception shall apply to a single <u>boundary</u> only.	Recession planes from points 2.3 metres above internal <u>boundaries</u> as shown in Diagram B of Appendix 14.16.2 .
ii.	<u>Sites</u> in other Activity Areas adjoining sites within Resort Community Areas 1-6, along the <u>adjoining boundary</u> only.	
iii.	<u>Sites</u> at the Clearwater Golf Resort which do not adjoin Resort Community Activity Areas.	Nil

13.9.4.2.3 Road boundary setback - Clearwater Golf Resort

- a. The minimum building setback from road boundaries shall be:

	Applicable to	Standard
i.	<u>Residential activity</u> within Resort Community Activity Areas, except as located in b. below.	4.5 metres

	Applicable to	Standard
ii.	Residential activity within Resort Community Activity Areas, where a garage has a vehicle door generally facing a private or public road or shared access lot or access strip.	5 metres from road, access lot or access strip boundary.

13.9.4.2.4 Internal boundary and zone boundary setbacks - Clearwater Golf Resort

- a. The minimum building setback from an internal or zone boundary other than a road zone shall be:

	Applicable to	Setback from internal boundaries	Setback from zone boundaries
i.	Within Resort Community Activity Areas 1-7 only, except that where buildings on adjoining sites have a common wall along an internal boundary, no setback is required along the portion of the boundary covered by such a wall, except on sites of 250m ² to 400m ² this common wall exception shall apply to a single boundary only.	3 metres	As below for c. and d.
ii.	Sites in other Activity Areas adjoining the Resort Community Activity Areas.	3 metres	As below for c.
iii.	Within all Activity Areas except Resort Community Activity Area 4.	As above for a. and b.	20 metres
iv.	Within Resort Community Activity Area 4.	As above for a.	12 metres

13.9.4.2.5 Building height - Clearwater Golf Resort

- a. The maximum height of any building shall be:

	Applicable to	Standard
i.	Resort Community Activity Area 7 <ul style="list-style-type: none"> i. Resort hotel bedrooms ii. Resort hotel chimney iii. Other buildings. 	<ul style="list-style-type: none"> i. 20 metres ii. 24 metres iii. 8 metres
ii.	Clubhouse and Facility Area.	11 metres
iii.	Resort Community Areas 1-6 - all buildings.	8 metres
iv.	All areas other than Clubhouse and Facility Areas and other than all Resort Community Areas.	4 metres

13.9.4.2.6 Visual amenity adjoining the Groynes Open Space - Natural Zone - Clearwater Golf Resort

- a. In Resort Community Activity Area 5 only, when buildings or impervious surfaces are located within 50 metres of a boundary with the Groynes Open Space - Natural Zone, the following shall be provided:
- i. Trees or shrubs shall be planted, for a minimum depth of 8 metres along these boundaries; and
 - ii. Trees or shrubs shall be not less than 2 metres high at the time of planting and capable of reaching a height of at least 8 metres at maturity.

13.9.4.3 Area specific standards - Clearwater Golf Resort

13.9.4.3.1 Vehicle access - Clearwater Golf Resort

- a. Vehicle access to Clearwater Golf Resort shall be limited to the following:
- A single access road from State Highway 1 (Johns Road) which shall be limited to Clearwater Avenue only.
 - A single access road/right of way from Coutts Island Road which shall be limited to use by service vehicles only.

13.9.4.3.2 Flood protection - Ground levels at Clearwater Golf Resort

- a. Ground levels and floor levels for the purpose of flood protections shall be as follows:

Applicable to	Standard
i. Resort Community Activity Areas 5 and 6.	<ol style="list-style-type: none"> Ground levels shall be at or above the minimum levels defined by a plane sloping west to east over the area, where the westernmost and easternmost points are set out in Columns B and C in Table 13.9.4.3.2.a below and the height and slope of the plane is defined by the levels in Column D; <u>Building</u> floor levels shall be a minimum of 250mm above minimum ground levels required by a.
ii. Ground levels in other Resort Community Activity Areas - Clearwater.	<ol style="list-style-type: none"> Shall be shaped and maintained so that in the event of a flood resulting from a primary stopbank breach, flood depths on land in adjacent zones downstream will not be increased by more than 100mm, compared to pre-development levels.

Table 13.9.4.3.2.a - Specifications of Ground Level Plane for RC Areas 5 and 6

Location	NZMS Grid Reference Northing (Column B)	NZMS Grid Reference Easting (Column C)	Mean Finished Ground Level (Metres above CCC Datum)(Column D)
Resort Community Area 5A			
1. Westernmost extent	1. 5751420 N	1. 2477660 E	1. 21.09 metres
2. Easternmost extent	2. 5751719N	2. 2477909 E	2. 20.94 metres
Resort Community Area 5B			
1. Westernmost extent	1. 5751568 N	1. 2478180 E	1. 20.11 metres
2. Easternmost extent	2. 5751870 N	2. 2478449 E	2. 19.50 metres
Resort Community Area 5C			
1. Westernmost extent	1. 5751034 N	1. 2478238 E	1. 21.89 metres
2. Easternmost extent	2. 5751611 N	2. 2478525 E	2. 19.44 metres
Resort Community Area 6			
	1. 5751014 N	1. 2477695 E	1. 22.84 metres

Advice note:

1. Raised ground levels across all areas covered by this rule will result in a total of 400mm freeboard above modelled water levels in a 1 in 10,000 year flood event.

13.9.5 Rules - Specific Purpose (Golf Resort) Zone - Whisper Creek Golf Resort

13.9.5.1 Activity status tables

13.9.5.1.1 Permitted activities - Whisper Creek Golf Resort

- a. The activities listed below are permitted activities in the Specific Purpose (Golf Resort) Zone at Whisper Creek Golf Resort if they meet the activity specific standards set out in this table, the built form standards in Rule [13.9.5.2](#) and area specific standards in Rule [13.9.5.3](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [13.9.5.1.2](#), [13.9.5.1.3](#), [13.9.5.1.4](#), [13.9.5.1.5](#) or [13.9.5.1.6](#).

	Activity	Activity Specific Standards
All Activity Areas		
P1	Any activity permitted in the Rural Urban Fringe Zone under Rule 17.5.1.1 P1- P16, or P18.	a. The relevant activity specific standards in Rule 17.5.1.1 and built form standards in Rule 17.5.2 shall apply.
Golf Course and Open Space Activity Areas		
P2	Establishment and maintenance of <u>wetlands</u> .	a. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 13.9.7.2 .
P3	Outdoor <u>recreation activity</u> other than golf and associated facilities.	a. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 13.9.7.2 .
Area A1 only		
P4	<u>Clubhouse</u> facilities, <u>restaurants</u> , <u>gymnasium</u> and spa facilities, Indoor sports complex and <u>accessory buildings</u> .	a. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 13.9.7.2 .
P5	<u>Food and beverage outlets</u> .	<ol style="list-style-type: none"> a. 1000m² maximum <u>GFA</u> in the Specific Purpose (Golf Resort) Zone at Whisper Creek Golf Resort. b. <u>Food and beverage outlets</u> in the Specific Purpose (Golf Resort) Zone at Whisper Creek Golf Resort shall only operate between the hours of 07:00 and 22:00. c. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 13.9.7.2.

	Activity	Activity Specific Standards
P6	<u>Retail activity</u> , other than as provided for in Rule 13.9.5.1.1 P5, servicing <u>recreation activities</u> and visitor needs within the zone.	<ol style="list-style-type: none"> The maximum <u>GLFA</u> for <u>retail activity</u> in the Specific Purpose (Golf Resort) Zone at Whisper Creek Golf Resort, other than of <u>food and beverages outlets</u>, shall be 500m². The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 13.9.7.2.
Activity Areas A, A1 and A2		
P7	Golf academy, and associated <u>education activities</u> .	<ol style="list-style-type: none"> Above-ground car parking may not be located in Area A2. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 13.9.7.2.
P8	Academy dormitory.	<ol style="list-style-type: none"> Up to 160 bedrooms in total within the Whisper Creek Golf Resort. The activity shall be located within the relevant Activity Areas shown in the Development Plan for this resort at Appendix 13.9.7.2.
P9	<u>Resort apartments</u> .	<ol style="list-style-type: none"> Up to 380 bedrooms in total within the Whisper Creek Golf Resort. No more than 170 <u>resort apartment</u> bedrooms shall be constructed before the completion of the golf course and the construction of the Golf academy <u>building</u>. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 13.9.7.2.
All Resort Community Activity Areas		
P10	<u>Residential activity</u> .	<ol style="list-style-type: none"> Up to 150 units in total within the Whisper Creek Golf Resort, with no more than one unit per <u>site</u>. No <u>building</u> shall be erected in the Resort Community Areas before <u>boundary</u> planting along all zone <u>boundaries</u> (other than along the <u>boundary</u> between the Golf Resort Zone and the Open Space - Water and Margins Zone) is completed in accordance with the Management Plan required in Rule 13.9.5.1.3 RD5 for the golf course. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 13.9.7.2.
Activity Areas D and D1		

	Activity	Activity Specific Standards
P11	Driving range fairway and greens and associated lighting, in Activity Area D.	<ul style="list-style-type: none"> a. Areas D or D1: Noise from driving range activities shall not exceed 50dB <u>L_{max}</u> when measured at the <u>notional boundary</u> of any dwelling existing as at 15 August 2011. A report from a person qualified in acoustics shall be submitted to the <u>Council</u> confirming that the building design and construction will achieve this standard. b. Driving range activities shall only be undertaken from within or from tees immediately in front of the <u>building</u> located in Activity Area D1. c. The driving range shall be closed and all associated lighting shall be turned off between the hours of 22:00 and 07:00. d. Lighting of the driving range fairway shall be limited to ground-mounted lighting, and any elevated lighting of the driving range <u>building</u> shall have a maximum <u>height</u> of 8m to the underside of the light. e. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 13.9.7.2.
P12	Driving range <u>building</u> and tees and associated lighting in Activity Area D1.	

13.9.5.1.2 Controlled activities - Whisper Creek Golf Resort

There are no controlled activities.

13.9.5.1.3 Restricted discretionary activities - Whisper Creek Golf Resort

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule [13.9.6](#), as set out in the following table.

	Activity and location	The <u>Council's</u> discretion shall be limited to the following matters:
All Activity Areas		
RD1	Any activity listed in Rule 17.5.1.3 RD1 and RD2 in the Rural Urban Fringe Zone.	<ul style="list-style-type: none"> a. The relevant matters of discretion in Rule 17.5.1.3 RD1 and RD2 shall apply.
RD2	Any activity listed in Rule 13.9.5.1.1 P1 - P12 that does not meet with the built form standard in Rule 13.9.5.2.1 .	<ul style="list-style-type: none"> a. Amenity of immediate neighbours - Rule 13.9.6.2 a. b. Amenity of the neighbourhood - Rule 13.9.6.3 a.
RD3	Any activity listed in Rule 13.9.5.1.1 P1 - P12 that does not meet with one or more of the built form standards in Rule 13.9.5.2.2 or Rule 13.9.5.2.4 .	<ul style="list-style-type: none"> a. Amenity of immediate neighbours - Rule 13.9.6.2 a-d.
RD4	Any activity listed in Rule 13.9.5.1.1 P1 – P12 that does not meet the built form standard in Rule 13.9.5.2.3 .	<ul style="list-style-type: none"> a. Amenity of the neighbourhood - Rule 13.9.6.2 b-f.
Golf Course and Open Space Activity Areas only		

	Activity and location	The <u>Council's</u> discretion shall be limited to the following matters:
RD5	Construction of the golf course and establishment of planting. Any application arising from this rule will shall not be limited or publicly notified.	a. A management plan shall be provided to <u>Council</u> prior to any construction or planting, dealing with the matters in - Rule 13.9.6.8 .
Academy Activity Areas A, A1 and A2		
RD6	Any <u>subdivision</u> or development in Academy Activity Areas A, A1 and A2.	a. Concept Plan for Whisper Creek Golf Resort only - Rule 13.9.6.9 a. i - vii. A concept plan is not required when a <u>subdivision</u> consent is being sought or has already been granted for that Activity Area.

13.9.5.1.4 Discretionary activities - Whisper Creek Golf Resort

- a. The activities listed below are discretionary activities.

	Activity
D1	Any activity listed in Rule 13.9.5.1.1 P1 - P12 that is located outside the relevant Activity Areas shown on the Development Plan for the Whisper Creek Golf Resort at Appendix 13.9.7.2 , including any above-ground car parking located in Area A2.
D2	Any activity listed in Rule 13.9.5.1.1 P1 - P12 located in the Academy Activity Area that does not meet the built form standard in Rule 13.9.5.2.5 , but has a maximum <u>height</u> of 12 metres.

13.9.5.1.5 Non-complying activities - Whisper Creek Golf Resort

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

	Activity
NC1	Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	<u>Vehicle access</u> to Whisper Creek Golf Resort that does not meet one or more of the area specific standards in Rule 13.9.5.3.1 . a. i. or ii.
NC3	Any activity in the Academy Activity Area that does not meet the area specific standards in Rule 13.9.5.3.1 . b.
NC4	Any activity listed in Rule 13.9.5.1.1 P1 - P12 located in the Academy Activity Area that does not meet the built form standard in Rule 13.9.5.2.5 , but has a maximum <u>height</u> greater than 12 metres.
NC5	The following activities that do not meet one or more of the following activity specific standards in Rule 13.9.5.1.1 : a. P5 that does not meet one or more of the activity specific standards a. and b.; b. P6 that does not meet activity specific standard a.; c. P8 that does not meet activity specific standard a.; d. P9 that does not meet one or more of the activity specific standards a. and b.; e. P10 that does not meet one or more of the activity specific standards a. and b.; f. P11 that does not meet one or more of the activity specific standards a. - d.; g. P12 that does not meet one or more of the activity specific standards a. - d..

13.9.5.1.6 Prohibited activities - Whisper Creek Golf Resort

There are no prohibited activities.

13.9.5.2 Built form standards - Whisper Creek Golf Resort

13.9.5.2.1 Site coverage and building sizes - Whisper Creek Golf Resort

- a. The maximum percentage of the total area of the Whisper Creek Golf Resort which may be covered by buildings shall be 5.5%.
- b. The maximum percentage of the total area of the Whisper Creek Golf Resort Academy Activity Area which may be covered by buildings shall be 30%.
- c. Within the Whisper Creek Golf Resort, no roof in the Academy, Resort Community or Driving Range Activity Areas shall have a reflectivity value greater than 35%.
- d. Within the Whisper Creek Golf Resort, the maximum building footprint of the buildings shall not exceed the figures in the table following.
- e. Within the Whisper Creek Golf Resort, each resort apartment building shall not be less than the minimum internal floor areas in the table following:

	<u>Building</u>	Maximum <u>building</u> footprint	Minimum internal floor area
i.	Golf <u>clubhouse</u>	1000m ²	N/A
ii.	Indoor sports complex	2000m ²	N/A
iii.	Driving Range Activity Area	800m ²	N/A
iv.	Dormitory/ <u>education facilities</u>	1600m ²	N/A
v.	Each <u>residential unit</u>	400m ²	N/A
vi.	Each <u>resort apartment building</u>	<p>A. Area A 1300m²</p> <p>B. Area A1 6500m²</p>	<p>A. 2 bedroom apartments 100m²</p> <p>B. 3 Bedroom apartments 130m²</p>

13.9.5.2.2 Recession planes - Whisper Creek Golf Resort

- a. No part of any building shall project beyond a building envelope contained by:

Applicable to	Standard
<p>i. Whisper Creek Golf Resort Community Activity Areas, except where <u>buildings</u> on <u>adjoining sites</u> have a common wall along an internal <u>boundary</u>, recession planes do not apply along the portion of the <u>boundary</u> covered by such a wall. On <u>sites</u> of 250m² to 400m² this common wall exception shall apply to a single <u>boundary</u> only.</p>	<p>Recession planes from points 2.3 metres above internal <u>boundaries</u> as shown in Diagram B of Appendix 14.16.2.</p>

13.9.5.2.3 Road boundary setback - Whisper Creek Golf Resort

- a. The minimum building setback from road boundaries in the Academy Activity Areas and Resort Community Areas shall be 100 metres from Turners Road, Spencerville Road and from Teapes Road adjoining 138 Turners Road (Lot 1, DP23116).

13.9.5.2.4 Zone boundary and other boundary setbacks - Whisper Creek Golf Resort

- a. The minimum building setback from a zone or other boundary shall be:

	Applicable to	Setback from zone boundaries	Setback from other boundaries
i.	All <u>buildings</u> .	20 metres from any rural zone <u>boundary</u> which is not also a <u>road boundary</u> .	As below in ii and iii.
ii.	All <u>buildings</u> in the Academy and Resort Community Activity Areas, except a golf <u>clubhouse</u> .	20 metres	15 metres from the Lower Styx Ponding Area <u>boundary</u>
iii.	Golf <u>clubhouse</u> .	20 metres	10 metres from the Lower Styx Ponding Area <u>boundary</u> .

13.9.5.2.5 Building height - Whisper Creek Golf Resort

- a. The maximum height of any building shall be:

	Applicable to	Standard
i.	Sports complex in the Academy Activity Area.	9 metres
ii.	<ul style="list-style-type: none"> i. All Resort Community Activity Areas, except for <u>accessory buildings</u>; ii. Academy Activity Area, except for sports complex; iii. Golf and Open Space Activity Area; iv. Maintenance Activity Area and v. Driving Range Activity Areas. 	8 metres
iii.	<u>Accessory buildings</u> in all Resort Community Activity Areas.	5 metres

13.9.5.3 Area specific standards - Whisper Creek Golf Resort

13.9.5.3.1 Access and roading improvements - Whisper Creek Golf Resort

- a. Vehicle access to Whisper Creek Golf Resort shall be limited to the following:
- i. A single road from each of Lower Styx Road and Spencerville Road; and
 - ii. A single road from Teapes Road, which shall be limited to use by service vehicles only.
- b. No activity shall be permitted in the Academy Activity Areas, except approved earthworks, landscaping and planting, and the construction and use of access roads, until the Lower Styx/Marshland Road intersection has been signalised.

13.9.6 Rules - Matters of discretion - Clearwater Golf Resort and Whisper Creek Golf Resort

- a. When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the tables in Rules 13.9.4.1.3 and 13.9.5.1.3, and as set out for that matter below.

13.9.6.1 Retail activity

- a. The extent to which the proposed activity would complement recreation activities and visitor activities in the zone;
- b. Any adverse effects on traffic movement and safety; and

- c. Any significant adverse effects on existing retail centres outside the Specific Purpose (Golf Resort) Zone.

13.9.6.2 Amenity of immediate neighbours

- a. Any visual dominance over adjacent properties;
- b. Any effects on amenity of adjacent properties, including daylight and sunlight admission;
- c. Any loss of privacy for adjacent properties through overlooking; and
- d. Any opportunities for landscaping and tree planting, as well as screening of buildings.

13.9.6.3 Amenity of neighbourhood

- a. The balance of open space and buildings on the site, in the context of:
 - i. the character of the surrounding rural and open space zones; and
 - ii. a golf resort which is not located in a standard urban setting;
- b. Any alternative practical locations for the building on the site;
- c. The compatibility of the building in terms of appearance, layout and scale of other buildings and sites in the surrounding area;
- d. Any adverse effects on the outlook and privacy of adjoining properties;
- e. Any detraction from the openness of the site to the street; and
- f. The ability to provide opportunities for landscaping and tree planting.

13.9.6.4 Built form and appearance

- a. Whether the development is designed to minimise the visual bulk of the buildings and provide visual interest. The relevant considerations are the extent to which the development:
 - i. subdivides or otherwise separates unusually long or bulky building forms and limits the length of continuous rooflines;
 - ii. utilises variety of building form and/or variation in the alignment and placement of buildings to avoid monotony; and
 - iii. avoids blank elevations and facades.

13.9.6.5 Location of activities outside of areas specified in development plans

- a. The compatibility of the proposed development pattern with the remainder of the zone and with the open space, and rural character of the wider locality;
- b. Any adverse effects on the amenity of the Groyne Recreation area (Clearwater Golf Resort only) and surrounding rural zones (both resorts);
- c. The ability to continue to provide an effective and ecologically sensitive stormwater management system;
- d. The connectivity within the Zone and with adjacent open space zones, where appropriate, in terms of vehicular, cycle and pedestrian access;
- e. The proximity of higher density development to open space for passive and active recreation, while avoiding higher density development being located immediately adjoining rural areas;
- f. The application of the principles of [Crime Prevention Through Environmental Design](#);
- g. The ability to create and preserve view shafts to the golf course and beyond;
- h. Whether the proposed revised location(s) for activities better mitigates risks from natural hazards, including flooding,

seismicity and liquefaction; and

- i. Any effect either positive or adverse on tangata whenua values.

13.9.6.6 Creation of water bodies and new stormwater management facilities

- a. The extent to which the scale, design and construction of the water bodies or stormwater facilities deters birds which could pose a risk to aircraft from roosting and nesting; and
- b. The existence of a birdstrike hazard management programme with appropriate measures for ongoing management of water bodies and birds so as to reduce the potential risk of birdstrike, and evidence of consultation with Christchurch International Airport Limited in the preparation of this programme.

13.9.6.7 Visual amenity adjoining the Groynes - Clearwater Golf Resort only

- a. The extent to which the design and layout of landscaping proposed reinforces separation and provides screening of buildings from the adjacent Groynes Open Space - Natural zone;
- b. The extent to which the design and layout of landscaping will incorporate existing landscape and water features eg existing trees (excluding noxious species) along watercourses; and
- c. Any contribution of the proposed planting to ecological and habitat values.

13.9.6.8 Construction of the Golf Course - Whisper Creek Golf Resort only

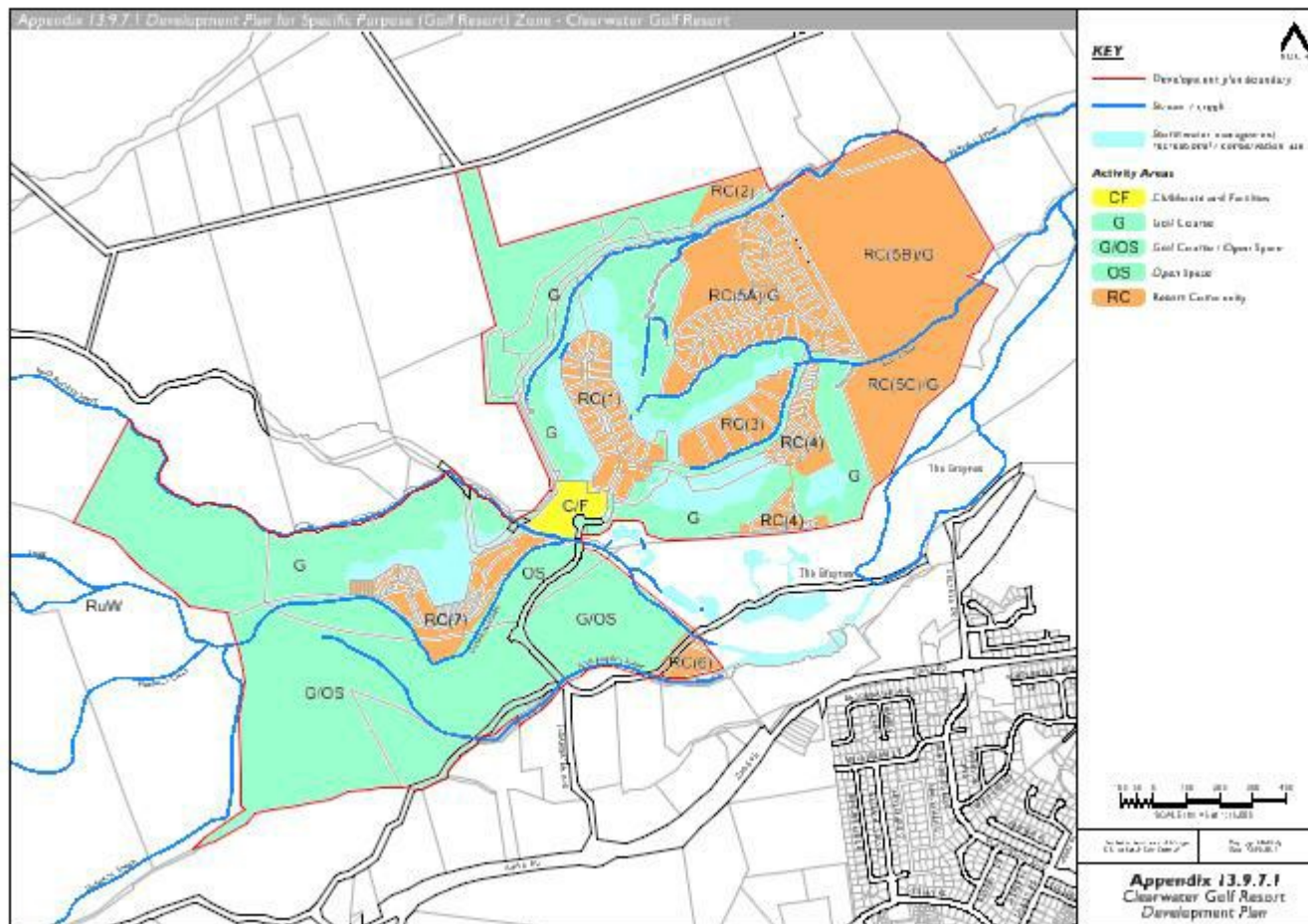
- a. The provisions of a management plan to address the following:
 - i. The biodiversity and enhancement of waterways and wetland areas, as well as measures to mitigate any adverse effects on biodiversity.
 - ii. Details of design, construction and operation of the golf course drainage system and wetlands, including proposed excavation and filling, and potential effects on sediment discharges and water quality.
 - iii. Storage capacity in the Lower Styx Ponding Area and effective management of stormwater and flood discharges in the Zone, with consideration of tidal influences and the effects of sea level rise.
 - iv. Amenity planting around the Zone boundary and its ability to screen and soften built development.
 - v. Appropriate management of any archaeological sites.

13.9.6.9 Concept Plan for Whisper Creek Golf Resort only

- a. The provisions of a concept plan and supporting documentation that shall include the following:
 - i. The indicative subdivision layout including indicative densities and distribution and indicative road layout;
 - ii. The location of sites for built development in relation to golf course and open space areas within the Zone and to the open space and rural character of the wider locality;
 - iii. Any area specific measures for mitigating risks from natural hazards, including flooding, seismicity and liquefaction;
 - iv. Connectivity with other parts of the Zone and with adjacent open space and other zones, in terms of car parking locations, walkways and cycle ways;
 - v. Provisions for stormwater management;
 - vi. The application of the principles of Crime Prevention Through Environmental Design;
 - vii. The ability to create and preserve view shafts to areas across and beyond the site; and
 - viii. An assessment of effects, either positive or negative, on tangata whenua values.

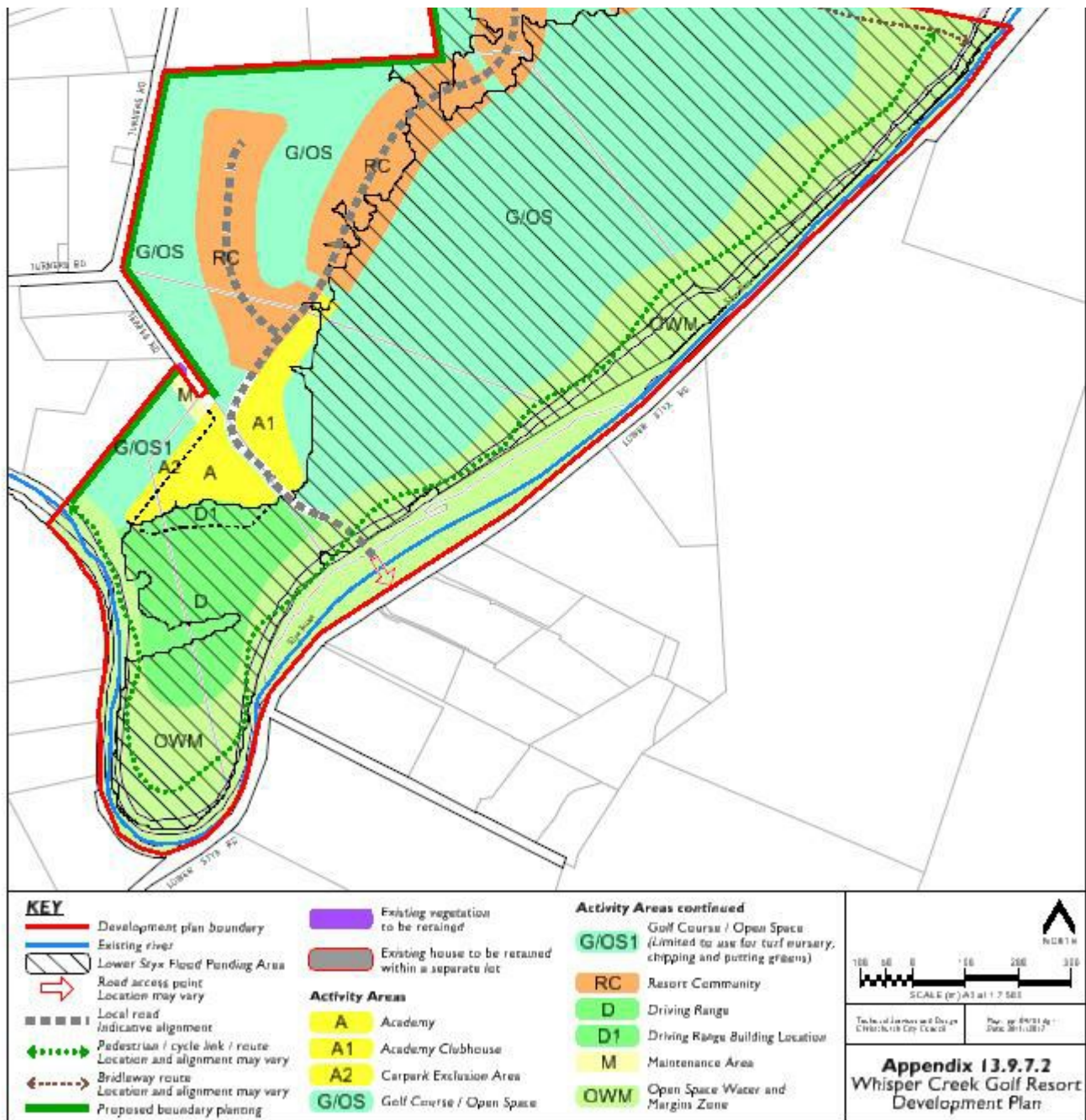
13.9.7 Appendices

Appendix 13.9.7.1 Development Plan for Clearwater Golf Resort



Appendix 13.9.7.2 Development Plan for Whisper Creek Golf Resort





13.10 Specific Purpose (Ruapuna Motorsport) Zone

13.10.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. This chapter relates to activities that may occur in the Specific Purpose (Ruapuna Motorsport) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.
- c. This chapter provides for the continued operation of the Ruapuna Motorsport Park as a facility of regional importance, whilst ensuring the adverse noise effects are effectively managed to not increase and, if practicable, are reduced. A range of training and ancillary uses are also provided for.
- d. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).

13.10.2 Objectives and Policies

13.10.2.1 Objective - Motorsport

- a. Ruapuna Motorsport Park continues to operate as a facility of regional importance servicing motorsport, as well as training and recreational activities, whilst ensuring the adverse noise effects of activities at the Park on the surrounding community and environment are effectively managed to not increase and, if practicable, are reduced.

13.10.2.1.1 Policy - Motorsport

- a. To ensure that motorsport activities operate in a manner which do not result in an unreasonable level of noise being received by activities which are noise sensitive; and
- b. To manage noise sensitive activities where they would be affected by noise from motorsport activities.

13.10.2.1.2 Policy - Other environmental effects of activity at Ruapuna Motorsport park

- a. To ensure that activities associated with the Ruapuna Motorsport Park do not have the effect of giving rise to adverse effects (noise, glare, visual detracting), including through incremental increases in scale and intensity, without separation or mitigation measures.

13.10.2.1.3 Policy - Use and development of Ruapuna Motorsport Park

- a. Provide for the use and development of the land and buildings at Ruapuna Motorsport Park in a manner that:
 - i. recognises the regional importance of the park as a motorsport facility; and
 - ii. enables a range of uses that are ancillary to the park's use as a motorsport facility.

13.10.2.2 Objective - Ancillary activities

- a. A range of ancillary uses that will assist in maintaining the viability of the Motorsport Park, contributes towards providing for the social and cultural wellbeing of the community, and ensures any adverse effects on the environment are avoided, remedied or mitigated.

13.10.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Ruapuna Motorsport) Zone are contained in:
 - i. General Rules - Noise in [Rule 13.10.4.1](#)
 - ii. The activity status tables (including activity specific standards) in [Rule 13.10.4.2](#)
 - iii. Built form standards in [Rule 13.10.4.3](#)
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Ruapuna Motorsport) Zone:
 - [4](#) Hazardous Substances and Contaminated Land
 - [5](#) Natural Hazards
 - [6](#) General Rules and Procedures
 - [7](#) Transport
 - [8](#) Subdivision, Development and Earthworks
 - [9](#) Natural and Cultural Heritage
 - [11](#) Utilities and Energy

13.10.4 Rules - Specific Purpose (Ruapuna Motorsport) Zone

13.10.4.1 General Rules - Noise

13.10.4.1.1 There shall be a minimum of 10 weekend calendar days scheduled between 31 October and 31 March per annum, of which at least 4 shall be scheduled between 2 January and 31 March, where there shall only be activities permitted in [Rule 13.10.4.2.7](#) Table 4.

13.10.4.1.2 For the purposes of these rules:

- a. Noise from Ruapuna Motorsport Park shall be measured in accordance with [New Zealand Standard NZS 6801:2008 Acoustics – Measurement of environmental sound](#), and assessed in accordance with [NZS 6802:2008 Acoustics - Environmental noise](#), except that any penalty for special audible characteristics and/or duration (paragraphs 6.3 and 6.4) shall not apply.
- b. A permanent noise logger shall be established at Ruapuna Motorsport Park, at a position selected by the [Council](#), and shall be operated and maintained by the [Council](#).
- c. The noise limits specified in [Rule 13.10.4.2.7](#) Table 1 and Table 2 apply at the permanent noise logger. Data from the permanent noise logger will be deemed sufficient to determine compliance with Rule 13.10.4.2.7 Table 1 and Table 2, subject to verification that noise is attributable to activities at the Ruapuna Motorsport Park. Verification is to be confirmed by the [Council](#).
- d. The noise limits specified in [Rule 13.10.4.2.7](#) Table 3 and Table 4 apply at the [boundary](#) of the Ruapuna Motorsport Park.
- e. The lessees of the Ruapuna Motorsport Park shall maintain a log of racing, training, practicing, testing, and all other events. The log is to be made available to the [Council](#) upon request and should include as a minimum: the type of activity, event name if applicable, and start/finish times.
- f. A year shall mean the 12 month period from 1 July to the following 30 June.

13.10.4.1.3 The following exemptions will apply to the rules in [13.10.4.2.7](#) and 13.10.4.1.1:

- a. [Rule 13.10.4.2.7](#) shall not apply to emergency services vehicles;
- b. Where the need to wait for a replacement ambulance to arrive on site causes the start or finish time of any activity on the track to be delayed, the hours of operation may be extended for up to an hour.
- c. Where a New Zealand Speedway title event has experienced unavoidable delays, the hours of operation may be extended for up to an hour to complete the New Zealand Speedway title event on up to 4 occasions per year;
- d. Where the Speedway race programme for a New Zealand Speedway title event is unable to be completed due to adverse

weather conditions, the programme may be completed the following calendar day, and may commence from 2pm, on up to 4 such events per year.

13.10.4.1.4 Noise Management Plans

- a. The lessee or lessees of facilities within the Ruapuna Motorsport Park shall prepare, maintain and operate in accordance with a Noise Management Plan for the operation of the Speedway (including the Remote Control Car Track) and a Noise Management Plan for the operation of the Raceway. Each initial Noise Management Plan shall be submitted to the Head of Planning and Strategic Transport for certification by a suitably qualified and experienced person (appointed by the Head of Planning and Strategic Transport) in writing that the Noise Management Plan gives effect to this rule within three months of this rule becoming operative. Any subsequent iterations of the Noise Management Plans will not require certification.
- b. Notwithstanding the process and timing for review of the Noise Management Plans specified in the Plans, the Council may review either one or both Noise Management Plans in consultation with the lessees and the Community Liaison Committee. The Council shall provide adequate notice and state the reasons for the review, and any reviewed plan shall be recertified by the suitably qualified and experienced person appointed by the Head of Planning and Strategic Transport.
- c. The respective Noise Management Plans shall each address and include:
 - i. Objectives which are consistent with and which will contribute to achievement of [Objective 13.10.2.1](#) and [Policy 13.10.2.1.1](#) to maintain the operation of the facility whilst not increasing, and if possible reducing adverse noise effects on the environment.
 - ii. A clear description of the physical resources and facilities located at the Raceway or Speedway.
 - iii. A comprehensive description of the range of activities conducted at the Raceway or Speedway, including a requirement that an annual calendar of Race Dates be prepared and made publicly available for both the Raceway and Speedway prior to the commencement of each raceway season. In addition a calendar of all the activities proposed for each calendar month showing the times and noise category of each activity shall be prepared, maintained, and made publicly available prior to the beginning of that calendar month. The calendars should:
 - A. specifically identify dates for those weekend days required by Rule 13.10.4.1.1;
 - B. where possible, the calendar should include provision of late starting times at the Raceway on days when the Speedway is also holding a race event and identify dates for Special Interest Vehicles; and
 - C. be updated as soon as possible following the cancellation of any activity.
 - iv. Operating procedures for the Raceway or Speedway. These procedures are to ensure activities at the Raceway and Speedway comply with the rules in 13.10.4.1.2 and [13.10.4.2.7](#).
 - v. Measures and initiatives for the management of vehicle noise and public address systems to achieve the Noise Management Plan objectives, including to ensure, where relevant, consistency with the requirements of the New Zealand Motorsport Manual.
 - vi. A description of the methods proposed to record the type, scale, frequency and duration of activities and events, including the monitoring of noise levels.
 - vii. Protocols for the sharing of data from noise monitoring. This shall include a requirement to provide regular reporting of activities to the public, Council and Community Liaison Committee with regard to compliance with the rules in 13.10.4.1.2 and [13.10.4.2.7](#), including a running tally of each category of event held in each year.
 - viii. Protocols for responding to, addressing, and reporting on noise exceedances recorded by noise monitoring.
 - ix. Identification of management responsibilities and personnel, including contact details.
 - x. The protocol for receiving, processing and responding to noise complaints. This shall include a requirement that the complainant be advised of the outcome of any complaint.
 - xi. The process and timing for review of the respective Noise Management Plans.
 - xii. As a schedule, a copy of the Council's Monitoring Guidelines for Ruapuna Motorsport Park. The Guidelines shall record the methodology that the Council will utilise for:
 - A. how monitoring at the boundary is to occur for the activities undertaken in accordance with [Rule 13.10.4.2.7](#)

Tables 3 and 4; and

- B. analysing noise data from the boundary noise logger for the purpose of assessing compliance with the rules in 13.10.4.1.2 and [13.10.4.2.7](#) (for example, to eliminate outliers in the data set, such as overflying aircraft); and
- C. subsequently investigating any non-compliances identified in that analysis, including through discussion with the lessees of facilities within the Park; and
- D. ensuring that the boundary noise logger is calibrated to accurately record noise at the Raceway and the Speedway.

xiii. The matters required by Rule 13.10.4.1.5 below.

13.10.4.1.5 Community Liaison Committee

- a. The lessees, with support from the [Council](#), shall form and operate a Community Liaison Committee. The following matters shall be set out in each Noise Management Plan:
 - i. Committee membership, roles, and appointment procedures. The Committee shall comprise an independent chairperson appointed by the [Council](#), 3 members from the local Templeton residents, 2 members from the Canterbury Car Club, 1 member from Christchurch Speedway Association, and 1 member from the [Council](#);
 - ii. The frequency of meetings, which shall be a minimum of four times per year, or as agreed by the Committee;
 - iii. Administration responsibilities, and procedures;
 - iv. Dispute resolution procedures.
- b. If local Templeton residents do not wish to form a Community Liaison Committee that shall not comprise a breach of these rules on the part of the [Council](#) or the lessees.
- c. The Community Liaison Committee may consider any adverse effect arising from activities at the Motorsport Park.

13.10.4.2 Activity status tables - Ruapuna Motorsport Activities

13.10.4.2.1 Permitted activities

- a. In the Specific Purpose (Ruapuna Motorsport) Zone the activities listed below are permitted activities if they comply with the activity specific standards set out in this table and the built form standards in [Rule 13.10.4.3](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [13.10.4.2.2](#), [13.10.4.2.3](#), [13.10.4.2.4](#), [13.10.4.2.5](#) and [13.10.4.2.6](#).

Activity		Activity Specific Standards
P1	Motor vehicles using the Racetrack except motor racing vehicles , and not operating above 100 km/h.	a. Shall occur in accordance with the raceway noise standards in 13.10.4.2.7 Table 1.
P2	Motor racing vehicles using the Racetrack.	a. Shall occur in accordance with the raceway noise standards in 13.10.4.2.7 Table 1. b. The activities in Table 1 shall not be scheduled to occur at the same time as the activities in 13.10.4.2.7 Table 2.

Activity	Activity Specific Standards
P3 <u>Drag racing</u> vehicles using the Racetrack.	a. Shall occur in accordance with the raceway noise standards in 13.10.4.2.7 Table 1. b. Where <u>Drag Racing</u> is scheduled to occur on a day where there are other activities scheduled to occur on the racetrack, it shall be allowed to occur on the same day provided that the events do not occur at the same time. For the avoidance of doubt, a day of <u>Drag Racing</u> that occurs on the same day as one of the other 120 high noise days in 13.10.4.2.7 Table 1 will be treated as two separate days for the purpose of accounting for the maximum number of calendar days per year allocated for these activities. c. The activities in Table 1 shall not be scheduled to occur at the same time as the activities in 13.10.4.2.7 Table 2.
P4 <u>Special Interest Vehicles</u> using the Racetrack.	a. Shall occur in accordance with the raceway noise standards in 13.10.4.2.7 Table 1. b. The activities in 13.10.4.2.7 Table 1 shall not be scheduled to occur at the same time as the activities in 13.10.4.2.7 Table 2.
P5 Speedway race meeting.	a. Shall occur in accordance with the speedway noise standards in 13.10.4.2.7 Table 2. b. The activities in 13.10.4.2.7 Table 1 shall not be scheduled to occur at the same time as the activities in 13.10.4.2.7 Table 2.
P6 Speedway practices.	a. Shall occur in accordance with the standards in 13.10.4.2.7 Table 2.
P7 Electric remote controlled vehicles using the Track.	a. Shall occur in accordance with the remote controlled vehicle track noise standards in 13.10.4.2.7 Table 3.
P8 Non-electric remote controlled vehicles using the Track.	a. Shall occur in accordance with the remote controlled vehicle track noise standards in 13.10.4.2.7 Table 3.
P9 Driver training	a. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4
P10 <u>Road safety testing</u>	a. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4
P11 All other activities associated with a <u>motorised sports facility</u> at Ruapuna including operation of any PA system, maintenance or management of the Motorsport Park, pilot vehicles used to manage or control activities, vehicles entering, parking within or leaving the Motorsport Park, and car storage.	a. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4.
P12 Facilities to accommodate the activities permitted by rules P1 - P11	a. Nil
P13 <u>Ruapuna club rooms</u>	a. Shall occupy no more than 400m ² of <u>gross floor area</u> . b. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4

Activity	Activity Specific Standards
P14 <u>Public amenities</u>	a. Any <u>building</u> containing toilets and/or changing rooms shall be <u>setback</u> a minimum of 20 metres from the <u>boundary</u> with any rural or residential zone and/or Accommodation and Community Facilities Overlay, except on the northern <u>boundary</u> where the <u>setback</u> shall be a minimum of 10 metres.
P15 <u>Offices ancillary</u> to permitted activities listed in this table.	a. Offices shall cumulatively occupy no more than 250m ² of <u>gross floor area</u> b. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4
P16 <u>Retail activity ancillary</u> to permitted activities in this table.	a. Retail activity shall cumulatively occupy no more than 200m ² of <u>gross floor area</u> ; b. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4
P17 <u>Emergency Service Facilities ancillary</u> to permitted activities in this table.	a. Nil
P18 <u>Parking areas</u> for motorised sports events	a. Nil
P19 <u>Cultural activities</u>	a. Shall be <u>ancillary</u> to the <u>motorised sports facility</u> in the Specific Purpose Ruapuna Motorsport Zone and shall cumulatively occupy an area of no more than 500m ² of <u>site area</u> b. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4
P20 <u>Motor racing vehicle fabrication and repairs facilities ancillary</u> to motor racing activities in the Specific Purpose Ruapuna Motorsport Zone.	a. Shall cumulatively occupy an area of no more than 1500 m ² . b. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4
P21 Conference and function facilities	a. Shall be <u>ancillary</u> to the <u>motorised sports facility</u> in the Specific Purpose Ruapuna Motorsport Zone. b. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4 c. There shall be no more than 100 delegates present in the facility at any one time. d. The hours of operation when the facility is open to visitors, clients and deliveries shall be limited to between the hours of 07:00 - 23:00.
P22 <u>Recreation activities</u>	a. Shall be <u>ancillary</u> to the <u>motorised sports facility</u> in in the Specific Purpose Ruapuna Motorsport Zone. b. Shall occur in accordance with the noise standards for all other activities in 13.10.4.2.7 Table 4

13.10.4.2.2 Controlled activities

There are no controlled activities.

13.10.4.2.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 13.10.5](#), as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Buildings that do not meet Rule 13.10.4.3.1 - Maximum impervious surface	a. Impervious surface - Rule 13.10.5.1
RD2	Buildings that do not meet Rule 13.10.4.3.2 - Maximum site coverage	a. Maximum site coverage - Rule 13.10.5.2
RD3	Buildings that do not meet Rule 13.10.4.1.3 - Minimum building setbacks from internal boundaries	a. Minimum building setbacks from internal boundaries - Rule 13.10.5.3
RD4	Buildings that do not meet Rule 13.10.4.3.4 - Road boundary building setback	a. Road boundary building setback - Rule 13.10.5.4
RD5	Buildings that do not meet Rule 13.10.4.1.5 - Building height	a. Building height - Rule 13.10.5.5
RD6	Buildings that do not meet Rule 13.10.4.3.6 - Service, storage and waste management spaces	a. Service, storage and waste management spaces - Rule 13.10.5.6

13.10.4.2.4 Discretionary activities

- a. The activities listed below are discretionary activities:

Activity	
D1	Any activity listed in Rule 13.10.4.2.1 P1 to P22 that does not meet one or more of the activity specific standards, unless otherwise specified.
D2	Any activity not meeting the requirements of Rule 13.10.4.1 General Rules - Noise, except as provided for in Rule 13.10.4.2.5 NC1 below

13.10.4.2.5 Non-complying activities

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

Activity	
NC1	Any activity at the Raceway, Speedway, or Remote Controlled Vehicle Track exceeding 40dB $L_{Aeq}(15min)$ and 65dB L_{AFmax} on the following days: <ol style="list-style-type: none"> a. Good Friday b. Easter Monday c. Between 25 and 31 December d. New Years Day e. ANZAC Day <p>This rule applies in addition to any allowance for noise free Mondays in Rule 13.10.4.2.7 Table 1.</p>
NC2	Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.

13.10.4.2.6 Prohibited activities

There are no prohibited activities.

13.10.4.2.7 Permitted activities noise standards

Table 1 Raceway Noise Standards

Permitted Activity	Days of the Week	Maximum Number of calendar days per year	Boundary Noise Logger Noise Limits		Hours of Operation
			$L_{Aeq}(15min)$	L_{AFmax}	
Motor vehicles using the Racetrack except <u>motor racing vehicles</u> , and not operating above 100 km/h	Mondays	50	65 dB	85 dB	09:00 - 18:00
<u>Motor racing vehicles</u> using the Racetrack	Any day except Mondays	90	65 dB	90 dB	09:00 - 18:00 Except on 5 days Friday to Sunday 09:00 - 20:00 hours
		75	70 dB	90 dB	
		120 of which no more than 50 days shall occur from Tuesday to Friday inclusive	80 dB	95 dB	
<u>Drag racing</u> vehicles using the Racetrack	Any day except Mondays	5	80 dB	105 dB	09:00 - 18:00
<u>Special Interest Vehicles</u> using the Racetrack	Any day except Mondays	6 as part of any permitted activity listed in this table	90 dB	105 dB	Maximum of 90 minutes per day 10:00 - 17:00

Table 2 Speedway Noise Standards

Permitted Activity	Days of the week	Maximum Number of calendar days per year	Boundary Noise Logger Noise Limits		Hours of Operation
			$L_{Aeq}(15min)$	L_{AFmax}	
Speedway race meeting	Any day except Mondays	15	80 dB	95 dB	18:00 - 22:00
Speedway practices	Any day except Mondays	5	80 dB	95 dB	12:00 - 18:00

Table 3 Remote Controlled Vehicle Track Noise Standards

Permitted Activity	Days of the week	Maximum Number of calendar days per year	Boundary Noise Limits		Hours of Operation
			$L_{Aeq}(15min)$	L_{AFmax}	
Electric remote controlled vehicles using the Track	Any day except Mondays	No limit	65 dB	90 dB	09:00 - 18:00



Non-electric remote controlled vehicles using the Track	Any day except Mondays	50	65 dB	90 dB	09:00 - 18:00
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Table 4 All other activities Noise Standards

Permitted Activity	Days of the week	Maximum Number of calendar days per year	Boundary Noise Limits		Hours of Operation
			<u>L_{Aeq}</u> (15min)	<u>L_{AFmax}</u>	
All other activities associated with a motorised sports facility at Ruapuna not listed in Tables 1, 2, and 3 including operation of any PA system, maintenance or management of the Motorsport Park, pilot vehicles used to manage or control activities, vehicles entering, parking within or leaving the Motorsport Park	Any day	No limit	50 dB	75 dB	07:00 - 22:00
	Any day	No limit	40 dB	65 dB	22:00 - 07:00

13.10.4.3 Built form standards

13.10.4.3.1 Maximum impervious surface

- The maximum percentage of the net site area covered by impervious surfaces shall be 30%.

13.10.4.3.2 Maximum site coverage

- The maximum area of the site covered by a single building shall be 1500m².
- The maximum percentage of the net site area covered by buildings shall be 5%.

13.10.4.3.3 Minimum building setbacks from internal boundaries

- The minimum building setback from an internal boundary shall be 20 metres, except at the northern boundary where the minimum building setback shall be 10 metres.

13.10.4.3.4 Road boundary building setback

- The minimum building setback from a road boundary shall be 10 metres.

13.10.4.3.5 Building height

- The maximum height of any building shall be 20 metres.

13.10.4.3.6 Service, storage and waste management spaces

- Outdoor storage areas shall be screened from adjoining sites and roads by either planting, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3 metres.

13.10.5 Rules - Matters of discretion

13.10.5.1 Impervious surface

- a. Whether the proposed means of collecting, conveying, treating, attenuating and disposing of surface water from all impervious surfaces, including the management of potential contaminants on industrial sites, is adequate.

13.10.5.2 Maximum site coverage

- a. Whether the scale of the building/s is compatible with the layout, scale and appearance of other buildings within the site and/or on adjoining sites.
- b. The extent to which the provision of planting or screening may mitigate adverse effects of the encroachment. Reference should be made to General Rules and Procedures, [Appendix 6.11.6](#), Part B for guidance and information on tree species
- c. Whether the development is designed and laid out to promote a safe environment and reflects principles of [Crime Prevention through Environmental Design \(CPTED\)](#).

13.10.5.3 Minimum building setbacks from internal boundaries

- a. The extent to which a reduced internal boundary setback will result in:
 - i. Adverse visual effects on open space and/or adjoining residents;
 - ii. Potential for activities within the building to give rise to disturbance to neighbours or nuisance effects;
 - iii. A more efficient, practical and better use of the balance of the site.
- b. Whether the scale and height of the building/s is compatible with the layout, scale and appearance of other buildings within the site and/or on adjoining sites.
- c. The extent to which the provision of planting or screening may mitigate adverse effects of the encroachment. Reference should be made to General Rules and Procedures, [Appendix 6.11.6](#), Part B for guidance and information on tree species
- d. Whether the development is designed and laid out to promote a safe environment and reflects principles of [Crime Prevention through Environmental Design \(CPTED\)](#).

13.10.5.4 Road boundary building setback

- a. The extent to which the reduced setback will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites, including consideration of:
 - i. Compatibility with the appearance, layout and scale of other buildings and sites in the surrounding area;
 - ii. The classification and formation of the road, and the volume of traffic using it in the vicinity of the site;
 - iii. The provision of planting or screening to mitigate adverse effects of the encroachment. Reference should be made to General Rules and Procedures, [Appendix 6.11.6](#), Part B for guidance and information on tree species.
- b. Whether the development is designed and laid out to promote a safe environment and reflects principles of [Crime Prevention through Environmental Design \(CPTED\)](#).
- c. The extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.

13.10.5.5 Building height

- a. The extent to which the increased building height will result in:
 - i. Visual dominance;
 - ii. Loss of privacy and outlook for adjoining residents;

- iii. Incompatibility with the character and scale of buildings within and surrounding the site;
 - iv. Adverse visual effects that are mitigated by landscaping. Reference should be made to General Rules and Procedures, [Appendix 6.11.6](#), Part B for guidance and information on tree species.
- b. Whether the increased height will result in any benefits in terms of retention of open space, significant trees or the satisfaction of specialised recreational needs.
- c. Whether the development is designed and laid out to promote a safe environment and reflects the principles of [Crime Prevention through Environmental Design](#) (CPTED).

13.10.5.6 Service, storage, and waste management spaces

- a. The extent to which planting or screening will mitigate any adverse visual effects of outdoor storage. Reference should be made to General Rules and Procedures, [Appendix 6.11.6](#), Part B for guidance and information on tree species;
- b. The extent to which the materials or goods stored within the setback have an adverse visual effect.

13.11 Specific Purpose (Flat Land Recovery) Zone

13.11.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. This chapter relates to activities that may occur in the Specific Purpose (Flat Land Recovery) Zone. An objective, policies, rules, standards and assessment criteria provide for activities in this zone.
- c. The Specific Purpose (Flat Land Recovery) Zone largely mirrors the flat land areas that were 'red-zoned' as a result of the Canterbury earthquakes, on the estuary side of South Brighton/Southshore and at Brooklands. The long term future use of these areas will be the subject of a separate process.
- d. The Ōtākaro Avon River Corridor portion of the 'red zone' was rezoned from Specific Purpose (Flat Land Recovery) to Specific Purpose (Ōtākaro Avon River Corridor) through a Regeneration Plan.
- e. This chapter seeks to protect the zone from inappropriate subdivision, land use and development that would compromise or impede options for the long term recovery and future use, or increase the risk to people's safety, property and infrastructure from the effects of natural hazards. As an interim zone, activities are limited to those existing and their limited modification, temporary activities, and immediate recovery activities.
- f. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).

13.11.2 Objectives and Policies

13.11.2.1 Objective - Activities in the Specific Purpose (Flat Land Recovery) Zone

- a. A largely open environment with a very low density of residential and non-residential activities, that:
 - i. reflects the changes in land uses in the area, including building clearance;
 - ii. recognises the natural hazard risks affecting many properties;
 - iii. recognises the infrastructure limitations of the area;
 - iv. acknowledges the interim nature of this Zone; and
 - v. maintains the longer-term potential of the area to contribute to the recovery and future enhancement of Christchurch.

13.11.2.1.1 Policy - Residential activities

- a. Provide for the use of existing privately owned sites for residential activities, to the extent compatible with the natural hazard risks and infrastructure limitations.

13.11.2.1.2 Policy - Non-residential activities

- a. Only provide for the following non-residential activities:
 - i. home occupation activities, market gardens or community gardens;
 - ii. existing commercial and community activities and their limited modification; or
 - iii. temporary activities, land management activities, water or hazard management or mitigation activities, and
 - iv. new community facilities on privately owned sites assessed on a site by site basis, to the extent compatible with the natural hazard risks and infrastructure limitations.

13.11.2.1.3 Policy - Management of effects

- a. Manage activities within the Specific Purpose (Flat Land Recovery) Zone to:
 - i. reduce adverse amenity effects on occupied residential properties and effects at the interface with surrounding residential zones;
 - ii. sustain the qualities and values of the natural environment.

13.11.2.1.4 Policy - Future use

- a. The land in the Specific Purpose (Flat Land Recovery) Zone will be considered under a separate future process which will inform future land use zoning and development options.

13.11.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Flat Land Recovery) Zone are contained in the activity status tables (including activity specific standards) in this [Rule 13.11.4.1](#).
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Flat Land Recovery) Zone:
 - [4](#) Hazardous Substances and Contaminated Land;
 - [5](#) Natural Hazards;
 - [6](#) The following sub-chapters of General Rules and Procedures:
 - [6.1](#) Noise;
 - [6.3](#) Outdoor Lighting and Glare;
 - [6.4](#) Temporary Earthquake Recovery Activities;
 - [7](#) Transport;
 - [8.9](#) Earthworks;
 - [9](#) Natural and Cultural Heritage;
 - [10](#) Designations and Heritage Orders; and
 - [11](#) Utilities and Energy.
- c. Where there is no reference to the Specific Purpose (Flat Land Recovery) Zone in the above chapters, the provisions relating to a residential zone shall apply.
- d. **Advice note:**
Refer to the Brothels (Location and Commercial Sexual Services Signage) Bylaw 2013 for rules and restrictions on establishing and operating a small owner-operated brothel as a home occupation.

(Plan Change 5D Council Decision)

13.11.4 Rules - Specific Purpose (Flat Land Recovery) Zone

13.11.4.1 Activity status tables

13.11.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (Flat Land Recovery) Zone if they meet the activity specific standards set out in this table.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [13.11.4.1.2](#), [13.11.4.1.3](#), [13.11.4.1.4](#), [13.11.4.1.5](#) and [13.11.4.1.6](#).

Activity	Activity specific standards
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P1	<u>Residential activity</u> , except for <u>boarding houses</u> , on a <u>site</u> that was privately owned as at 12 October 2015.	<p>a. The activity shall meet the following built form standards of the Residential Suburban Zone: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11, except as provided for in b. below.</p> <p>b. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6 and 14.10.2.8.</p>
P2	Commercial activities that occur within an existing commercial <u>building</u> .	Nil
P3	Alterations, additions, maintenance and repair of an existing commercial <u>building</u> , <u>accessory building</u> , or built structure.	<p>a. Any increase in <u>gross floor area</u> shall not exceed 25m² within any continuous period of 10 years.</p> <p>b. Where the activity relates to an existing commercial <u>building</u>, the activity shall meet the following built form standards of the Commercial Local Zone: Rules 15.5.2.1, 15.5.2.2, 15.5.2.3, and 15.5.2.4.</p>
P4	Demolition and/or removal of existing <u>buildings</u> (including fencing, walls, paths, decks and pools).	<p>Nil</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The provisions within Chapter 6.1 shall apply. 2. Noise from demolition activities shall comply with and be measured and assessed in accordance with New Zealand Standard NZS 6803:1999 Acoustics - Construction Noise.
P5	<u>Land management activities</u> and the use, repair and maintenance of Crown owned <u>buildings</u> .	<p>a. Any activity on a <u>site adjoining</u> an occupied <u>residential unit</u> or residential zone shall meet:</p> <ol style="list-style-type: none"> i. the relevant noise standards for the residential zone in Rule 6.1.5.1.1 which shall be met at the <u>boundary</u> of that <u>site</u> or zone; ii. all standards for the residential zone in the Outdoor Lighting and Glare provisions in Rule 6.3.6; and iii. all standards for the residential zone in the <u>Signage</u> provisions in Rule 6.8.4.1. <p>An activity is exempt from the rules in Chapter 6.1 (Noise), Chapter 6.3 (Outdoor Lighting and Glare), and Chapter 6.8 (Signs) where the activity is not located in the areas specified above.</p>

Activity		Activity specific standards
P6	<p>Temporary buildings and signage associated with:</p> <ul style="list-style-type: none"> a. existing residential activity; b. existing commercial activities; c. relocation activities; d. utilities and infrastructure; e. existing recreation activities; or f. that are ancillary to an approved building or construction project or maintenance, repair and demolition activities. 	<ul style="list-style-type: none"> a. Buildings shall be relocatable. b. No building shall exceed 50m² in gross floor area. c. The following built form standards of the Residential Suburban Zone shall be met where it relates to residential activity: Rules 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11, except as provided for in d.. d. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6 and 14.10.2.8. e. The following built form standards of the Commercial Local Zone shall be met where it relates to commercial activity: Rules 15.5.2.1, 15.5.2.2, 15.5.2.3 and 15.5.2.4. f. Any buildings or signage associated with the activity shall be removed from the site within one month of the completion of the project.
P7	Use, maintenance and repair of community facilities and community infrastructure.	Nil
P8	Operation, maintenance, repair, removal, replacement, relocation, and upgrading of existing utilities and roads; new utilities and roads; and ancillary temporary activities.	Nil

Activity	Activity specific standards
<p>P9 Hazard management or mitigation works including river control and drainage works carried out by or on behalf of a Local Authority exercising its powers, functions and duties under the Resource Management Act 1991, Soil Conservation and Rivers Control Act 1941, Christchurch District Drainage Act 1951, or Land Drainage Act 1908, unless expressly provided for as a non-complying activity, where undertaken outside:</p> <ul style="list-style-type: none"> a. a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1; b. an Outstanding Natural Feature, Outstanding Natural Landscape or Significant Feature listed in Appendix 9.2.9.1; c. areas of Outstanding or High (and Very High) Natural Character in the coastal environment in Appendix 9.2.9.2.7 and 9.2.9.2.8, and remaining areas in the coastal environment shown on the Panning Maps. 	<p>Nil</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The design of hazard management or mitigation works shall be carried out by a chartered professional engineer.
<p>P10 Maintenance, repair, relocation and removal of flood protection and bank erosion protection works; and the maintenance of existing drains or ponds undertaken or authorised by the Crown, the Regional Council, or Christchurch City Council.</p>	<p>Nil</p>

Activity	Activity specific standards
<p>P11 Construction, maintenance and operation of structures, basins and <u>wetlands</u> for the conveyance, treatment, storage, retention or detention of water, wastewater, stormwater and land drainage water by the Christchurch City Council or a <u>network utility operator</u>.</p>	<p>Nil</p> <p>Advice note:</p> <ol style="list-style-type: none"> The requirements of the Infrastructure Design Standard and/or Construction Specification Standard apply
<p>P12 Bed and breakfast within a residential unit Hosted visitor accommodation on a site that was privately owned as at 12 October 2015.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>a. There shall be:</p> <ol style="list-style-type: none"> a maximum of six guests accommodated at any one time; at least one owner of the residential unit residing permanently on the site; and no guest given accommodation for more than 90 consecutive days. <ol style="list-style-type: none"> A maximum of six guests shall be accommodated at any one time. Check-in times shall not be between the hours of 22:00pm to 06:00am. The Council shall be notified in writing prior to commencement. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request. The activity shall meet the following built form standards of the Residential Suburban Zone: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11, except as provided for in c. below. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6 and 14.10.2.8. <p>(Plan Change 4 Council Decision subject to appeal)</p>
<p>P13 Care for non-resident children within a <u>residential unit</u> in return for monetary payment to the carer on a <u>site</u> that was privately owned as at 12 October 2015.</p>	<p>a. There shall be:</p> <ol style="list-style-type: none"> a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time, and at least one carer residing permanently within the <u>residential unit</u>. <ol style="list-style-type: none"> The activity shall meet the following built form standards of the Residential Suburban Zone: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11, except as provided for in c. below. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6 and 14.10.2.8.

Activity	Activity specific standards
<p>P14 <u>Home occupation on a site that was privately owned as at 12 October 2015.</u></p>	<p>a. The activity shall limit:</p> <ul style="list-style-type: none"> i. the gross total floor area of the building or part of the building (measured internally), plus the area used for any outdoor storage area occupied by the <u>home occupation</u> to less no more than 40m²; ii. the number of <u>FTE</u> employed persons, who reside permanently elsewhere than on the <u>site</u>, to two; iii. any retailing retail activity to: <ul style="list-style-type: none"> A. the sale of goods grown or produced on the <u>site</u>, B. goods incidental to the on-site service provided by the <u>home occupation</u> where the goods storage and/or display occupies no more than 1m² of floor area, or C. internet-based sales where no customer visits occur; and D. <u>retail activity</u> shall exclude <u>food and beverage outlets</u>. iv. <u>manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles to within a fully enclosed building</u>; v. the hours of operation when the <u>site</u> is open to visitors, clients, and deliveries to between the hours of: <ul style="list-style-type: none"> A. 07:00 - 21:00 Monday to Friday; and B. 08:00 - 13:00 Saturday, Sunday and public holidays; vi. visitor or staff <u>parking area</u> to outside the <u>road boundary setback</u>; vii. outdoor advertising signage to a maximum area of <u>2-0.5m²</u>. <p>b. The activity shall meet the following built form standards of the Residential Suburban Zone: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11, except as provided for in c. below.</p> <p>c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6 and 14.10.2.8.</p> <p>(Plan Change 5D Council Decision)</p>
<p>P15 <u>Market gardens, community gardens and garden allotments.</u></p>	<p>a. The activity shall meet the following built form standards of the Residential Suburban Zone: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11, except as provided for in b. below.</p> <p>b. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6 and 14.10.2.8.</p>

Activity	Activity specific standards
<p>P16 Storage of <u>heavy vehicles</u> on a <u>site</u> that was privately owned as at 12 October 2015.</p>	<p>a. No more than one vehicle shall be stored on the <u>site</u>.</p> <p>b. The activity shall meet the following built form standards of the Residential Suburban Zone: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11, except as provided for in c. below.</p> <p>c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6 and 14.10.2.8.</p>
<p>P17 Dismantling, repair, or storage of motor vehicles and boats on a <u>site</u> that was privately owned as at 12 October 2015.</p>	<p>a. The vehicles and/or boats shall be owned by people who live on the same <u>site</u>.</p> <p>b. The activity shall meet the following built form standards of the Residential Suburban Zone: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11, except as provided for in c. below.</p> <p>c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6 and 14.10.2.8.</p>

13.11.4.1.2 Controlled activities

~~There are no controlled activities.~~

<p>C1</p>	<p><u>Unhosted visitor accommodation unit on a site</u> that was privately owned as at 12 October 2015:</p> <p>a. <u>for a total per site of 60 nights or fewer per year;</u></p> <p>b. <u>for a maximum of six guests at any one time;</u></p> <p>c. <u>where check in and check out times are not between the hours of 22:00pm to 06:00am; and</u></p> <p>d. <u>where guests do not hold functions or events on the site where the number of additional attendees exceed the number of paying guests staying overnight.</u></p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Number and size of vehicles used by guests including large vehicles</p> <p>f. Building access arrangements and wayfinding</p> <p>g. Controls on the effects and scale of functions or events</p> <p>h. Controls on check-in and check-out times.</p>
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13.11.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.

The Christchurch District Plan

- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Activities listed in Rule 13.11.4.1.1 P1, P3, P6, P12, P13, P14, P15, P16, or P17 that do not meet Rule 14.4.2.4 where the site coverage is between 35% and 40%; or for the Specific Purpose (Flat Land Recovery) Zone at Brooklands, that do not meet Rule 14.10.2.3 .	<ul style="list-style-type: none"> a. Site density and site coverage - Rule 14.15.2. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD2	Activities listed in Rule 13.11.4.1.1 P1, P3, P6, P12, P13, P14, P15, P16 or P17 that do not meet one or more of the built form standards in Rules 14.4.2.3 , 14.4.2.6 , 14.4.2.7 or 14.4.2.8 ; or for the Specific Purpose (Flat Land Recovery) Zone at Brooklands, that do not meet one or more of the built form standards in Rules 14.10.2.2 , 14.10.2.4 or 14.10.2.5 .	<ul style="list-style-type: none"> a. As relevant to the built form standard that is not met: <ul style="list-style-type: none"> i. Impacts on neighbouring property - Rule 14.15.3. ii. Minimum building, window and balcony setbacks - Rule 14.15.18. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD3	<ul style="list-style-type: none"> a. Activities listed in Rule 13.11.4.1.1 P1, P3, P6, P12, P13, P14, P15, P16 or P17 that do not meet one or more of the built form standards in Rules 14.4.2.5, 14.4.2.9 or 14.4.2.11; or for the Specific Purpose (Flat Land Recovery) Zone at Brooklands, that do not meet one or more of the built form standards in Rules 14.10.2.6 or 14.10.2.8 b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. As relevant to the built form standard that is not met: <ul style="list-style-type: none"> i. Street scene - road boundary building setback, fencing and planting - Rule 14.15.17. ii. Outdoor living space - Rule 14.15.20. iii. Water supply for firefighting - Rule 14.15.7. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD4	Activities listed in Rule 13.11.4.1.1 P6 that do not meet one or more of the activity specific standards a., b., e. or f..	<ul style="list-style-type: none"> a. Matters over which the Council has restricted discretion are set out in Rule 6.2.5. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD5	Land management and maintenance activities that exceed activity specific standard a. i. in Rule 13.11.4.1.1 P5 by 10 dB or less (noise).	<ul style="list-style-type: none"> a. Matters over which the Council has restricted discretion are set out in Rule 6.1.8. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD6	Land management and maintenance activities that exceed activity specific standard a. ii. in Rule 13.11.4.1.1 P5 (outdoor lighting and glare).	<ul style="list-style-type: none"> a. Matters over which the Council has restricted discretion are set out in Rule 6.3.7. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.

Activity		The Council's discretion shall be limited to the following matters:
RD7	Land management and <u>maintenance</u> activities that exceed activity specific standard a. iii. in Rule 13.11.4.1.1 P5 (signage) .	<ul style="list-style-type: none"> a. Matters over which the <u>Council</u> has restricted discretion are set out in Rule 6.8.5. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD8	<ul style="list-style-type: none"> a. <u>Subdivision</u> that involves conversion of the type of tenure from unit title or cross lease to fee simple, <u>boundary</u> adjustments, alteration of cross leases, company leases and unit titles, and where it is proposed to subdivide off land within the Specific Purpose (Flat Land Recovery) Zone from an area of land not within the Specific Purpose (Flat Land Recovery) Zone. b. Any application arising from this rule shall not be limited or publicly notified 	<ul style="list-style-type: none"> a. Matters over which the <u>Council</u> has restricted discretion set out in Rule 8.5. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD9	Hazard mitigation works not provided as a permitted activity in Rule 13.11.4.1.1 P9 .	<ul style="list-style-type: none"> a. The significance of ecological, landscape or natural values, ecological corridors, <u>indigenous fauna</u>, and whether these would be adversely compromised by the activity. b. The risk to life, property and the environment posed by hazards. c. The extent to which the activity would remedy or mitigate the hazard or be compatible with existing mitigation works or structures. d. Whether or not the work would be carried out under the supervision of a Chartered Professional Engineer. e. The extent to which the activity would protect <u>buildings</u> and their occupants. f. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery. g. The extent to which the hazard risk may be increased or exacerbated in other locations.

Activity		The Council's discretion shall be limited to the following matters:
RD10	Activities listed in Rule 13.11.4.1.1 P3 that do not meet one or more of the built form standards in Rules 15.5.2.1 , 15.5.2.2 , 15.5.2.3 , and 15.5.2.4 .	<ul style="list-style-type: none"> a. Maximum building height - Rule 15.13.3.1 b. Minimum building setback from road boundaries/street scene - Rule 15.13.3.2 c. Minimum separation from the internal boundary with a residential zone or open space zone - Rule 15.13.3.3 d. Sunlight and outlook at boundary with a residential zone - Rule 15.13.3.4 e. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD11	Activities listed in Rule 13.11.4.1.1 P14 that do not meet activity specific standard a. and occupy a total area, comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area, no greater than 40% of the GFA of the residential unit, with the GFA calculation excluding detached accessory buildings. (Plan Change 5D Council Decision)	<ul style="list-style-type: none"> a. Scale of and nature activity - 14.15.5 b. Traffic generation and access safety - 14.15.6 c. Non-residential hours of operation - 14.15.21 (Plan Change 5D Council Decision)

13.11.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Activities listed in Rule 13.11.4.1.1 P12, P13, P16 or P17 that do not meet activity specific standard (a).
D2	Preschool on a site that was privately owned as at 12 October 2015.
D3	Health care facility or boarding of domestic animals on a site that was privately owned as at 12 October 2015. (Plan Change 5D Council Decision)
D4	Veterinary care facility on a site that was privately owned as at 12 October 2015.
D5	Education activity on a site that was privately owned as at 12 October 2015.
D6	Place of assembly on a site that was privately owned as at 12 October 2015.
D7	Spiritual activity on a site that was privately owned as at 12 October 2015.
D8	Activities listed in Rule 13.11.4.1.1 P3 that do not meet activity specific standard (a).
D9	<ul style="list-style-type: none"> a. Hosted visitor accommodation on a site that was privately owned as at 12 October 2015 that does not comply with activity specific standards in Rule 13.11.4.1.1 P12 and that does not exceed twelve guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified (Plan Change 4 Council Decision subject to appeal)

D10	<p>a. <u>Unhosted visitor accommodation on a site</u> that was privately owned as at 12 October 2015 not subject to Rule C1 and that does not exceed twelve guests per <u>site</u> at any one time</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
D11	<p><u>Home occupation</u> with a total area, comprising the floor area of the building or part of the building (measured internally) and any <u>outdoor storage area</u> occupied, greater than 40% of the <u>GFA</u> of the <u>residential unit</u>, with the <u>GFA</u> calculation excluding detached accessory buildings.</p> <p>(Plan Change 5D Council Decision)</p>

13.11.4.1.5 Non-complying activities

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

Activity	
NC1	Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	Any <u>land management activities</u> that exceed the activity specific standards in Rule 13.11.4.1.1 P5 a.i. by more than 10dB.
NC3	<u>Subdivision</u> , unless provided for as a restricted discretionary activity.
NC4	<p>a. <u>Visitor accommodation</u> that is:</p> <ol style="list-style-type: none"> <u>not hosted visitor accommodation, or unhosted visitor accommodation;</u> <u>hosted visitor accommodation</u> that exceeds the maximum number of guests in Rule 14.4.1.4 D9; <u>unhosted visitor accommodation</u> that exceeds the maximum number of guests in Rule 14.4.1.4 D10(a). <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>

13.11.4.1.6 Prohibited activities

There are no prohibited activities.

13.12 Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone

13.12.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. This chapter relates to activities that may occur in the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone. Objectives, policies, rules, standards and matters of control provide for activities in this zone.
- c. This chapter seeks to provide for the continued earthquake waste processing activities and earthquake waste disposal activities and the progressive restoration of the landfill, while managing adverse environmental effects on residential amenity values and safety, recreation activities, character and quality of the coastal environment, and vehicle access and the road network.
- d. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).

13.12.2 Objectives and Policies

13.12.2.1 Objective - Efficient operations

- a. The Burwood Resource Recovery Park and Burwood Landfill are operated efficiently, recognising their significance in supporting earthquake recovery in a way which minimises adverse effects on the environment.

13.12.2.1.1 Policy - Facilitating recovery and disposal of earthquake waste

- a. Provide for the existing and ongoing need for earthquake waste processing activities and earthquake waste disposal activities as follows:
 - i. encourage the reduction of earthquake waste by providing for earthquake waste processing activities and sorting of demolition waste from the Canterbury earthquakes at the Burwood Resource Recovery Park; and
 - ii. allow flexibility for permanent earthquake waste disposal sites within the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone.

13.12.2.1.2 Policy - Management of adverse environmental effects

- a. Ensure that earthquake waste processing activities and earthquake waste disposal activities will be managed to minimise adverse effects on:
 - i. residential amenity values and safety;
 - ii. recreation activities;
 - iii. character and quality of the coastal environment; and
 - iv. vehicle access and the road network.

13.12.2.2 Objective - Progressive restoration of the Burwood Landfill

- a. Progressive restoration of the Burwood Resource Recovery Park and Burwood Landfill for open space purposes

following the completion of earthquake waste processing activities and earthquake waste disposal activities.

13.12.2.2.1 Policy - Rehabilitation

- a. Require the progressive rehabilitation of the Burwood Landfill and Burwood Resource Recovery Park following completion of earthquake waste processing activities and earthquake waste disposal activities.

13.12.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone are contained in the activity status tables (including activity specific standards) in Rule 13.12.4.1.
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone:
6 The following sub-chapter of General Rules and Procedures:
6.1 Noise, to the extent that the residential standards apply at the residential boundary. Activities are exempt from the Open Space standards.
9 Natural and Cultural Heritage
- c. For the avoidance of doubt, the activity status tables and standards of other chapters not listed in 13.12.3.b. do not apply to activities within the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone.

13.12.4 Rules - Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone

13.12.4.1 Activity status tables

13.12.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone if they meet the activity specific standards set out in this table.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 13.12.4.1.2, 13.12.4.1.3, 13.12.4.1.4, 13.12.4.1.5, 13.12.4.1.6.

Activity		Activity specific standards
P1	Disposal of <u>earthquake waste</u> .	<ol style="list-style-type: none">a. Disposal of <u>earthquake waste</u> shall only occur within the area marked as "Burwood Landfill" and " Site B" in Appendix 13.12.5.1b. Material disposed shall only be: <ol style="list-style-type: none">i. residual <u>earthquake waste</u> from the operations at the "Burwood Resource Recovery Park"; orii. any other <u>earthquake waste</u>.c. <u>Earthquake waste</u> permanently placed shall be: <ol style="list-style-type: none">i. compacted using specialised compaction equipment; andii. covered by sand or soil to a minimum depth of 150mm upon completion of <u>filling</u> in any given area.d. <u>Earthquake waste</u> shall at no point be more than 25 metres above the level of the ground as measured at the <u>intersection</u> of Rothesay Road and

Activity	Activity specific standards
	<p>Bower Avenue, and shall merge with the natural <u>ground level</u> of the terrain at the outer edge of the landfill.</p> <p>e. As long as <u>earthquake waste</u> disposal activities are occurring within the area marked as "Burwood Landfill" in Appendix 13.12.5.1, screen planting in the form of at least three parallel rows of trees, capable of meeting 8 metres in height, shall be maintained from the southern <u>boundary</u> of this area.</p> <p><i>General</i></p> <p>f. Movement of vehicles within the "Burwood Landfill" shall take place between 05:00 and 21:00 hours Monday through to Saturday, unless exceptional circumstances apply.</p> <p>g. Delivery of <u>earthquake waste</u> shall occur only between 05:30 and 18:30 hours Monday through to Saturday.</p> <p>h. The <u>site</u> shall not operate on Sundays and public holidays.</p> <p>i. Mesh fences and screens shall be maintained around working areas to contain windblown waste, and any material blown beyond this containment area shall be collected on a weekly basis, or more frequently if required.</p> <p>j. Dust arising from activities, roads or unconsolidated sand, soil or earth is to be suppressed in windy conditions.</p> <p>k. Birds and vermin shall be controlled to avoid nuisance within and adjacent to the <u>site</u>.</p> <p>l. Access shall be provided for fire appliances through <u>boundary</u> planting areas and a water supply shall be available to assist with fire fighting both within the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone and in the <u>adjoining</u> Bottle Lake Forest Open Space Natural Zone.</p> <p>m. Public access to the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone shall be confined to:</p> <ul style="list-style-type: none"> i. vehicles owned by or under contract to the Christchurch City Council; ii. vehicles of any other local authority approved by the Christchurch City Council; iii. vehicles carrying compacted waste; iv. vehicles carrying hardfill or other materials unsuited to compaction; v. vehicles carrying cover material; and vi. recreational use as provided for by Rule 13.12.4.1.1 P5. <p>n. All <u>earthquake waste</u> shall be transported in a container or covered, except where because of the nature of the load and/or method of securing it, no problem of litter or dust can arise.</p> <p><i>Transport</i></p> <p>o. For the duration of the operation of the Burwood Resource Recovery Park and Burwood Landfill:</p> <ul style="list-style-type: none"> i. the only access shall be as shown in Appendix 13.12.5.1; and ii. the noise bund and acoustic fence shall be maintained, as shown in Appendix 13.12.5.2. <p>p. <u>Vehicle movements</u> shall not exceed more than 50 <u>vehicle trips</u> per peak</p>

Activity		Activity specific standards
		<p>hour or 250 <u>heavy vehicle trips</u> per day (whichever is met first). 'Peak hour' are those hours between 15:00 and 19:00 on a weekday.</p> <p><i>Rehabilitation</i></p> <p>q. A rehabilitation / closure plan for the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone shall be provided to the <u>Council</u> which includes:</p> <ul style="list-style-type: none"> i. the final capping details, likely contouring and <u>landscaping</u> of the <u>site</u>; ii. any on-going aftercare and maintenance activities, including maintenance of capping and <u>site</u> fencing; iii. timeframes for progressive rehabilitation of areas within the zone once disposal of waste is completed in any area; iv. suitable and unsuitable future use, including any relevant health and safety matters; and v. responsibility for on-going aftercare. <p><i>Flood Management Areas</i></p> <p>r. Disposal of <u>earthquake waste</u> shall not take place within a <u>Flood Management Area</u>.</p>
P2	<u>Earthquake waste processing activities.</u>	<p>a. The activity specific standards (g) to (q) outlined under Rule 13.12.4.1.1 P1 also apply to this activity.</p> <p>b. Following completion of activities the <u>site</u> shall be cleared of all machinery and plant used for <u>earthquake waste processing activities</u> and reinstated.</p>
P3	Erection of <u>buildings</u>	<p>a. Any erection of <u>buildings</u>:</p> <ul style="list-style-type: none"> i. shall be <u>ancillary</u> to Burwood Resource Recovery Park or Burwood Landfill operations; ii. shall not exceed a total of 200m² <u>gross floor area</u>; and iii. shall be removable/ relocatable at completion of operations.
P4	Stockpiling and use of material used for <u>filling</u> for the purpose of rehabilitation of the disposal areas	<p>a. Any contaminated material used for <u>filling</u> shall meet the recreational standards for contaminants in accordance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health</p>
P5	<u>Recreation activity, conservation activity, park management activity and plantation forestry activity</u>	<p>a. Activities shall only take place in areas where rehabilitation has been completed and appropriate measures are in place to prevent public access to operational areas.</p>

13.12.4.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

Activity	The matters over which <u>Council</u> reserves its control:
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C1	<p>a. Activities listed in Rule 13.12.4.1.1 P1 to P3 involving <u>earthquake waste</u> that do not meet one or more of the activity specific standards.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p> <p>c. An application for resource consent arising from this rule must include written comments on the proposal, or evidence of 10 working days having been provided for those comments to be made, from the following parties:</p> <ul style="list-style-type: none"> i. Te Rūnanga o Ngāi Tahu and any relevant Papatipu Rūnanga identified by Te Rūnanga o Ngāi Tahu; ii. Canterbury District Health Board; iii. Burwood-Pegasus Community Board; iv. Parklands Residents Association; v. Queenspark Residents Association; vi. Owners and occupiers of land adjacent to the Burwood Landfill and Burwood Resource Recovery Park. 	<p>a. Effects on the amenity of residences along the designated access route.</p> <p>b. Effects in terms of traffic, dust and noise, also taking account of the hours of operation.</p> <p>c. Effects on the coastal environment.</p> <p>d. The extent to which the proposed rehabilitation addresses the matters in Rule 13.12.4.1.1 P1 (q) (i)-(v).</p> <p>e. Mitigation of effects as they impact flooding, surface drainage and flood storage capacity, including any compensatory storage.</p>
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13.12.4.1.3 Restricted discretionary activities

There are no restricted discretionary activities.

13.12.4.1.4 Discretionary activities

There are no discretionary activities.

13.12.4.1.5 Non-complying activities

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

Activity	
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	Activities listed in Rule 13.12.4.1.1 P4 that do not meet one or more of the activity specific standards.
NC3	Activities listed in Rule 13.12.4.1.1 P5 that do not meet one or more of the activity specific standards.

13.12.4.1.6 Prohibited activities

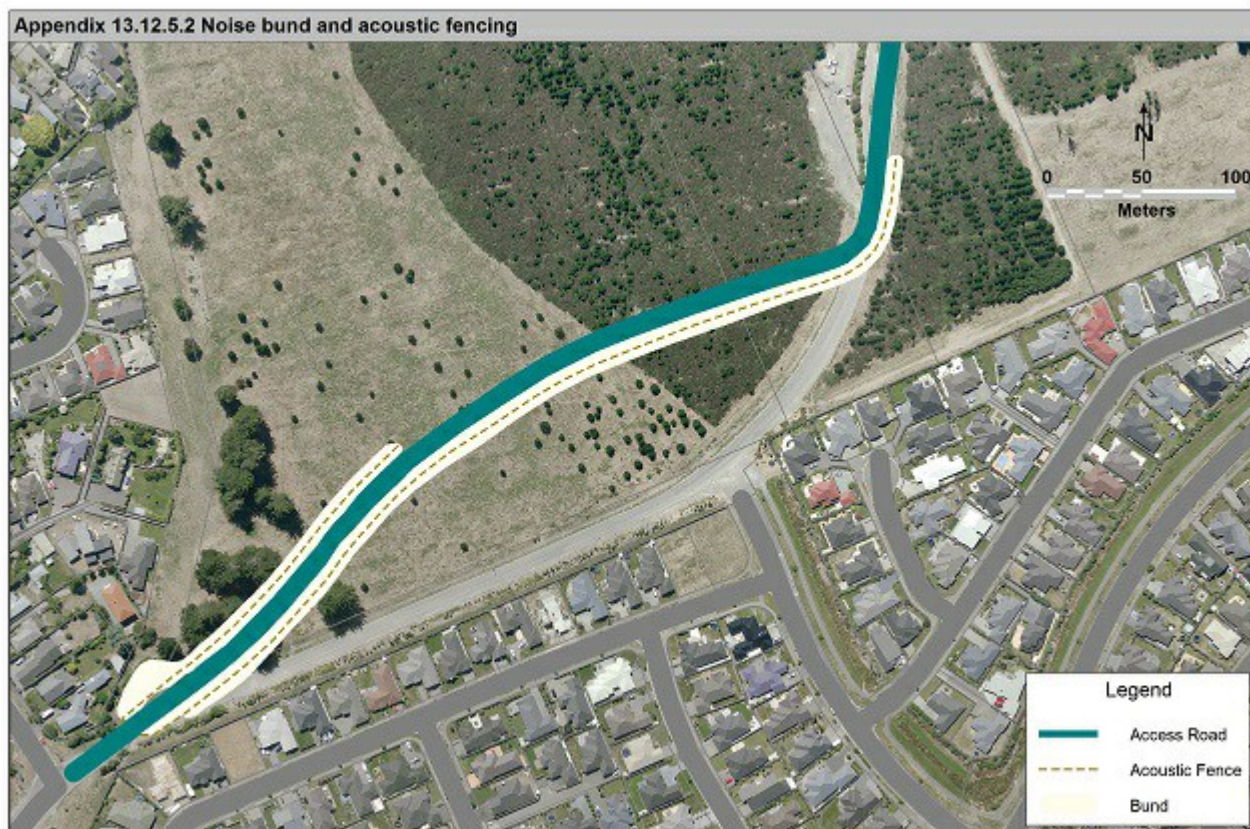
There are no prohibited activities.

13.12.5 Appendices

Appendix 13.12.5.1 Site layout - Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone



Appendix 13.12.5.2 Noise bund and acoustic fencing



13.13 Specific Purpose (Ngā Hau e Whā) Zone

13.13.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. This chapter relates to activities that may occur in the Specific Purpose (Ngā Hau e Whā) Zone. An objective, policies, rules, standards and assessment criteria provide for activities in this zone.
- c. The Ngā Hau e Whā Zone only applies to the Ngā Hau e Whā National Marae on Pages Road. This chapter seeks to provide for the continued use of the marae as a major focal point for all people as a place to enhance the understanding of tikanga Māori, and to support social, cultural, and economic development for Māori. Provision is made in the zone for a range of residential activities and non-residential activities, while not detracting from neighbouring zones.
- d. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).

13.13.2 Objectives and Policies

13.13.2.1 Objective - Kaitiakitanga

- a. Ngā Hau e Whā National Marae continues as a major focal point for all people as a place to enhance the understanding of tikanga Māori, and to support social, cultural, and economic development for Māori.

13.13.2.1.1 Policy - Provision for a range of residential and non-residential activities

- a. Provide for a range of residential activities and non-residential activities to support the social, cultural and economic aspirations of Te Rūnanga o Ngā Maata Waka.

13.13.2.1.2 Policy - Minimise adverse effects on neighbouring zones

- a. Ensure that buildings and activities undertaken do not detract from the amenity values of neighbouring zones.

13.13.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Ngā Hau e Whā) Zone are contained in the activity status tables in Rules [13.13.4.1](#) and the built form standards in Rule [13.13.4.2](#).
- b. The activity status tables and standards in the following chapters also apply to activities in all areas of the Specific Purpose (Ngā Hau e Whā) Zone:

[4 Hazardous Substances and Contaminated Land](#);

[5 Natural Hazards](#);

[6 General Rules and Procedures](#);

[7 Transport](#);

[8 Subdivision, Development and Earthworks](#);

[9 Natural and Cultural Heritage](#); and

[11 Utilities, Energy and Infrastructure](#).

13.13.4 Rules - Specific Purpose (Ngā Hau e Whā) Zone

13.13.4.1 Activity status tables

13.13.4.1.1 Permitted activities

- The activities listed below are permitted activities in the Specific Purpose (Ngā Hau e Whā) Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 13.13.4.2.
- Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 13.13.4.1.2, 13.13.4.1.3, 13.13.4.1.4, 13.13.4.1.5 and 13.13.4.1.6.

Activity		Activity Specific Standards
P1	Marae complexes, including wharenui, wharekai, manuhiri noho (guest visitor accommodation with or without tariff) and associated accessory buildings (Plan Change 4 Council Decision subject to appeal)	Nil
P2	Residential activity, including minor residential units, and kaumātua units.	Nil
P3	Home occupations	Nil
P4	Relocation of residential units	Nil
P5	Community facilities and associated facilities, including whare hauora (health care facilities)	Nil
P6	Kohanga reo (preschool) and kura kaupapa (education activity and education facilities)	Nil
P7	Hākinakina (recreation activities and recreation facilities)	Nil
P8	Urupā	Nil
P9	Whare hoko (convenience activities) and arumoni (commercial services)	a. Maximum of 100m ² GLFA per business.
P10	Offices (including justice facilities)	Nil
P11	Māketē (markets)	a. Not exceeding one event per week

13.13.4.1.2 Controlled activities

There are no controlled activities.

13.13.4.1.3 Restricted discretionary activities

- The activities listed in the table below are restricted discretionary activities.
- Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 13.13.5, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters
RD1	<ul style="list-style-type: none"> a. Any activity listed in Rule 13.13.4.1.1 P1 – P11 that does not meet one or more of the activity specific standards. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Traffic generation and access – Rule 13.13.5.4 b. Scale of non-residential business activity – Rule 13.13.5.5
RD2	<ul style="list-style-type: none"> a. Any activity listed in Rule 13.13.4.1.1 P1 – P11 that does not meet one or more of the built form standards in Rule 13.13.4.2 b. Any application arising from Rule 13.13.4.2.5 shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval). c. Any application arising from Rules 13.13.4.2.1 to 13.13.4.2.4 shall not be publicly notified and may be limited notified only to directly abutting land owners (where the consent authority considers this is required, and absent written approval). 	<ul style="list-style-type: none"> a. As relevant to the built form standard that is not met: <ul style="list-style-type: none"> i. Daylight recession planes – Rule 13.13.5.1 ii. Internal boundary setback – Rule 13.13.5.2 iii. Road boundary setback – Rule 13.13.5.3 iv. Building height – Rule 13.13.5.7 v. Water supply for firefighting – Rule 13.13.5.6

13.13.4.1.4 Discretionary activities

There are no discretionary activities.

13.13.4.1.5 Non-complying activities

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

Activity	
NC1	Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	<p>a. Sensitive activities and <u>buildings</u> (excluding <u>accessory buildings</u> associated with an existing activity) within 10 metres of the centre line of a 66kV <u>electricity distribution line</u> or within 10 metres of a foundation of an associated <u>support structure</u>.</p> <p>b. Fences within 5 metres of a 66kV <u>electricity distribution line support structure</u> foundation.</p> <p>c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other <u>electricity distribution network utility operator</u> (absent written approval).</p> <p>Advice note:</p> <p>1. Vegetation to be planted around the <u>electricity distribution lines</u> should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</p> <p>2. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in the vicinity of <u>electricity distribution lines</u>, which must be complied with.</p>

13.13.4.1.6 Prohibited activities

There are no prohibited activities.

13.13.4.2 Built form standards

13.13.4.2.1 Daylight recession planes

- a. Buildings and structures shall not project beyond a building envelope contained by recession planes, as shown in [Appendix 14.16.2 Diagram A](#), from points 2.3 metres above the internal boundaries.

13.13.4.2.2 Internal boundary setback

- a. The minimum setback from zone boundaries for buildings and structures shall be 1.8 metres.

13.13.4.2.3 Road boundary setback

- a. The minimum setback distance from the road boundary shall be 4.5 metres.

13.13.4.2.4 Building height

- a. The maximum height of any building shall be 9 metres.

13.13.4.2.5 Water supply for firefighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council's urban reticulated system (where available) in accordance with the [New Zealand Fire Service Firefighting Water Supplies Code of Practice \(SNZ PAS: 4509:2008\)](#).
- b. Where a reticulated water supply compliant with [SNZ PAS:4509:2008](#) is not available, or the only supply available is the

controlled restricted rural type water supply which is not compliant with [SNZ PAS:4509:2008](#), water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of [SNZ PAS 4509:2008](#).

13.13.5 Rules - Matters of discretion

13.13.5.1 Daylight recession planes

- a. Any effect on amenity of adjoining properties, including visual dominance, daylight and sunlight admission, and loss of privacy from overlooking.
- b. Opportunities for landscaping and tree planting, as well as screening of buildings.

13.13.5.2 Internal boundary setback

- a. The extent to which the site layout and use of spaces maintains adequate levels of privacy and outlook, taking into account:
 - i. the need to enable an efficient, practical and/or pleasant use of the remainder of the site;
 - ii. the need to provide future occupants with adequate levels of daylight and outlook from internal living spaces, and privacy from neighbouring residential units or sites (particularly in relation to existing direct facing windows or balconies); and
 - iii. any adverse effects of the proximity or bulk of the building in terms of loss of access to daylight on and outlook from adjoining sites.

13.13.5.3 Road boundary setback

- a. Any loss of privacy for adjoining properties through overlooking.
- b. Alternative practical locations for the building on the site.
- c. The compatibility of the building in terms of appearance, layout and scale of other buildings and sites in the surrounding area.
- d. Any detracting from the openness of the site to the street, or any visual dominance over the street.

13.13.5.4 Traffic generation and access

- a. The extent to which the traffic generated is appropriate to the character, amenity, safety and efficient functioning of the access and road network in the area.
- b. The ability to mitigate any adverse effects of the additional traffic generation.
- c. The location of the proposed access points in terms of road and intersection efficiency and safety, including availability or otherwise of space on the road for safe right hand turning into the site.
- d. Any significant increase in glare from headlights.

13.13.5.5 Scale of non-residential business activity

- a. The extent to which increased scale is appropriate in the context of the surrounding environment taking into account:
 - i. hours of operation;
 - ii. vehicle movements or pedestrian movements generated;
 - iii. any adverse effects, in terms of unreasonable noise, and loss of privacy, which would be inconsistent with the

respective environments;

- iv. the compatibility of the scale of the activity and the proposed use of the buildings with the scale of other buildings and activities in the surrounding area;
- v. extent to which the activity serves the needs of residents in the surrounding area; and
- vi. the extent to which the business contributes to local employment and economic development.

13.13.5.6 Water supply for firefighting

- a. Whether sufficient firefighting water supply is available to ensure the health and safety of the community, including neighbouring properties.

13.13.5.7 Building height

- a. The extent to which an increase in building height and the potential resultant scale and bulk of the building:
 - i. affects amenity values of adjoining properties, resulting from visual dominance, loss of daylight and sunlight admission, and loss of privacy from overlooking;
 - ii. is visually mitigated through the topography, location, design and appearance of the building;
 - iii. enables more efficient use of the site or meets the functional needs of the building; and
 - iv. is compatible with the scale, proportion and context of buildings and activities in the surrounding area.

13.14 Specific Purpose (Ōtākaro Avon River Corridor) Zone

13.14.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. This chapter relates to activities that may occur in the Specific Purpose (Ōtākaro Avon River Corridor) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this Zone.
- c. This chapter relates to the area of land that falls within the Ōtākaro Avon River Corridor Regeneration Plan. These are predominantly areas of land that run alongside the Ōtākaro Avon River which were 'red zoned' as a result of the Canterbury Earthquakes in 2010 and 2011 and which were previously part of the Specific Purpose (Flat Land Recovery) Zone, with some adjoining public open spaces. The Specific Purpose (Ōtākaro Avon River Corridor) Zone provides for a range of activities and outcomes that have been identified in the Ōtākaro Avon River Corridor Regeneration Plan. The objectives, policies, rules, standards and assessment criteria in this chapter seek to manage activities in the Zone through identifying sub-areas in the Development Plan in [Appendix 13.14.6.1](#) and setting out specific provisions for each of them.
- d. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).

13.14.2 Objectives and Policies

13.14.2.1 Objective - Regeneration

- a. The regeneration of the Ōtākaro Avon River Corridor achieves the following priority outcomes:
 - i. Significant areas of restored natural environment containing a predominance of indigenous planting, wetlands and restored habitat for indigenous fauna, birdlife and indigenous species, improved surface water quality and provision for the practice of mahinga kai;
 - ii. Flood hazard and stormwater management infrastructure that mitigates natural hazard risks for the Ōtākaro Avon River Corridor and surrounding areas and is integrated with the natural landscape;
 - iii. Accessibility and connectivity across and along the Ōtākaro Avon River Corridor, and with existing communities; and
 - iv. A predominance of natural and open spaces, with limited areas of built development concentrated in specific Reaches, residential areas, Activity Area Overlays and Landing Overlays.
- b. The Ōtākaro Avon River Corridor supports opportunities for other uses and activities that are compatible with the priority outcomes in a. above, including:
 - i. Increased opportunities for recreation, cultural activities and community-based activities;
 - ii. A range of visitor attractions and limited small-scale retail activities;
 - iii. Limited residential development on the outer edge of the Zone to improve integration between the edge of existing neighbourhoods and the activities within the Ōtākaro Avon River Corridor;
 - iv. Varied learning, experimenting and research opportunities, including testing and demonstrating adaptation to natural hazards and climate change; and
 - v. Transitional activities and structures where these do not compromise the priority outcomes in a. above.
- c. The continuation of pre-earthquake activities on privately-owned properties that still exist within the Ōtākaro Avon River Corridor.

13.14.2.1.1 Policy - Ōtākaro Avon River Corridor Areas

- a. Recognise that areas within the Ōtākaro Avon River Corridor have different priorities, characteristics and expected levels of built form, by spatially defining different areas within the Ōtākaro Avon River Corridor and managing these areas to:
 - i. Provide for the activities identified as 'Intended Activities' in Table 1 below, and ensure other activities are compatible with the 'Character Outcomes' and 'Intended Activities' in Table 1 below.
 - ii. Avoid other activities that are not compatible with the 'Character Outcomes' or 'Intended Activities' in Table 1 below.
- b. Provide for limited retail activities which support the 'Intended Activities' within the Zone, while ensuring that they do not undermine the continued viability of nearby commercial centres.

Table 1 - Corridor Areas and Overlays

Area/Overlay	Character Outcomes	Intended Activities
Green Spine	<p>The Green Spine is to be predominantly natural open space providing for stormwater management, flood protection and significant ecological restoration, with enhanced indigenous habitat and mahinga kai opportunities.</p> <p>Stormwater management and flood protection activities are to be integrated into a naturalised and ecologically restored environment.</p> <p>The Green Spine will be largely free of built development, providing a continuous area of <u>public open space</u> with trails, paths and footbridges, extending from the <u>central city</u> to the sea.</p> <p>Built development and other activities will be largely limited to and concentrated in the Landing Overlays, Edge Housing Area Overlays, an Activity Area Overlay and Trial Housing Area Overlays (refer below).</p> <p><u>Retail activities</u> will be limited to Landing Overlays and an Activity Area Overlay (refer below).</p>	<ol style="list-style-type: none"> a. stormwater management and flood protection infrastructure, including stopbanks b. ecological restoration and enhancement c. outdoor <u>recreation activities</u> and <u>entertainment activities</u> compatible with a. and b. above d. outdoor community-based activities, including <u>community gardens</u>, markets, social events and other gatherings compatible with a. and b. above e. transport connections
Eastern Reaches	<p>These Reaches are to be predominantly open and natural environments with restored ecological areas and activities that relate to, and are compatible with, those restored natural values and environment. Productive use of the land is also anticipated.</p> <p>A low density and small scale of built form is generally anticipated within the Eastern Reaches. Large-scale <u>buildings</u> may also be appropriate, where they integrate well with the landscape setting and do not dominate the natural landscape.</p> <p>More significant built development and other activities will be provided for in Trial Housing Area Overlays and an Edge Housing Area Overlay (refer below).</p>	<ol style="list-style-type: none"> a. ecological restoration and enhancement b. urban farms c. eco-sanctuaries d. visitor attractions relating to, and compatible with, the natural values e. <u>recreation activities</u> compatible with the natural environment and restored ecology f. activities supporting those in c., d. and e. above that are limited in scale, such as <u>retail</u> and <u>food and beverage outlets</u> g. transport connections

Horseshoe Lake Reach	<p>The northern portion of this Reach will provide for a large stormwater management area with ecologically restored areas in a predominantly open and natural environment, including enhanced indigenous habitat and mahinga kai opportunities. The remainder of this Reach will be a predominantly open natural environment and provide for activities relating to productive use of the land. It is to provide a transition between the naturalised and ecologically restored environment of the Green Spine and the adjoining urban edges. A moderate density and scale of built form is generally anticipated within this Reach. Large-scale <u>buildings</u> may also be appropriate, where they integrate well with the landscape setting and do not dominate the natural landscape.</p> <p>More significant built development and other activities will be provided for in Edge Housing Area Overlays and an Activity Area Overlay.</p>	<ul style="list-style-type: none"> a. stormwater management b. ecological restoration c. urban farms, <u>community gardens</u> and <u>community markets</u> d. <u>recreation activities</u>, <u>education activities</u> and <u>public open space</u> e. visitor attractions, f. <u>food and beverage outlets</u> g. community-based, educational and cultural-based activities h. transport connections i. activities that are compatible with a. – h. above and the Character Outcomes for the Reach
Ōtākaro Loop Reach	<p>This Reach is to provide for activities within an open park-like environment. It is to provide a transition between the naturalised and ecologically restored environment of the Green Spine and the adjoining urban edges. A moderate density and scale of <u>buildings</u> are anticipated. Larger <u>buildings</u> may be appropriate where they integrate with the landscape setting and do not dominate the surrounding environment.</p> <p>More significant built development and other activities will be provided for in a Trial Housing Overlay and an Activity Area Overlay (refer below).</p>	<ul style="list-style-type: none"> a. <u>recreation activities</u>, <u>public open space</u>, visitor attractions and cultural experiences b. transport connections c. activities supporting activities in a. above that are limited in scale, such as <u>food and beverage outlets</u> d. activities that are compatible with a. and b. above, and the Character Outcomes for the Reach, including <u>education</u>
Activity Area Overlay	<p>Activity areas are where a larger scale of development is anticipated than elsewhere within the Zone, with structures clustered within the overall Activity Area. The character of each Activity Area will be influenced by the area within which it sits.</p>	<ul style="list-style-type: none"> a. small scale <u>retail activities</u> b. <u>entertainment activities</u> c. those activities listed above in relation to the area within which the Activity Area is located
Trial Housing Area Overlay	Refer Policy 13.14.2.1.5	<ul style="list-style-type: none"> a. <u>residential activities</u>
Edge Housing Overlay	Refer Policy 13.14.2.1.5	<ul style="list-style-type: none"> a. <u>residential activities</u>
Landing Overlay	<p>Landings will be located within the Green Spine at identified intervals along the Ōtākaro Avon River to provide interaction with the river, and a node of small-scale <u>buildings</u> and activities that support the recreational use of the Green Spine. Some will provide direct access to the Ōtākaro Avon River, depending upon the environment in which they are located.</p>	<ul style="list-style-type: none"> a. <u>public amenities</u> b. <u>recreation activities</u> c. limited small-scale <u>retail activities</u>

13.14.2.1.2 Policy - Supporting Regeneration Activities

- a. Recognise that the process of regeneration is ongoing and adaptive, and provide for this through:
 - i. enabling transitional activities and structures where these do not compromise the priority outcomes in Objective [13.14.2.1a](#) or the Character outcomes and Intended Activities indicated in Policy [13.14.2.1.1](#);
 - ii. focusing the management of amenity effects on neighbouring properties and activities, predominantly at adjacent zone boundaries and boundaries of private properties that still exist within the Zone;
 - iii. utilising a global consent process where appropriate for particular categories of large scale and ongoing activities;
 - iv. updating the Development Plan in Appendix [13.14.6.1](#) to reflect the locations of facilities as they are developed; and
 - v. acknowledging that there will be some loss of indigenous biodiversity associated with the development of Landings and new infrastructure, except within inanga spawning sites which will be protected, and recognising that over time there will be a significant net gain in indigenous biodiversity across the Corridor as a whole.

13.14.2.1.3 Policy - Providing for Stormwater Management, Flood Hazard Mitigation and Transport Infrastructure

- a. Provide for stormwater management and flood hazard mitigation and protection works when undertaken by or on behalf of the Council, the Canterbury Regional Council or the Crown, having regard to potential adverse effects;
- b. Avoid activities that would individually or cumulatively significantly compromise the provision and effective functioning and integrity of identified, existing and proposed stormwater, flood management and transport infrastructure; and
- c. Provide for indigenous flora, fauna, habitat, mahinga kai and amenity restoration and enhancement in the design of stormwater and flood hazard mitigation and protection works.

13.14.2.1.4 Policy - Continuation of Pre-Earthquake Activities

- a. Provide for residential activities and other existing activities on existing properties in private ownership in the Ōtākaro Avon River Corridor.
- b. Manage activities in the Ōtākaro Avon River Corridor to ensure effects on existing privately-owned residential properties within the Zone are generally consistent with those anticipated in the Alternative Zone specified in Appendix [13.14.6.2](#).

13.14.2.1.5 Policy - Residential Activities

- a. Provide for limited new clustered, tiny or small footprint housing and temporary and permanent residential activities in identified Trial Housing Areas to enable opportunities for testing and demonstrating adaptation to natural hazards and climate change, where these:
 - i. are comprehensively designed in one plan for the whole Trial Housing location to:
 - A. complement and integrate with the surrounding natural and cultural environment, including the intended indigenous natural environment of the Ōtākaro Avon River Corridor;
 - B. provide safe and social communal spaces; and
 - C. provide visually attractive buildings and structures.
 - ii. avoid unacceptable risk to life and property from natural hazards.
- b. Provide for limited new residential development in identified Edge Housing Area Overlays where these are designed to front on to the Ōtākaro Avon River Corridor and improve integration between the edge of existing neighbourhoods and the activities within the Zone.
- c. Other than in Trial Housing and Edge Housing Overlays, provide for one new residential unit on a site only where it is ancillary to, and required for, the primary activity on the site.

13.14.2.1.6 Policy - Design

- a. Provide for built development where it is of a design, scale and character that is consistent and integrated with the intended character of the area within which it is located, and which:
 - i. incorporates ecological enhancement planting to provide a high level of onsite amenity and mitigate effects on adjacent activities, and support an improved natural environment with increased native habitat and improved surface water quality;
 - ii. complements the surrounding natural and cultural environment, including the intended indigenous natural environment of the Ōtākaro Avon River Corridor;
 - iii. incorporates onsite treatment of stormwater and/or integrates with wider stormwater management systems where practicable;
 - iv. achieves a high quality, visually attractive development when viewed from the street and other public spaces;
 - v. provides accessible, safe, and efficient movement options for pedestrians, cyclists, and vehicles;
 - vi. maintains and enhances the natural character, indigenous biodiversity, health and life supporting capacity of water bodies and their margins;
 - vii. is designed to deter crime and encourage a sense of safety, reflecting the principles of CPTED;
 - viii. manages the interface with adjacent residential and open space-zoned areas;
 - ix. promotes active engagement with any adjacent streets or public spaces, and contributes to the vibrancy and attractiveness of those spaces;
 - x. provides an adequate firefighting water supply; and
 - xi. is designed and located so that it does not obstruct existing or potential customary access to areas of ecological enhancement planting.

13.14.2.1.7 Policy - Mana Whenua and the Ōtākaro Avon River Corridor

- a. Recognise the Ōtākaro Avon River as a taonga and a cultural landscape for which Te Ngāi Tūāhuriri exercise kaitiakitanga by ensuring values of cultural importance are managed, enhanced and/or protected.
- b. Manage activities within the Zone to restore the Ōtākaro Avon River Corridor for mahinga kai and to improve water quality, recognising that land use activities can have adverse impacts on water resources.
- c. Where resource consent is required, require earthworks within the Zone to be undertaken in accordance with cultural best practice, including the adoption of an Accidental Discovery Protocol, the training of contractors in identification of archaeological sites, cultural monitoring, recording and other measures as informed by mana whenua.
- d. Recognise that sites where evidence of historic Māori occupation is uncovered through earthworks or development activities are wāhi tapu to mana whenua and that the manner in which the earthworks and land development continue should be informed by cultural advice.
- e. Provide for customary access for the purposes of mahinga kai as part of ecological restoration activities.

13.14.2.1.8 Policy - Natural Hazards

- a. Recognise the ability to comprehensively manage development within the Specific Purpose (Ōtākaro Avon River Corridor) Zone to mitigate increasing or transferring potential risk from natural hazards and provide for experimental approaches to living with water that can be applied elsewhere in New Zealand, particularly in response to climate change.
- b. Provide for structures within the High Flood Hazard Management Area in the Zone where the potential increased risk to people, property and infrastructure can be mitigated by locating and designing structure so as to:
 - i. minimise potential flood damage or loss to buildings, servicing, and infrastructure during an inundation hazard event;
 - ii. return functionality after an event;

- iii. ensure safe and functional access and egress for the duration of the hazard event;
 - iv. be relocated if the future risk increases to an unacceptable level; and
 - v. avoid exacerbating the effects of the natural hazard or generating the need for new mitigation works to protect the structures.
- c. Provide compensatory flood storage where the land has been raised to avoid unacceptable flooding risk in High Flood Hazard Management Areas.
- d. When determining the level of risk, recognise that predictions about sea level rise indicate increased risk over time, and therefore adopt a precautionary approach when considering consent durations or conditions including requirements for the relocation or removal of structures.

Advice note:

1. This policy provides specific guidance for the management of structures within the High Flood Hazard Management Area within the Specific Purpose (Ōtākaro Avon River Corridor) Zone, in addition to the provisions in [Chapter 5](#) relating to natural hazards. Rules which implement this policy are also contained in [Chapter 5](#).

13.14.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Ōtākaro Avon River Corridor) Zone are contained in the activity status tables (including any activity specific standards) in Rule [13.14.4.1](#) and the built form standards in Rule [13.14.4.2](#).
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Ōtākaro Avon River Corridor) Zone except as specified in c. below:
 - [4 Hazardous Substances and Contaminated Land](#);
 - [5 Natural Hazards](#);
 - [6 General Rules and Procedures](#);
 - [7 Transport](#);
 - [8 Subdivision, Development and Earthworks](#);
 - [9 Natural and Cultural Heritage](#); and
 - [11 Utilities and Energy](#).
- c. Where undertaken by or on behalf of the Council, Canterbury Regional Council or the Crown, the rules in the following chapters:
 - [5 Natural Hazards](#);
 - [6.6 Water Body Setbacks](#);
 - [8.9 Earthworks](#);
 - [9.1 Indigenous Biodiversity and Ecosystems](#); and
 - [9.2 Landscapes and Natural Character](#)do not apply to:
 - i. New buildings and structures (including stopbanks) for the purposes of flood and/or bank erosion mitigation and/or protection;
 - ii. The installation of stormwater management basins, swales or reticulated open-channel drainage, including necessary incidental equipment such as pumping stations; and
 - iii. Any earthworks or indigenous vegetation clearance:
 - A. Associated with the above activities; or
 - B. Within a Landing Overlay identified on the Development Plan in Appendix [13.14.6.1](#); or
 - C. Associated with the creation of cycling and walking paths.
- d. Reference should also be made to any other applicable rules or constraints within other legislation or ownership requirements including the following:
 - i. [Reserves Act 1977](#);
 - ii. [Wildlife Act 1953](#);
 - iii. [Conservation Act 1987](#);
 - iv. Regional rules under [Canterbury Regional Council Plans](#);
 - v. [Christchurch City Council Traffic and Parking Bylaw 2017](#);
 - vi. [The Heritage New Zealand Pouhere Taonga Act 2014](#) in relation to any modification or destruction of archaeological sites;
 - vii. [The Council Marine and River Facilities Bylaw 2017](#); and
 - viii. [Canterbury Regional Council Navigation Safety Bylaws 2016](#).

13.14.4 Rules - Specific Purpose (Ōtākaro Avon River Corridor) Zone

13.14.4.1 Activity status tables

13.14.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (Ōtākaro Avon River Corridor) Zone if they meet the activity specific standards set out in the following table and the built form standards in Rule 13.14.4.2 unless otherwise specified.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 13.14.4.1.2, 13.14.4.1.3, 13.14.4.1.4, 13.14.4.1.5 and 13.14.4.1.6.

Activity		Activity specific standards
P1	<u>Recreation activity and/or recreation facility, excluding land-based motorised sport activities.</u>	<ol style="list-style-type: none"> a. Except for walking and cycling tracks, no permanent activity or facility shall be located within an area identified on the Development Plan in Appendix 13.14.6.1 as a: <ol style="list-style-type: none"> i. Stormwater Management Area; ii. Stopbank; iii. City to Sea Path; iv. New pedestrian/cycle bridge; v. Proposed new road and bridge; or vi. Potential Road linkage.
P2	<u>Public amenities.</u>	<ol style="list-style-type: none"> a. Any <u>building</u> containing toilets and/or changing rooms shall be set back at least 20 metres from the <u>boundary</u> with a residential zone, the <u>boundary</u> of a site listed in Appendix 13.14.6.2, or the bank of any <u>water body</u>, as defined in the definition of “waterbody setback” and Appendix 6.11.5.3.
P3	<u>Retail activity within a Landing Overlay or Activity Area Overlay, as shown on the Development Plan in Appendix 13.14.6.1, excluding second-hand goods outlets and food and beverage outlets.</u>	<ol style="list-style-type: none"> a. Shall cumulatively occupy no more than 70m² of <u>GFA</u> per Landing. b. Shall cumulatively occupy no more than: <ol style="list-style-type: none"> i. 350m² of <u>GFA</u> for the Activity Area Overlay in the Horseshoe Lake Reach; ii. 150m² of <u>GFA</u> for the Activity Area Overlay in the Ōtākaro Loop Reach; iii. 150m² of <u>GFA</u> for the Activity Area Overlay in the Green Spine.

Activity		Activity specific standards
P4	<u>Food and beverage outlets</u> within a Reach or Landing Overlay as shown on the Development Plan in Appendix 13.14.6.1.	<p>a. Within the Horseshoe Lake Reach as shown on the Development Plan in Appendix 13.14.6.1:</p> <ul style="list-style-type: none"> i. Each outlet shall have a maximum of 250m² of <u>GFA</u> per building; and ii. The combined <u>GFA</u> of all outlets shall not exceed 1,200m² within the Reach. <p>b. Within the Ōtākaro Loop Reach and Eastern Reaches as shown on the Development Plan in Appendix 13.14.6.1;</p> <ul style="list-style-type: none"> i. each outlet shall have a maximum of 250m² of <u>GFA</u> per building; and ii. The combined <u>GFA</u> of all outlets in the Ōtākaro Loop Reach shall not exceed 500m²; and iii. The combined <u>GFA</u> of all outlets in the Eastern Reaches shall not exceed 500m². <p>c. Within a Landing Overlay as shown on the Development Plan in Appendix 13.14.6.1 the combined <u>GFA</u> of all outlets shall not exceed 70m² per Landing.</p>
P5	<u>Ancillary offices.</u>	<p>a. <u>Ancillary offices</u> shall occupy no more than 250m² of <u>GFA</u> per building; or 10% of the <u>GFA</u> of all <u>buildings</u> on the same <u>site</u> used for the activity the office is ancillary to, whichever is the lesser.</p>
P6	<u>Ancillary retail activity</u> including food and beverage outlets.	<p>a. <u>Ancillary retail activity</u> shall cumulatively occupy no more than 250m² of <u>GFA</u> per building; or 10% of the <u>GFA</u> of all <u>buildings</u> on the same <u>site</u> used for the activity the retail is ancillary to, whichever is the lesser.</p>
P7	<u>Public artwork</u>	Nil
P8	<u>Conservation activity.</u>	<p>a. Any restoration planting shall be limited to indigenous plant species which are sourced from within the ecological district.</p>

Activity		Activity specific standards
P9	<p><u>Education activities</u> and/or <u>Education facility</u>, either:</p> <ul style="list-style-type: none"> a. Located within the Ōtākaro Loop Reach or Horseshoe Lake Reach as shown on the Development Plan in Appendix 13.14.6.1; or b. Limited to <u>education activities</u> that: <ul style="list-style-type: none"> i. are <u>ancillary to conservation activities</u>; or ii. increase awareness of the natural environment, conservation issues, <u>historic heritage</u>, or Ngāi Tahu culture. 	<ul style="list-style-type: none"> a. Where located outside of the Ōtākaro Loop Reach or Horseshoe Lake Reach as shown on the Development Plan in Appendix 13.14.6.1, the maximum cumulative <u>GFA</u> of all <u>buildings</u> associated with the activity shall be 150m².
P10	<p><u>Park management activity</u> and/or <u>park management facility</u>.</p>	<ul style="list-style-type: none"> a. Shall have a maximum of 100m² of <u>GFA</u> per building; and b. Shall not occur within a Landing Overlay or the Horseshoe Lake Reach as shown on the Development Plan in Appendix 13.14.6.1.
P11	<p><u>Community market</u>.</p>	<p>Nil</p>
P12	<p><u>Customary harvesting</u>.</p>	<p>Nil</p>
P13	<p><u>Community gardens</u>.</p>	<ul style="list-style-type: none"> a. Except for walking and cycling tracks, no permanent activity shall be located within an area identified on the Development Plan in Appendix 13.14.6.1 as a: <ul style="list-style-type: none"> i. Stormwater Management Area; ii. Stopbank; iii. City to Sea Path; iv. New pedestrian/cycle bridge; v. Proposed new road and bridge; or vi. Potential Road linkage.
P14	<p>Car parking within a Landing Overlay.</p>	<ul style="list-style-type: none"> a. Shall be limited to 20 at grade car <u>parking spaces</u>. <p>Advice note:</p> <ol style="list-style-type: none"> 1. The minimum parking requirements in Chapter 7 also apply.
P15	<p><u>Entertainment activities</u> located either:</p> <ul style="list-style-type: none"> a. in an Activity Area Overlay shown on the Development Plan in Appendix 13.14.6.1; or b. in the Green Spine shown on the Development Plan in Appendix 13.14.6.1. 	<ul style="list-style-type: none"> a. Where located within the Green Spine it shall not include permanent <u>buildings</u> as part of the activity.

Activity		Activity specific standards
P16	<p><u>Cultural activities</u>, excluding the open-air operation of heritage vehicles, trains and machinery, located:</p> <ul style="list-style-type: none"> a. within a Reach shown on the Development Plan in Appendix 13.14.6.1; or b. within the existing building on Part Rural Section 33, held in Computer Register CB159/132 (20 Templar Street). 	Nil
P17	Camping grounds, campervan parks and associated camp facilities.	<ul style="list-style-type: none"> a. Shall include no more than 10 cabins; b. Except for walking and cycling tracks, no permanent activity shall be located within an area identified on the Development Plan in Appendix 13.14.6.1 as a: <ul style="list-style-type: none"> i. Stormwater Management Area; ii. Stopbank; iii. City to Sea Path; iv. New pedestrian/cycle bridge; v. Proposed new road and bridge; or vi. Potential Road linkage. c. The activity shall be set back 20m from the bank of any <u>water body</u>, as defined in the definition of “waterbody setback” and Appendix 6.11.5.3.
P18	<u>Residential unit</u> for caretaker and <u>site</u> management purposes only.	Nil
P19	<u>Rural tourism activity</u> .	Nil
P20	Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works and associated <u>earthworks</u> , where undertaken by the <u>Council</u> , Canterbury Regional Council or the Crown.	Nil
P21	<u>Farming</u> located in the Horseshoe Lake or Eastern Reaches shown on the Development Plan in Appendix 13.14.6.1.	<ul style="list-style-type: none"> a. All <u>farming</u> areas shall be fenced to exclude stock from water bodies and stormwater management areas as shown on the Development Plan in Appendix 13.14.6.1.
P22	Grazing of animals until 01 July 2024.	<ul style="list-style-type: none"> a. All grazing areas shall be fenced to exclude stock from water bodies and stormwater management areas as shown on the Development Plan in Appendix 13.14.6.1.

Activity		Activity specific standards
P23	Any activities or facilities within a <u>residential unit</u> established under Rule 13.14.4.1.3 RD5, located within an Edge Housing Area Overlay shown on the Development Plan in Appendix 13.14.6.1 which would be permitted activities in the Residential Suburban or Residential Suburban Density Transition Zone under Rules 14.4.1.1 P1, P13-P15, P25 – P28.	<p>a. The activity shall meet the activity specific standards of the applicable activity under the Residential Suburban or Residential Suburban Density Transition Zone Rule 14.4.</p> <p>(Proposed Private Plan Change 11)</p>
P24	<u>Recreation activities</u> on the surface of water and <u>public amenities</u> on the surface of water.	<p>a. Any activity shall exclude the use of <u>motorised water craft</u>, except as specified in P25 below.</p>
P25	Use of <u>motorised water craft</u> .	<p>a. Shall be limited to:</p> <ul style="list-style-type: none"> i. the Ōtākaro/Avon River in association with rowing events at Kerrs Reach; or ii. for emergency, safety or maintenance purposes.
P26	Plant nurseries located within a Reach identified on the Development Plan in Appendix 13.14.6.1 .	<p>a. Except for walking and cycling tracks, no permanent activity shall be located within an area identified on the Development Plan in Appendix 13.14.6.1 as a:</p> <ul style="list-style-type: none"> i. Stormwater Management Area; ii. Stopbank; iii. City to Sea Path; iv. New pedestrian/cycle bridge; v. Proposed new road and bridge; or vi. Potential Road linkage.
P27	Community halls.	Nil
P28	Boat ramps, jetties and recreational boat launching facilities located within a Landing Overlay or Activity Area Overlay.	Nil
P29	Recreational boat storage, sheds and boat repair and maintenance facilities.	Nil
P30	<u>Buildings</u> for a permitted activity that are removed by 01 July 2024.	Nil
P31	Removal of any <u>buildings</u> , fences, paths or other debris undertaken by or on behalf of the <u>Council</u> , Canterbury Regional Council or the Crown.	Nil
P32	Any activities or facilities on a site listed in Appendix 13.14.6.2 and identified with an Alternative Zone of RS or RSDT, which are permitted activities under Residential Suburban Zone or Residential Suburban Density Transition Zone Rule 14.4.1.1 P1, P13 – P15, P25 – P28.	<p>a. The built form standards in Rule 13.14.4.2 do not apply.</p> <p>b. The activity shall meet the applicable activity specific standards and built form standards of the applicable Alternative Zone.</p>

Activity		Activity specific standards
P33	Any activities or facilities on a site listed in Appendix 13.14.6.2 and identified with an Alternative Zone of RMD, which are permitted activities under Residential Medium Density Zone Rule 14.5.1.1 P1, P4 – P6, P16 – 17, P20 – P21.	<p>a. The built form standards in Rule 13.14.4.2 do not apply.</p> <p>b. The activity shall meet the applicable activity specific standards and built form standards of the Residential Medium Density Zone.</p> <p>(Proposed Private Plan Change 11)</p>
P34	<p>Commercial activities that occur within an existing commercial building on the following sites listed in Appendix 13.14.6.2:</p> <p>a. Part Lot 1 DP 785 (47 Rawson Street); or</p> <p>b. Lots 1 -2 DP 23072 (615 Pages Road).</p>	Nil
P35	<p>Commercial activities on the following sites listed in Appendix 13.14.6.2:</p> <p>a. Lot 18 DP 16283 (485 New Brighton Road) and Lot 1 DP 9286 (487 New Brighton Road).</p>	Nil
P36	<p>Alterations and additions, to existing commercial buildings; accessory buildings; or built structures; on the following sites listed in Appendix 13.14.6.2:</p> <p>a. Part Lot 1 DP 785 (47 Rawson Street;</p> <p>b. Lot 18 DP 16283 (485 New Brighton Road) and Lot 1 DP 9286 (487 New Brighton Road); or</p> <p>c. Lots 1 – 2 DP 23072 (615 Pages Road).</p>	<p>a. The activity shall meet the applicable site coverage built form standards for the Alternative Zone listed for that site in Appendix 13.14.6.2.</p>
P37	<p>Spiritual activities on the following sites listed in Appendix 13.14.6.2:</p> <p>a. Part Lot 1 DP 12070 and Part Lot 2 DP 26713 (122 Avonside Drive).</p>	Nil
P38	<p>Alterations and additions to existing buildings or built structures; on the following sites listed in Appendix 13.14.6.2:</p> <p>a. Part Lot 1 DP 12070 and Part Lot 2 DP 26713 (122 Avonside Drive).</p>	<p>a. The activity shall meet the applicable site coverage built form standards for the Alternative Zone listed for that site in Appendix 13.14.6.2.</p>
P39	Storage of heavy vehicles, on a site listed in Appendix 13.14.6.2.	<p>a. No more than one vehicle shall be stored on the site.</p>
P40	Dismantling, repair, or storage of motor vehicles and boats on a site listed in Appendix 13.14.6.2.	<p>a. The vehicles and/or boats shall be owned by people who live on the same site.</p>
P41	Preschools on Lot 49 DP 15044 (333 River Road), listed in Appendix 13.14.6.2.	<p>a. The built form standards in Rule 13.14.4.2 do not apply.</p> <p>b. The activity shall meet the applicable activity specific standards in Rule 14.4.1.1 P17 and the built form standards of the Residential Suburban Zone in Rule 14.4.2.</p>

Activity		Activity specific standards
P42	Emergency service facilities located within a Reach shown on the Development Plan in Appendix 13.14.6.1.	Nil
P43	Public transport facilities, excluding park and ride facilities, within a Reach as shown on the Development Plan in Appendix 13.14.6.1.	Nil

13.14.4.1.2 Controlled activities

- The activities listed below are controlled activities.
- Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table:

Activity		The matters over which Council reserves its control:
C1	Flood management infrastructure, including new buildings, structures and stopbanks for the purposes of flood and/or bank erosion mitigation and/or protection including associated earthworks and indigenous vegetation clearance, where undertaken by or on behalf of the Council, Canterbury Regional Council or the Crown.	<ol style="list-style-type: none"> Development Plan – Rule 13.14.5.1 Green Spine Infrastructure – Rule 13.14.5.2
C2	Stormwater management infrastructure, including stormwater management basins, wetlands, swales, pipes, or reticulated open channelised drainage, and necessary incidental equipment such as pumping stations, and associated earthworks and indigenous vegetation clearance where undertaken by or on behalf of the Council, Canterbury Regional Council or the Crown.	<ol style="list-style-type: none"> Development Plan – Rule 13.14.5.1 Green Spine Infrastructure – Rule 13.14.5.2
C3	Any earthworks or indigenous vegetation clearance within a Landing Overlay identified on the Development Plan in Appendix 13.14.6.1 where undertaken by or on behalf of the Council, Canterbury Regional Council the Crown, except where provided for under Rule 13.14.4.1.3 RD7.	<ol style="list-style-type: none"> Green Spine Infrastructure – Rule 13.14.5.2
C4	Any earthworks or indigenous vegetation clearance associated with the creation of walking and cycling paths, where undertaken by or on behalf of the Council, Canterbury Regional Council or the Crown.	<ol style="list-style-type: none"> Green Spine Infrastructure – Rule 13.14.5.2
C5	Any activities or facilities within a residential unit established under Rule 13.14.4.1.3 RD5, located within an Edge Housing Area Overlay shown in Appendix 13.14.6.1, which would be controlled activities in the Residential Suburban Density Transition Zone.	<ol style="list-style-type: none"> The matters of control for the applicable activity or facility listed in the Residential Suburban Density Transition Zone, Rule 14.4.1.2.

13.14.4.1.3 Restricted discretionary activities

- The activities listed below are restricted discretionary activities.
- Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 13.14.5, as set out in the following table:

Activity		The Council's discretion shall be limited to the following matters:
RD1	<ul style="list-style-type: none"> a. Any activity listed in Rule 13.14.4.1.1 P1 – P43 and Rule 13.14.4.1.3 RD2 – RD7 that does not meet one or more of the built form standards in Rule 13.14.4.2, unless otherwise specified. b. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> a. As relevant to the built form standard that is not met: <ul style="list-style-type: none"> i. Road boundary setback – Rule 13.14.5.3 ii. Internal boundary setback – Rule 13.14.5.4 iii. Outdoor storage areas – Rule 13.14.5.5 iv. Fencing – Rule 13.14.5.6 v. Recession planes – Rule 13.14.5.7 vi. Water supply for firefighting – Rule 13.14.5.8 vii. Ecological enhancement planting – Rule 13.14.5.9
RD2	<ul style="list-style-type: none"> a. Any activity listed in Rule 13.14.4.1.1 P2 that does not meet the activity specific standards. b. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> a. Public amenities – Rule 13.14.5.10
RD3	<ul style="list-style-type: none"> a. Any activity listed in Rule 13.14.4.1.1 P14 that does not meet the activity specific standards. b. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> a. Onsite car parking – Rule 13.14.5.11
RD4	Any activity listed in Rules 13.14.4.1.1 P24 or P25 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Development Plan – Rule 13.14.5.1 b. Activities on the surface of water bodies – Rule 13.14.5.12 c. Within a site of Ngāi Tahu cultural significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.
RD5	<ul style="list-style-type: none"> a. Residential units located within an Edge Housing Area Overlay shown on the Development Plan in Appendix 13.14.6.1. b. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> a. Edge and Trial Housing residential design principles – Rule 13.14.5.13
RD6	<ul style="list-style-type: none"> a. Residential units located within a Trial Housing Area Overlay shown on the Development Plan in Appendix 13.14.6.1, including where these activities occur on the surface of water. b. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> a. Edge and Trial Housing residential design principles – Rule 13.14.5.13
RD7	Any earthworks or indigenous vegetation clearance within a Landing Overlay within or adjoining an inanga spawning site identified in Appendix 13.14.6.3, where undertaken by or on behalf of the Council, Canterbury Regional Council or the Crown.	<ul style="list-style-type: none"> a. Green Spine Infrastructure – Rule 13.14.5.2 b. Inanga spawning sites – Rule 13.14.5.14

(Proposed Private Plan Change 11)

13.14.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity within a Reach or Landing Overlay shown on the Development Plan in Appendix 13.14.6.1.
D2	<u>Major sports facility</u> , excluding those specified in Rule 13.14.4.1.1 P28 – P29.
D3	Any activity listed in Rule 13.14.4.1.1 P1 – P43 and Rule 13.14.4.1.3 RD2 – RD7 that does not comply with Built Form Standards 13.14.4.2.2, 13.14.4.2.6 or 13.14.4.2.7, unless otherwise specified in Rule 13.14.4.1.5 NC11.

13.14.4.1.5 Non-complying activities

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

Activity	
NC1	<u>Intensive farming</u> (excluding land-based aquaculture).
NC2	<u>Industrial activity</u> .
NC3	<u>Trade supplier</u> .
NC4	<u>Yard-based supplier</u> , except as specified within P26.
NC5	<u>Service industry</u> .
NC6	<u>Warehousing and distribution activities</u> .
NC7	<u>Commercial services</u> .
NC8	<u>High technology industrial activity</u> .
NC9	<u>Trade and industry training activities</u> .
NC10	<u>Second-hand goods outlet</u> .
NC11	<u>Buildings</u> in the Green Spine, as shown in the Development Plan in Appendix 13.14.6.1, that do not meet Rule 13.14.4.2.6 where the <u>height</u> is over 10 metres, excluding <u>residential activities</u> in an Edge Housing Area Overlay.
NC12	Any residential activity that is not otherwise specified in Rule 13.14.4.1.1 P18, P32, P33 or Rule 13.14.4.1.3 RD5 or RD6.
NC13	<u>Heavy industrial activity</u> .
NC14	<u>Quarrying activity</u> .
NC15	Any activity listed in Rule 13.14.4.1.1 P1 – P42 that is located within the Green Spine, as shown in the Development Plan in Appendix 13.14.6.1, (excluding within a Landing Overlay), that does not meet Rule 13.14.4.2.10a.i.

NC16	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or prohibited activity within the Green Spine, as shown in the Development Plan in Appendix 13.14.6.1 , (excluding within a Landing Overlay).
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13.14.4.1.6 Prohibited activities

There are no prohibited activities.

13.14.4.2 Built form standards

13.14.4.2.1 Road boundary setback

- a. The minimum building setback from a road boundary shall be as follows:

	Applicable to	Standard
i.	All <u>buildings</u> in relation to <u>road boundaries</u> , unless specified in ii., iii., iv., v. or vi. below.	5 metres
ii.	<u>Road boundaries</u> with a State Highway.	20 metres
iii.	<u>Sites</u> in a Reach where the road-facing façade of the building is at least 40% glazed, and the internal space behind the glazing is used for <u>retail activities</u> or <u>entertainment activities</u> .	Nil
iv.	<u>Residential units</u> located within an Edge Housing Area Overlay as shown on the Development Plan in Appendix 13.14.6.1.	4.5 metres
v.	<u>Road boundaries</u> with local roads in the Green Spine shown on the Development Plan in Appendix 13.14.6.1.	10 metres
vi.	<u>Buildings</u> within a Landing Overlay identified on the Development Plan in Appendix 13.14.6.1.	Nil

13.14.4.2.2 Boundary setback from Development Plan Infrastructure

- a. The minimum building setback from the infrastructure listed below shall be as follows:

	Applicable to	Standard
i.	A. Stormwater Management Areas; and B. Stopbanks outside a Landing Overlay as shown on the Development Plan in Appendix 13.14.6.1, or as-built.	15 metres
ii.	A. Stopbanks within a Landing Overlay; B. New pedestrian/cycle bridges; C. City to Sea Path; D. Proposed new roads and bridges; and E. Potential road linkage as shown on the Development Plan in Appendix 13.14.6.1.	5 metres

13.14.4.2.3 Internal boundary setback

- a. The minimum building setback and parking area setback from an internal boundary shall be as follows:

	Applicable to	Standard
i.	All <u>buildings</u> or <u>parking areas</u> , unless specified in ii., iii. and iv. below.	5 metres

	Applicable to	Standard
ii.	<u>Residential units, accessory buildings and associated parking areas</u> located within an Edge Housing Area Overlay as shown on the Development Plan in Appendix 13.14.6.1.	<p>a. 2 metres from an internal <u>boundary</u> with a residential zone;</p> <p>b. 1 metre from an internal <u>boundary</u> with a <u>site</u> in an Edge Housing Area Overlay</p>
iii.	<u>Buildings, or parking areas</u> , other than for <u>residential activities</u> , that adjoin a residential or open space zone.	10 metres
iv.	<u>Buildings, or parking areas</u> , other than for <u>residential activities</u> , that adjoin a site listed in Appendix 13.14.6.2 which is in private ownership.	10 metres

13.14.4.2.4 Outdoor storage

- Any outdoor storage area shall not be located within the minimum setbacks specified in Rules 13.14.4.2.1, 13.14.4.2.2 and 13.14.4.2.3.
- Outdoor storage areas shall be screened from adjoining sites, roads, cycleways and walkways by either planting, wall(s), fence(s), or any combination of these, to at least 1.8 metres in height along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3 metres.

13.14.4.2.5 Fencing

- The maximum height of any fence in the Green Spine shall be 1.2 metres.
- The maximum height of any internal boundary fence in any of the Reaches shall be 1.8 metres, except that the maximum height for any fence adjoining a public open space shall be 1.2 metres.
- The maximum height of any road boundary fence in any of the Reaches shall be 1.2 metres
- The rules in a. and c. above do not apply to predator proof fencing required for an eco-sanctuary.

13.14.4.2.6 Building height

- The maximum height of any building shall be as follows, except that this shall not apply to activities specified in Rule 13.14.4.1.1 P30:

	Applicable to	Standard
i.	<u>Buildings</u> within the Green Spine.	8 metres
ii.	<u>Residential units</u> located within an Edge Housing Area Overlay or a Trial Housing Area Overlay.	8 metres
iii.	<u>Buildings</u> located within the Ōtākaro Loop Reach, Horseshoe Lake Reach or Eastern Reaches, except where specified in ii. above.	12 metres

13.14.4.2.7 Building footprint, site coverage and impervious surfaces

- The maximum single building footprint, site coverage of all buildings, and area covered by impervious surfaces, shall be as follows, except that this shall not apply to activities specified in Rule 13.14.4.1.1 P30, P36 and P38:

Applicable to the areas shown within the Development Plan in Appendix 13.14.6.1 as follows:	A (Single <u>building</u> footprint)	B (Site <u>coverage</u>)	C (Impervious <u>surfaces</u>)
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i.	Green Spine, except where specified in iv. to vii. below	100m ²	5%	10%
ii.	Ōtākaro Loop Reach or Horseshoe Lake Reach, except where specified in iv., vi. or vii. below	250m ²	15%	30%
iii.	Eastern Reaches, except where specified in vi. or vii. below	150m ²	10%	5%
iv.	Activity Area Overlay	350m ²	25%	30%
v.	Landing Overlay	150m ²	25%	30%
vi.	Edge Housing Area Overlay	N/A	35%	N/A
vii.	Trial Housing Area Overlay	N/A	N/A	N/A

13.14.4.2.8 Recession planes

- Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal site boundary in accordance with the applicable diagram in Appendix 18.11.3.
- Where an internal site boundary adjoins a site listed in Appendix 13.14.6.2, which is in private ownership, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal site boundary in accordance with the diagram in Appendix 18.11.3 that applies to the Alternative Zone listed for that site listed in Appendix 13.14.6.2.
- Where an internal site boundary adjoins the boundary with an Edge Housing Area Overlay shown on the Development Plan in Appendix 13.14.6.1, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal site boundary in accordance with Diagram B in Appendix 18.11.3.

13.14.4.2.9 Water supply for firefighting

- Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).
- Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.

13.14.2.10 Ecological enhancement planting

- Ecological enhancement planting shall be provided as follows, except that this shall not apply to activities specified in Rule 13.14.4.1.1 P30:

	Standard
i.	<p>A minimum of 10% of the <u>net site area</u> shall be planted and maintained with at least 75% being <u>indigenous vegetation</u> that is sourced from within the ecological district, comprising a combination of trees, shrubs and ground cover species. Planting may include some <u>ancillary lawn</u> or other amenity features not exceeding 10% of the planted area, set aside as landscaped or open space areas.</p> <p>This rule does not apply to outdoor recreation activities not involving <u>buildings</u>, or to <u>public amenities</u>.</p>

	Standard
ii.	On <u>sites adjoining</u> a Residential Zone, or <u>sites adjoining a residential activity</u> on a site listed in Appendix 13.14.6.2, a minimum 2 metre wide ecological enhancement planting area shall be provided adjacent to the shared <u>boundary</u> , except that this shall not apply to residential activities proposed in the Edge Housing Area Overlay or Trial Housing Area Overlay as shown on the Development Plan in Appendix 13.14.6.1. The ecological enhancement planting areas shall be planted with at least 75% <u>indigenous vegetation</u> comprising a combination of trees, shrubs and ground cover species.
iii.	All ecological enhancement planting required by these rules shall be in accordance with Part A of Appendix 6.11.6 of Chapter 6.

13.14.4.2.11 Car Parking

- a. Car parking spaces shall be located at the rear or side of buildings on a site, except for car parking spaces associated with a residential activity.
- b. One indigenous tree shall be planted for every 5 ground level uncovered car parking spaces provided on a site.
- c. Where a car parking area is greater than 5000m², car parking shall be divided into areas of no more than 2500m² in area, with car parking areas being separated from each other by a minimum 2 metre wide ecological enhancement planting area planted in accordance with Rule 13.14.4.2.10.

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13.14.5 Rules - Matters of control and discretion

- a. When considering applications for controlled activities, the Council's power to impose conditions is restricted to the matters over which control is reserved in the relevant rule, and as set out for that matter below.
- b. When considering applications for restricted discretionary activities, the Council's power to decline consent, or to grant a consent and impose conditions, is restricted to the matters over which discretion is restricted in the relevant rule and as set out for that matter below.

13.14.5.1 Development Plan

- a. The extent to which the activity:
 - i. Is in accordance with the Development Plan in Appendix [13.14.6.1](#);
 - ii. Is consistent with the general character description of the area within which it is located, with reference to Policy [13.14.2.1.1](#);
 - iii. Relates to or integrates visually with any other existing or consented development within the area;
 - iv. May have adverse effects on the water body and water body margins, ecosystems, biodiversity corridors and riparian planting, water quality and stormwater management; and
 - v. Departs from the Development Plan because to do so provides better outcomes in terms of indigenous ecological enhancement and mahinga kai opportunities.
- b. Whether the activity will compromise the provision or function of any area identified as a: Stormwater Management Area; Stopbank; City to Sea Path; new pedestrian/cycle bridges; proposed new roads and bridge; or potential road linkages within the Development Plan in Appendix [13.14.6.1](#).
- c. Whether the activity better responds to current and future natural hazard risks and enables an adaptive management approach.

13.14.5.2 Green Spine Infrastructure

- a. The extent to which the activity is in accordance with the Development Plan in Appendix [13.14.6.1](#).
- b. Whether the proposal recognises and/or provides for the context and values of historic and cultural significance and the relationship, culture and traditions of Ngāi Tahu/ mana whenua, and in particular the maintenance and enhancement of water quality and mahinga kai values.
- c. The extent to which the design enables recreational and amenity enhancement opportunities.
- d. Any adverse visual impact of the activity on open space and any neighbouring sites and public places, and any mitigation proposed.
- e. The potential effects of earthworks associated with construction of buildings and infrastructure, both within and surrounding the site, including increased erosion and sedimentation, noise, dust and traffic, and any mitigation proposed.
- f. The adequacy and appropriateness of measures proposed to reinstate the area affected by the works post construction.
- g. The extent to which planting and landscaping is proposed that will restore and enhance the ecological and landscape integrity of the site and provide increased natural habitat for mahinga kai and an increase in net indigenous biodiversity, particularly where Sites of Ecological Significance are affected.
- h. The extent to which the proposal has been designed to naturalise the river bank and water edges, including form and planting.
- i. The extent to which hard or engineered banks and in-river works are avoided or minimised in the location and design of walking and cycling tracks, and landings, to minimise adverse effects on aquatic and riparian margin ecology, and

increase positive effects (e.g. through riparian planting) on the river.

- j. Whether the proposed stormwater management areas and stopbanks have been designed to reduce adverse geotechnical effects on adjacent properties.
- k. Whether the activity compromises the integrity and function of a stopbank.
- l. The matters set out in Rule 9.5.5 in relation to Ngai Tahu values and the natural environment.
- m. Where relevant to the proposal, the extent to which the activity aligns with the Indicative Stopbank cross section in Appendix 13.14.6.1.
- n. In relation to the removal of any indigenous vegetation within Sites of Ecological Significance listed in Schedule A of Appendix 9.1.6.1, those matters set out in Rule 9.1.5.2.
- o. The extent to which the qualities of the significant feature (7.0 Waikākāriki/Horseshoe Lake and 8.1 and 8.3 Ōtākaro/Avon River) will be maintained or enhanced.
- p. Where within an area of natural character in the coastal environment identified in Chapter 9, Appendix 9.2.9.2:
 - i. the extent to which the proposal is consistent with preserving the natural character qualities of the coastal environment; and
 - ii. whether any restoration or rehabilitation of the natural character of the coastal environment is proposed.
- q. The extent to which the proposal provides public access and access for customary use to and along the Ōtākaro Avon River.
- r. Whether the development incorporates CPTED principles as required to achieve a safe, secure environment.
- s. Whether the transfer of flood waters and impact on land drainage in surrounding areas avoids creating unacceptable risk.
- t. The adequacy of the measures to be implemented during construction concerning the accidental discovery of archaeological sites or artefacts including the training of contractors, cultural monitoring and consistency with the Mahaanui Iwi Management Plan, including the need for an Accidental Discovery Protocol.
- u. The extent to which access for maintenance to or along the water body is not impeded.
- v. The extent to which existing vegetation is to be retained.

13.14.5.3 Road boundary setback

- a. Whether the reduced setback:
 - i. Will adversely affect the compatibility of the buildings with the character and amenity values anticipated in the Zone;
 - ii. Compromises the safety or functioning of the road;
 - iii. Will be mitigated by visual screening, topography, location, or design and appearance of the building;
 - iv. Provides for continuity of facades along the street frontage;
 - v. Provides visual interest appropriate to the context and character of the site and surrounds;
 - vi. Results in the visual prominence of vehicles and parking areas through the use of space for car parking, vehicle manoeuvring or loading; and
 - vii. Is necessary due to functional requirements and/or the form, scale and design of existing buildings on the site.

13.14.5.4 Internal boundary setback

- a. The extent to which building intrusion into the setback will result in:
 - i. Adverse visual effects on adjoining residents or other users of the adjoining site(s);
 - ii. Impacts on the privacy of an adjoining site;

- iii. Impacts on the activities undertaken within the space affected;
 - iv. Potential for activities within the building to give rise to disturbance to neighbours or nuisance effects; and
 - v. A more efficient, practical and better use of the balance of the site.
- b. The extent to which the provision of planting or screening will mitigate adverse effects of the encroachment.
 - c. Whether the development is designed and laid out to promote a safe environment and reflects CPTED principles.
 - d. Within an Edge Housing Area Overlay and Trial Housing Area Overlay shown in the Development Plan in Appendix 13.14.6.1, whether the development has been designed as part of a comprehensive scheme involving terrace, or otherwise attached, housing.

13.14.5.5 Outdoor storage areas

- a. The extent to which:
 - i. The quality and form of fencing, landscaping or other screening minimises the visual effects of outdoor storage as viewed from the street or an adjoining property; and
 - ii. The materials or goods stored within the setback have an adverse visual effect.

13.14.5.6 Fencing

- a. Whether the fencing:
 - i. Maintains visibility between the ground floor of the building and the road or public space;
 - ii. Addresses CPTED principles in respect to the location, height and design of the fence; and
 - iii. Takes into account any operational, accessibility and security requirements.

13.14.5.7 Recession planes

- a. The extent to which the recession plane intrusion:
 - i. Will result in overshadowing of adjoining sites and reduced sunlight and daylight admission to internal living spaces and external living spaces beyond that anticipated by the recession plane;
 - ii. Impacts on the privacy of an adjoining site; and
 - iii. Is mitigated by the extent and quality of any landscaping proposed.
- b. The nature of activities undertaken within any space affected by increased shadowing caused by any proposed building or alteration to a building.
- c. Whether development on the adjoining site, such as large building setbacks, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining sites from overshadowing.

13.14.5.8 Water supply for fire fighting

- a. Whether sufficient firefighting water supply is available to ensure the health and safety of the community, including neighbouring properties.

13.14.5.9 Ecological Enhancement Planting

- a. The extent to which the proposed ecological enhancement planting:
 - i. achieves a high level of onsite amenity while minimising the visual effects of activities and buildings on the surroundings;

- ii. supports the growth of other vegetation and the restoration of habitat for indigenous species;
 - iii. is protected through the provision of space, or other methods, including plant protection barriers; and
 - iv. recognises and provides for Ngāi Tahu/mana whenua values through the inclusion of indigenous species that support the establishment of ecological corridors, mahinga kai and general ecological restoration.
- b. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed, including the species used.
- c. The appropriateness and design of landscaping having regard to the potential adverse effects on safety for pedestrians and vehicles.

13.14.5.10 Public amenities

- a. For public amenity buildings containing toilets and/or changing rooms, whether the reduced setback will:
- i. Detract from the amenity of adjoining residents and give rise to nuisance effects;
 - ii. Promote a safe physical environment and reflect CPTED principles; and
 - iii. Provide an appropriate separation from stormwater management areas and water bodies to avoid adversely impacting cultural values.

13.14.5.11 Onsite car parking

- a. The extent to which the car parking area:
- i. Will be visually prominent in the surrounding environment;
 - ii. Is of a scale that will detract from the general character of the area within which it is located, as outlined in Policy [13.14.2.1.1](#);
 - iii. Will give rise to nuisance effects;
 - iv. Will be designed and landscaped to mitigate visual effects, including consideration of the General Rules and Procedures, Appendix [6.11.6](#), Part B: Tree species information and guidance only, non-statutory requirements;
 - v. Will promote a safe physical environment and reflect CPTED principles; and
 - vi. May impact on cultural considerations including provision for the integrated management of stormwater, impacts on access and extent of indigenous planting and habitats, and the relationship to sites and features that are wāhi tapu and wāhi taonga.

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13.14.5.12 Activities on the surface of water bodies

- a. The extent to which activities on the surface of the water body will, on their own, and cumulatively, adversely affect:
- i. The natural values of water bodies and their margins;
 - ii. Margin and bank stability and the likelihood of erosion;
 - iii. Wildlife, including disturbance to nesting, feeding or spawning sites;
 - iv. Residents in adjoining residential zones, particularly in terms of noise impacts;
 - v. Public access to the water body and potential congestion where vessels are loaded and unloaded; and
 - vi. Ngāi Tahu/mana whenua cultural values, including indigenous biodiversity and mahinga kai.

13.14.5.13 Edge and Trial Housing residential design principles

- a. The extent to which the design of the development will complement the surrounding natural and cultural environment, including the intended indigenous natural environment of the Ōtākaro Avon River Corridor and any features or sites of significance to Ngāi Tahu.
- b. The extent to which the development contributes to the adjacent street and public open spaces (including the Ōtākaro Avon River) within the Ōtākaro Avon River Corridor being lively, safe and attractive, including:
 - i. The extent to which the development orientates building frontages including entrances and windows to habitable spaces toward the street and adjacent public open spaces;
 - ii. The avoidance of garages or parking areas that will dominate the frontage of the development; and
 - iii. The degree to which fencing enables interaction between the house and public space.
- c. The incorporation of CPTED principles to achieve a safe, secure environment, including the extent to which the development:
 - i. provides for views over, and passive surveillance of, adjacent public and publicly accessible open spaces;
 - ii. clearly demarcates boundaries of public and private space;
 - iii. makes pedestrian entrances and routes readily recognisable; and
 - iv. provides for good visibility with clear sightlines and effective lighting.
- d. The extent to which the design and scale of the development results in adverse visual and amenity effects on adjoining residential sites.
- e. The extent to which the development provides communal open spaces that are accessible, usable and attractive for the residents.
- f. The appropriateness of the extent and design of landscaping and open spaces within the development.
- g. In addition, for Trial Housing:
 - i. The extent to which the development is comprehensively designed and clustered;
 - ii. Where adjacent to an existing residential area, the extent to which it visually integrates with the adjacent existing residential development;
 - iii. Where relevant, the extent to which the development provides opportunities for testing and demonstrating adaptation of housing to natural hazards and climate change; and
 - iv. the development achieves visual interest through the use of architectural detailing, glazing, verandas and balconies, variation of materials, breaks up long and bulky building forms and limits the length of continuous rooflines.

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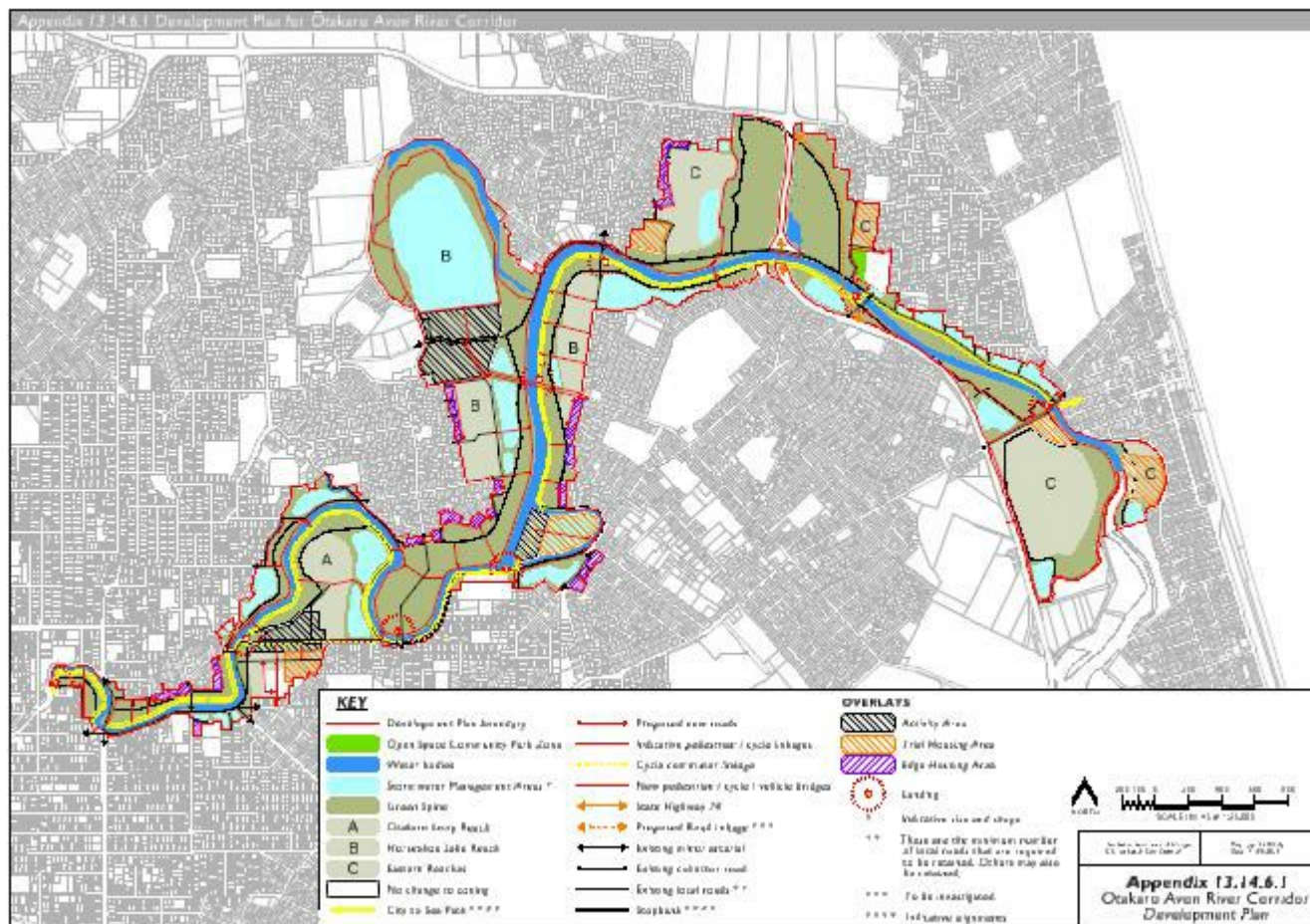
13.14.5.14 Inanga spawning sites

- a. The extent of loss of inanga spawning grounds, whether it is possible to provide replacement habitat, and the degree to which it can and is to be provided.

13.14.6 Appendices

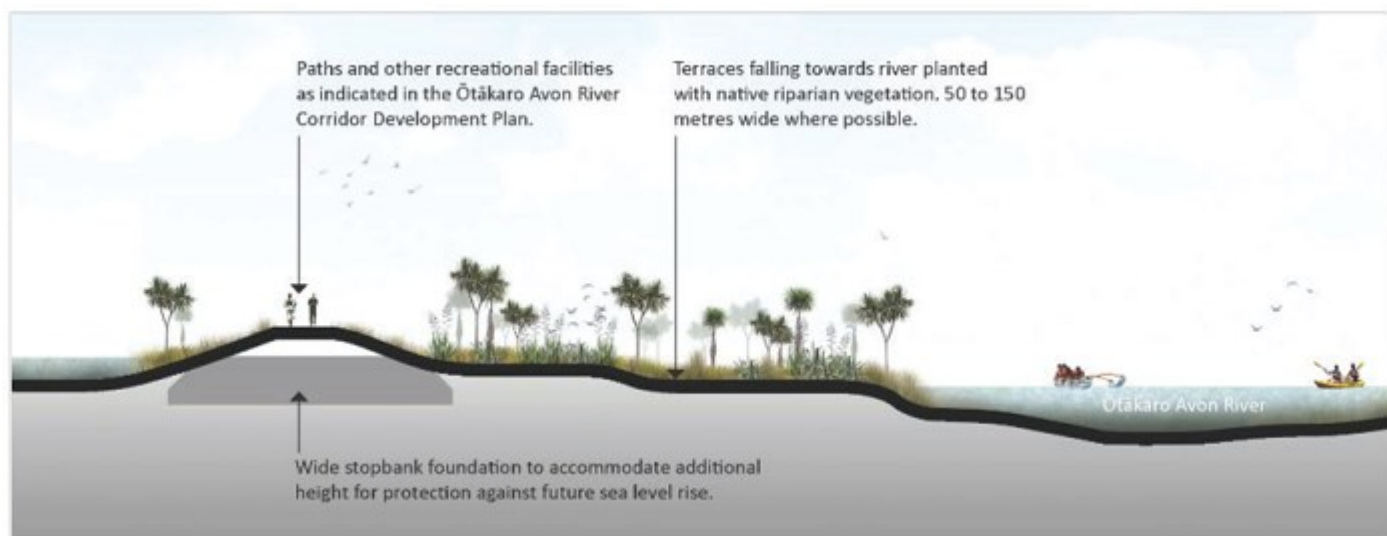
Appendix 13.14.6.1 Development Plan and Stopbank Cross-section

Ōtākaro Avon River Corridor Development Plan



(Proposed Private Plan Change 11)

Ōtākaro Avon River Corridor Indicative Stopbank cross-section



Appendix 13.14.6.2 Pre-Earthquake Activities List

Legal Description	Address	Map Ref	Pre-Earthquake Zone	Alternative Zone
LOT 1 DP 66188	76 Atlantis Street	26	L1 (Map 27A)	RS
PT LOT 1 DP 12070 AND PT LOT 2 DP 26713	122 Avonside Drive	32	L2 (Map 39A)	RSdT
PT LOT 2 DP78	202 Avonside Drive	32	L1 (Map 40A)	RS
LOT 10 DP 27561	92 Bexley Road	26	L1 (Map 34A)	RS
LOT 245 DP 37943	7 Chale Lane	26	L1 (Map 34A)	RS
LOT 1 DP 7732	30 Cowlshaw Street	32	L1 (Map 40A)	RS
PT LOT 41 DP 78	42A Cowlshaw Street	32	L1 (Map 40A)	RS
LOT 8 DP 23850	238 Fitzgerald Avenue	32	L2 (Map 39A)	RSdT
FLAT 1 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M ²	1/256 Fitzgerald Avenue	32	L3 (Map 39A)	RMD
FLAT 2 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M ²	2/256 Fitzgerald Avenue	32	L3 (Map 39A)	RMD
FLAT 3, BALCONY AND STAIRS 3 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M ²	3/256 Fitzgerald Avenue	32	L3 (Map 39A)	RMD
FLAT 4, BALCONY AND STAIRS 4 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M ²	4/256 Fitzgerald Avenue	32	L3 (Map 39A)	RMD
LOT 32 DP 54073	123 Hulverstone Drive	26	L1 (Map 33A)	RS
LOT 48 DP 18848	137 Locksley Avenue	33	L1 (Map 33A)	RS
LOT 12 DP 17824	6 Moyna Avenue	33	L1 (Map 33A)	RS
LOT 2 DP 371520	15 Mundys Road	33	L1 (Map 33A)	RS
LOT 18 DP 16283	485 New Brighton Road	26	L1 (Map 34A)	RS
LOT 1 DP 9286	487 New Brighton Road	26	L1 (Map 34A)	RS
LOTS 1-2 DP 23072	615 Pages Road	33	B4 (Map 34A)	CL
PT LOT 1 DP 785	47 Rawson Street	33	L1 (Map 34A)	RS
LOT 1 DP 365556	57 River Road	32	L2 (Map 40A)	RSdT

The Christchurch District Plan

FLAT 1, CARPORT 1, SHED 1 DP 39357 ON LOT 1 DP 23515 HAVING SHARE IN 923M ²	1/213A River Road	32	L1 (Map 40A)	RS
LOT 49 DP 15044	333 River Road	32	L1 (Map 33A)	RS
LOT 26 DP 24416	18 Tasman Place	25	L1 (Map 33A)	RS
LOT 32 DP 81219	9 Velsheda Avenue	33	L1 (Map 34A)	RS
LOT 2 DP 82681	46A Vogel Street	32	L3 (Map 40A)	RMD
LOT 4 DP 6463	50 Wainoni Road	33	L1 (Map 33A)	RS

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Appendix 13.14.6.3 Inanga Spawning Sites

