

17 August 2018

National Planning Standards
Ministry for the Environment
PO Box 10362
Wellington 6143

Email: PlanningStandards@mfe.govt.nz

Christchurch City Council submission on the draft first set of National Planning Standards

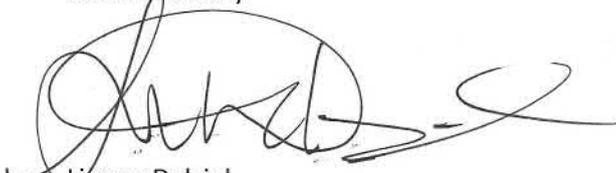
Christchurch City Council (the Council) thanks the Ministry for the opportunity to provide comment on the draft first set of National Planning Standards.

The Council shares the Ministry's aspirations for policies and plans that are simple and intuitive to read, interpret and understand and that are conveniently accessible for everyone. It acknowledges the significant amount of work that has gone into the development of the standards to date and appreciates both the efforts undertaken by the Ministry to engage with stakeholders and to respond to feedback and suggestions.

The Council also welcomes opportunities for further discussion with the Ministry on any points raised in this submission or on proposed amendments to the Planning Standards.

For any clarification on points within the attached submission please contact Alison McLaughlin at Alison.McLaughlin@ccc.govt.nz or 03 941 8064.

Yours faithfully



Lianne Dalziel
MAYOR
Christchurch City Council



Draft first set of National Planning Standards

Contact information

Name*	Dr. Karleen Edwards	
Organisation (if applicable)	Christchurch City Council	
Address	53 Hereford Street, Christchurch 8013	
Phone	(03) 941-8554	
Email*	Karleen.Edwards@ccc.govt.nz	
Submitter type*	Individual	<input type="checkbox"/>
	NGO	<input type="checkbox"/>
	Business / Industry	<input type="checkbox"/>
	Local government	X
	Central government	<input type="checkbox"/>
	Iwi	<input type="checkbox"/>
	Other (please specify)	<input type="checkbox"/> Click here to enter text.

* Questions marked with an asterisk are mandatory.

Draft first set of National Planning Standards

1. Do you support the draft first set of National Planning Standards?

- Yes
- No
- X In part

The Christchurch City Council (the **Council**) welcomes the opportunity to submit on the proposed first set of National Planning Standards (**Planning Standards**).

The Council has included the majority of its comments in **Attachment A**. The key comments are summarised below. In some instances, the Council has suggested amendments or alternative approaches but would also support other methods that achieve the same outcome.

The Council shares the Ministry for the Environment's (**MfE's**) aspirations for policies and plans that are simple and intuitive to read, interpret and understand and that are conveniently accessible for everyone. It recognises the cost savings and efficiencies that could potentially be achieved for plan users who work in multiple jurisdictions and for councils undertaking a review of their district plans. Increased standardisation will assist in creating "apples to apples" comparisons for the purposes of plan monitoring. Some standards also represent an opportunity to benefit from nationally recognised best practice.

However, the Council considers that any national consistency should not be achieved at the expense of loss of flexibility for local authorities to respond in the most appropriate way to local planning conditions and issues.

The Council acknowledges that standardising policies and plans is an enormous and difficult task in part because of the variety of planning issues that face different local authorities; the risk of standard provisions conflicting with local provisions and resulting in relitigation of issues that may have taken years to resolve; and the complications involved in staging reviews of interdependent plans and policies.

If district plans are reviewed before or at the same time as regional policy statements, to which they must give effect, this can result in conflicting provisions between the documents and increase the cost and complexity of consenting processes. Conflicts can also arise where a regional policy statement has been reviewed and contains updated definitions that are not consistent with district plan definitions.

The Council opposes specific aspects of the proposed planning standards to the extent that they:

- a. introduce an additional and unnecessary level of complexity to plan making or reduce flexibility for territorial authorities to respond to local planning matters in the most efficient, effective and user-friendly way;
- b. do not provide clear directions to territorial authorities on what must be included in plans and/or inadvertently drive content decisions;
- c. increase costs by generating unnecessary work; or
- d. require a format that is not compatible with or does not make best use of ePlanning or GIS technology.

Plan complexity

Plans are complex because planning issues can be complex. In many cases, complex rules are attempting to avoid unnecessary resource consent triggers or notification processes by making a nuanced distinction between activities that require regulation and those that do not. Reducing the complexity of the plan itself can also increase the complexity of the process (including costs) for plan users, drafters and administrators.

Imposing a standard plan format and definitions will not necessarily reduce plan complexity. Instead, that complexity may shift from the standardised part of the plan (which may be the most logical and

intuitive place to locate it) and be placed instead in a part of the plan that is more likely to be overlooked or will require additional work to ensure that provisions are not conflicting. For example:

- limiting the number of zones will increase the number of overlays, precincts and development areas which increases the number of different parts of the plan that users must refer to;
- requiring very general definitions that cannot be adapted to local circumstances may require councils to create new subdefinitions that do not necessarily use the most obvious or intuitive term (e.g. “commercial activity” “industrial activity”);
- standardising definitions like “height” to not include exclusions for things like aerials and chimneys mean that these exclusions need to be repeated dozens of times in the rules instead or placed in the District Wide Matters section where they will be less likely to be seen; and
- standardising definitions without standardising the subdefinitions they rely on does not really standardise the definition and can create conflicts. For example, the definition of “community facility” relies on undefined terms for “recreational activity”, “cultural activity”, “safety and welfare activity”, “religious activity” and “community purposes”. It also inherently excludes entertainment activities that are not cultural activities, educational activities and health services to the extent that they are not “safety and welfare activities”. Depending on how those subdefinitions are defined, the activities that are captured by the “community facility” definition can vary considerably.

Even in an ePlanning format provisions still need to be found, read and quoted. Placing all of the appendices together requires users to scan through a large number of irrelevant subtopics to find the appendix of interest. Placing a number of exceptions or qualifications in the rules means more time required to find the correct rule, read it and cut out irrelevant content when it is quoted in a report. Having the same rule repeated in a number of places creates more work when the rule needs to be updated.

The Council is concerned that some of the proposed requirements, as discussed in Attachment A, will generate a significant amount of work to ultimately arrive at a plan that is just as complex and no easier to use. This risk would be reduced if the proposed standards were amended to enable councils to use more discretion in creating zones and amending definitions to suit local circumstances.

Clarity

National directions can be a very blunt instrument to apply to complex plan drafting situations that require familiarity with the specific circumstances and professional judgment. Where mandatory directions are not very clear in their intent or are unnecessarily prescriptive, they can give rise to additional costly debate and legal process or result in perverse outcomes. For example:

- it is not clear if inclusion/selection of definitions is a mandatory or discretionary direction and what the implications are for notification of the Plan where there are mandatory directions for things that the Council “may” include; and
- Councils are restricted in their ability to introduce terms that are synonyms of terms defined in the planning standards. However, what constitutes a synonym can be open to debate.

The Council is also concerned that the wording of some standards can be interpreted as unintentionally prescribing policy direction or content.

For example, some of the standards are worded in a way that does not provide sufficient certainty about what matters trigger the requirement to amend the plan to comply with the standard and

what needs to be done as a result. For example¹, in S-DWM Direction 17: “If the following matters are addressed in the plan, they must be included in the *Historic Heritage* section: (d) cross reference to a schedule in the schedule chapter that provides a list of the specific location of historic areas and sites... with a description of why or what in each area or site requires management.” It is not clear if this direction is requiring:

- a) a description of specific heritage values in the Plan if a schedule is included (i.e. statements of significance to be included in the Plan); or
- b) if a schedule is included it must be located in the Heritage section.

The directions would be clearer if they specified which matters triggered a need to amend the plan (i.e. inclusion of provisions relating to historic heritage) and then set out what councils are required to do in response (i.e. locate those provisions in the Historic Heritage section).

The Council is also concerned about the introduction of zone purpose statements. S-ZONES Direction 8 requires that “Each zone option contains a purpose statement which the zone provisions must fulfil.” This introduces a new requirement for District Plans that objectives and policies “must fulfil” the zone purpose. In some cases, these purpose statements will open proposed provisions up for debate as to whether or not they are fulfilling the purpose of the zone.

For example:

- the direction that “The purpose of the Medium-density residential zone is to provide primarily for residential activities in areas of urban character” opens councils up to challenge that their provisions are not sufficiently enabling of a density that fulfils the undefined “urban character” described in the purpose of the zone.
- the zone purpose statements for the commercial centres do not enable a centres-hierarchy approach. Objectives and policies to give primacy to the central city commercial area could be read as not “fulfilling” zone purpose statements which suggest that the same range of activities should be enabled in every commercial centre.
- The zone purpose statement for the Commercial zone is to “provide for activities that are not sensitive to the effects generated from commercial activities”. This could potentially make it more difficult for plans to enable residential activities in commercial zones.
- The zone purpose statement for the Rural Production zone includes the direction to provide for “associated rural industry”. This could lead a range of industrial activities to anticipate that they would be able to locate in a rural environment even where councils have other strategic directions to manage urban sprawl.

The Council notes that the Consultation Guidance and other explanatory material does not indicate that there is any intention by MfE to introduce any mandatory content through the planning standards other than the definitions. This suggests that the other planning standards (and the zone purpose statements in particular) need to be carefully reviewed and, where necessary, amended to ensure that planning standards are not driving strategic decisions that should be considered at the local level.

The proposed Planning Standards should be amended to clarify which directions are mandatory and which are discretionary; what matters trigger consideration of a mandatory direction; and what needs to be included in the plan as a result. Zone purpose statements should be renamed “zone explanations”, included in the guidance material only, and should not be given any statutory weight.

¹ Other examples include: S-DWM Direction 23c (reverse sensitivity provisions); S-GDW Directions 33, 34 and 35 (cumulative effects); S-CV Direction 18d (sites of significance to Māori)

Costs

The Council supports a timeframe for implementation that will allow any required changes to be integrated into its next regular District Plan review rather than requiring additional costly processes.

The proposed Planning Standards under “mandatory directions”² note that the Christchurch District Plan must be amended in accordance with section 58I of the RMA within 7 years of gazettal of the planning standards.

The Council anticipates that it would implement the Planning Standards through its next District Plan review and that that review, generally, would go through a Schedule 1 process but the notified Plan would note that aspects of the Plan could not be submitted on because they were implementing the Planning Standards.

In addition, many of the changes required to implement the Planning Standards would need to go through a Schedule 1 process in any event either because they would require amendments beyond what is needed to avoid duplication or conflict with the standard (s58I(3)(d)) or would be in response to discretionary directions (s58I(4)).

An example is the discretionary direction to select zones (S-Zones Direction 8). This is essentially a prerequisite plan making decision that would trigger a Schedule 1 process for all councils to implement the standards. Likewise, if the Planning Standards are amended as the Council recommends to acknowledge that selection of definitions is a discretionary direction, this would also trigger the requirement for a Schedule 1 process. Since more or less every plan will have zones and definitions, more or less every plan will still need to go through a Schedule 1 process.

While the Council would still be able to identify aspects of the plan that could not be submitted on, teasing out, identifying and communicating to submitters which aspects can or cannot be changed also imposes significant costs. For example, if changes to the definition of building mean that the Council’s natural hazards rules need to be substantially rewritten to recapture structures that are no longer covered by the building definition, this would arguably go beyond a consequential amendment to avoid duplication or conflict. It would be significantly less complex for the Council to simply undertake a first principles review of its natural hazards rules and then include or not include activities as appropriate with respect to the Planning Standards definition of building and then notify the entire proposal under Schedule 1.

It will also be extremely difficult to communicate to submitters that they cannot submit on the definition itself but can submit on the choice of terms used (i.e. “building” or “structure”), the choice not to introduce a subdefinition, how the definition sits in the rules and any changes to the rules that go beyond the effect of the previous plan. Arguably, however, in a first principles full plan review submitters should be able to submit on rules that they oppose even if those rules reflect a consequential amendment to the previous plan to implement the Planning Standards.

As a result of the probability that the Council would need to go through a Schedule 1 process for its next District Plan review in any event, the Council may not have certainty about when the provisions would become operative. The Council also considers that MfE’s Economic Evaluation of the Introduction of National Planning Standards overestimates the benefits of being able to implement Standards without a Schedule 1 process and underestimates the additional costs and complexity that will be introduced as a result of requirements to implement mandatory vs discretionary directions including additional costs for submitters trying to understand what they can and cannot submit on.

² For example, S-DP Direction 2

The Council suggests instead that the direction be amended to require notification of the proposed Plan within 7 years of gazettal of the planning standards.

The Council remains concerned, however, that some aspects of the planning standards will introduce ongoing and/or unnecessary costs regardless of when the standards are implemented. For example:

- directions³ for plan makers to “consider” plan elements that are not required to be included in District Plans under s75(1) of the RMA including what could be read as a requirement to reconsider the inclusion of those elements in plan changes processes after the plan template has already been established⁴;
- rewriting rules to reintroduce exemptions that are currently contained in the definitions;
- translating existing zones into overlays because the number of zones is limited;
- moving the existing ePlan into a new chapter template that does not enable the same relationship between provisions as the existing plan; and
- identifying and communicating to submitters on proposed plans what they can and cannot submit on as a result of mandatory directions to implement the definitions standard.

The Council requests that the proposed Planning Standards be amended to remove requirements that go beyond the requirement of the RMA, distinguish between directions that apply specifically to plan reviews and directions that apply to all planning documents, enable councils to amend definitions as required to maximise the efficiency of their plan making and maintenance processes, and retain flexibility for councils to develop and use a chapter rule template that is best suited to their plan.

The Council also recommends that careful consideration be given to enabling councils to undertake full district plan reviews in a more holistic way, for example by clarifying that choice of definitions and decisions around introducing subdefinitions are a discretionary rather than a mandatory direction.

Format

The Council generally supports the proposed plan structure (Standard S-DP) but opposes the chapter form (Standard F-5). The chapter form does not enable the Council to efficiently or clearly connect the activity status, specific matters of discretion and notification requirements to proposals that do not meet specific rule requirements. This is an example of a streamlined plan format increasing the complexity of the consenting process by requiring applicants and administrators to scan through and determine which matters of discretion relate to their activity out of a long list of unrelated matters.

Aspects of the required chapter form structure will also reduce the usability of the plan in the Council’s current ePlanning software. The chapter form will lead to multiple tables within tables which are more difficult to read and to create and edit in the software. In some case, implementing the requirements of the chapter form will no longer allow the Council to use the menu bar to link to different parts of the plan to best effect. The Council’s ePlanning software also does not allow hyperlinking into the middle of tables so strict adherence to the required chapter form would not enable effective cross-referencing.

Aspects of the required map symbols will also make the plan less readable and more difficult to scale. The proposed map symbols do not anticipate the range of planning issues, or their complexity, particularly for large urban authorities.

³ For example, F-5 Directions 5, 6, 11, 13 and 14.

⁴ RMA s58(2)

Summary

In summary, the Council generally supports:

- a. a consistent format for district plans;
- b. the proposed timeframes for implementation;
- c. the proposed district plan structure, subject to more flexibility being provided to introduce zones;
- d. standards to improve plan accessibility and usability;
- e. standardised zone colours but not symbols; and
- f. standardisation of definitions for technical terms with a generally agreed meaning.

The key changes that the Council recommends are to:

- a. remove limits on the number of zones and conditions on the creation of new zones;
- b. clarify mandatory directions and what is required to be included as a result;
- c. change implementation of definitions to a discretionary direction;
- d. remove the zone purpose statements or amend them so that they do not have statutory weight;
- e. remove the required chapter form standard for district plans (F-5) or replace it with a range of options that are fit for purpose for more nuanced rules and District Wide Matters; and
- f. reflect consultation with ePlanning software providers on technical constraints as they relate to the chapter template; and timeframes with respect to the implementation of the required accessibility standards.

Releasing submissions

Your submission may be released under the Official Information Act 1982 and will be published on the Ministry's website. Unless you clearly specify otherwise in your submission, we will consider that you have consented to both your submission and your name being posted on the Ministry's website.

Please check this box if you would like your name, address, and any personal details withheld.

Note that the name, email, and submitter type fields are mandatory for you to make your submission.

When your submission is complete

If you are emailing your submission, send it to PlanningStandards@mfe.govt.nz as a:

- PDF
- Microsoft Word document.

If you are posting your submission, send it to National Planning Standards, Ministry for the Environment, PO Box 10362, Wellington 6143.

Submissions close at 5:00 pm on Friday 17 August 2018.

Attachment A: Specific Comments and Decisions Requested

ID	Proposed standard/direction	Comments	Decision Requested
General Comments			
1	Seven year period to amend plan (S-DP Direction 2, et al)	<p><u>Support</u></p> <p>i. The Council supports a timeframe for implementation that would allow the Planning Standards to be integrated into its normal plan review cycle.</p> <p><u>Oppose</u></p> <p>i. If the Council integrated implementation of the Planning Standards into its next District Plan review, it would likely be using a Schedule 1 process to notify the new Plan (noting that it will also need to identify aspects of the Plan that cannot be submitted on because they are implementing the Planning Standards).</p> <p>ii. As a result of the need to use a Schedule 1 process and the difficulties in separating out aspects of the Plan that are implementing the standards or not (e.g. rules that potentially cannot be submitted on because they are consequential amendments to inclusion of definitions), the Council may</p>	<p>1. Amend the directions to implement the Planning Standards to require notification of a replacement District Plan within 7 years of gazettal of the first set of Planning Standards for local authorities which have recently concluded plan reviews.</p> <p>For example: “Documents of t<u>The local authorities listed below must be amended notify plans and/or policy statements</u> in accordance with section 58I of the RMA within 7 years of gazettal of this planning standard.”</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>require more than seven years to arrive at an operative plan that is in accordance with the planning standards.</p>	
2	<p>Mandatory directions and content (S-IGP Direction 4; S-DWM Directions 21-23, F-5, et al)</p>	<p><u>Support</u></p> <p>i. The Council is not opposed to mandatory directions that do not curtail its ability to respond flexibly and in the most efficient and effective way to local planning issues and conditions. However, it considers that mandatory directions need to be clear and carefully worded to avoid creating additional uncertainty and/or unnecessary work.</p> <p>ii. The Council supports some standardised definitions as discussed in the definition section below.</p> <p><u>Oppose</u></p> <p>i. The wording of some directions does not always make it obvious what is discretionary and what is mandatory content or what the prerequisites triggering a mandatory direction are. For example, in S-DWM Direction 17: “If the following matters are addressed in the plan, they must be</p>	<ol style="list-style-type: none"> 1. Amend the mandatory directions beginning with the phrase “If the following matters are addressed in the plan” or “If relevant to the local authority” to distinguish between “matters” which trigger the requirement and the plan elements that need to be included as a result. For example: “If provisions relating to {the protection of historic heritage} are included in the plan, then those provisions must: {a.) be included in the Historic Heritage section; b.) include an identification of heritage resources including a description of why or what in each area or site requires management; c) include a cross reference to a schedule...}” 2. Delete Standard F-5 Directions 5, 6, 11, 13 and 14 and make any consequential amendments required or clarify that these plan elements and demonstration in s32 reports of consideration of their inclusion are voluntary aspects of the standards. 3. Delete Planning Standards that duplicate requirements already set out in other legislation including S-DWM Directions 21 and 22.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>included in the <i>Historic Heritage</i> section: (d) cross reference to a schedule in the schedule chapter that provides a list of the specific location of historic areas and sites... with a description of what or what in each area or site requires management.” It is not clear if this direction is requiring a description of specific heritage values or if it is directing that if that description is included in the plan it must be located in the Heritage section.</p> <p>Other examples include: S-DWM Direction 23c – it is not clear whether this is directing councils to include provisions managing reverse sensitivity for infrastructure where they may not already include these. S-DWM Directions 33, 34 and 35 – it is not clear whether this is directing councils to include provisions managing the cumulative effects of earthworks, signage and activities on the surface of water bodies even if they are not already doing this. S-DWM Direction 18d – it is not clear whether this is directing a specific description of values in Sites of significance to Māori if</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p>ii. unspecified “matters” are included in the plan. For plans that use silent files, this potentially directs a different approach to management of Wāhi Tapu.</p> <p>The wording “If relevant to a local authority, the following matters must be addressed...” is ambiguous. For example, in S-DWM Direction 23 there is a direction to include objectives, policies and rules relating to the operation, maintenance, upgrading and development of street furniture “where relevant”. The Council has street furniture, but chooses to manage it primarily through methods other than the District Plan including policies and bylaws. It is not clear whether the “relevance” in the planning standard refers to the location of the asset within the district (triggering the requirement for plan rules for any district with that asset) or the choice of the council to manage that asset through the District Plan.</p> <p>iii. Standard F-5 Directions 5, 6, 11, 13 and 14 are mandatory directions that the Council consider whether its chapters should include an</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p>introduction statement, issues, anticipated environmental results and monitoring. Section 75(1) of the RMA only requires district plans to include objectives, policies and rules (if any). It is not clear what the benefits are of a mandatory direction for plan drafters through a planning standard to “consider” plan elements that they are not required to include under the RMA or what form that consideration needs to take particularly in the context of plan changes. The Council does not consider that this is a necessary or efficient step to introduce into the plan making process.</p> <p>iv. Some of the mandatory directions require councils to include provisions that they are already directed to include through the RMA (for example, to give effect to National Policy Statements (s75(3)(a)) and avoid duplication and conflict with National Environmental Standards (s44A(5))). Where the planning standard includes a mandatory direction to give effect to specific NPSs and NESs (e.g. S-DWM Directions 21 and 22), this creates</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p>potentially conflicting directions if and when those specific national directions are updated or repealed. The planning standard would then also need to be amended.</p>	
3	<p>Circumstances under which form and structure elements must be considered (F-5 Directions 5, 6, 11, 12(b), 13, et al)</p>	<p><u>Oppose</u></p> <p>i. Sections 58I(1) and 58I(2) require the Council to ensure that any of its documents, including plan changes, are amended to ensure that they are consistent with the Planning Standards. Some of the mandatory directions require consideration of plan form and structure issues which it would not be efficient to also reconsider at the plan change stage once the plan template has been established. For example, Standard F-5 Directions 5, 6, 11, 12(b) and 13 require local authorities to consider whether the section should include an introduction, issues, methods, a rule overview table and/or a rule requirement table; and an anticipated environmental results section. Standards like S-DWM Directions 8, 20 and 36 require consideration of additional plan sections. These are more appropriate considerations at the</p>	<p>1. Amend the standards to distinguish between structure and form elements that must be considered through a plan review process, or in establishing a district plan template and style guide, and directions that are required to be explicitly revisited and reconsidered whenever subsequent documents are developed.</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>plan review stage when the template is being established and should not need to be revisited with each plan change.</p>	
4	<p>Directions requiring content to be located in specified sections of the plan (S-DWM Directions 9, 12, 17-19, et al)</p>	<p><u>Support</u></p> <p>i. The Council acknowledges that as general best practice guidance it is better to group similar provisions together (e.g. noise, signage, earthworks) particularly where this will reduce repetition of complex standards that apply to multiple areas or provide better line of sight to the relevant objectives and policies. However, it considers that a mandatory direction to this effect may result in perverse outcomes and reduce the usability of the plan.</p> <p><u>Oppose</u></p> <p>i. There are a number of directions in the Planning Standards for councils to locate content in a specific section¹. This is sometimes not practical, for example, where provisions could genuinely sit within multiple sections (e.g. water body setbacks in Christchurch</p>	<p>1. Remove mandatory directions to locate all content relating to a specific topic in that topic chapter and replace with voluntary guidance to the effect that the purpose of that section is to include all related provisions to the extent practicable.</p>

¹ S-DWM Directions 9, 12, 17, 18, 19

ID	Proposed standard/direction	Comments	Decision Requested
		<p>manage both natural character protection and environmental risks) or where a very discreet set of rules that only apply to one development area would be better placed with the rules for that area instead of the District Wide Matters section. For example, where the Christchurch District Plan has vegetation clearance rules that only apply to specific activities in one zone the rules are more likely to be seen if they are placed in that zone instead of the District Wide Matters relating to Ecosystems and Indigenous Biodiversity. Likewise, development plans may have provisions to develop roads or protect trees or sites of significance to mana whenua. It makes more sense to locate the provisions with the other rules for that development plan instead of with the other rules for infrastructure, trees or cultural activities.</p>	
S-DP Draft District Plan Structure Standard			
5	Proposed District Plan Structure (pp15-18)	<p><u>Support</u></p> <ul style="list-style-type: none"> i. The proposed standard grouping District-wide and Area-specific standards is helpful and logical. ii. The Council generally supports the 	<ul style="list-style-type: none"> 1. The number of zones is not limited (i.e. delete S-ASM Direction 6 and consequential amendments). 2. Standardised zone names are voluntary content or can be amended to provide greater specificity (for example, the Special Purpose (Education) Zone can be split into a

ID	Proposed standard/direction	Comments	Decision Requested
		<p>proposed District Plan structure except as noted below.</p> <p><u>Oppose</u></p> <p>i. Limiting the number of zones and managing local variation through overlays and precincts will increase plan complexity and the amount of work required to ensure conflicts do not arise between rules in the zone and (potentially) multiple overlays and district wide rules. While the Council recognises the intention to simplify plans by limiting zones, it considers that in an ePlan most users will generally go directly to the relevant zone of interest to them, that the number of other zones in the plan does not affect this, and that finding all of the relevant rules in that zone chapter is easier than having to navigate multiple overlays.</p> <p>ii. Creating additional Special Purpose zones for new open space (or other) zones not provided for in the planning standards would separate them artificially from the group of zones with which they otherwise belong and share many objectives and policies. This will result in unnecessary duplication and lack of clarity.</p> <p>iii. Prescribed zone names limit plan flexibility particularly where more</p>	<p>Special Purpose (Schools) Zone and Special Purpose (Tertiary Education) Zone or the Conservation Zone can be split if required into Coastal, Hills and Water Body and Margins Conservation zones).</p> <p>3. Add a New Neighbourhood or Greenfields Zone option.</p> <p>4. Add a Transport Zone option.</p> <p>5. Include a District Wide Matter for Transport rules with the General District Wide Matters.</p> <p>6. Add a Residential Hills Zone option.</p> <p>7. Rename the “Activities on the surface of water” subchapter “Water bodies” or similar.</p> <p>8. If standardised zone names are mandatory content, the naming convention should group similar zones for the purpose of cross referencing from other rules, and the zones in that group begin with the same name (e.g. Residential Medium Density Zone instead of Medium Density Residential Zone).</p> <p>9. Councils have the option to locate precincts, development areas, schedules and appendices with the relevant zone rules or district wide matters rather than grouping them together.</p> <p>10. Councils retain discretion to introduce subsections to the Development Areas chapter to distinguish between different kinds.</p> <p>11. The noise and lighting provisions are provided for in separate subsections.</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>granularity is required. For example the Council has two “Education zones”, one for primary and secondary and another for tertiary education, because of the much larger scale and regional function of the latter facilities. Also, those tertiary facilities (University of Canterbury and Ara Institute) specifically submitted against having the same objectives and policies as schools in the recent District Plan review. Councils may also have several Future Urban zones (e.g. with different timing attached), or several Māori Cultural Zones that need to be differentiated.</p> <p>iv. The Council recommends inclusion of an option for a New Neighbourhood or Greenfields Zone where the shared standard provisions, including objectives and policies, for greenfield developments could be included in combination with development plans for each specific area. This would be more efficient and easier to use than having potentially multiple underlying zones with a greenfields overlay and a development plan.</p> <p>v. The Christchurch District Plan differentiates between Outline Development Plans (ODPs - related to growth development areas and</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p>required by the Canterbury Regional Policy Statement) and Development Plans (DPs - predominantly for existing areas that have additional controls). These are distinguished because there are specific criteria in the Regional Policy Statement for the creation of ODPs but not for DPs. In the first instance, the Council would prefer to be able to locate ODPs and DPs with the relevant zone rules. However, if a Development Area chapter is retained, Council suggest the ability to distinguish between kinds of development areas as subsections of the Development Area chapter. It is not clear from S-DP Direction 3 and the instructions for Part 5 that this ability is retained.</p> <p>vi. The Council suggests that transport rules (including carparking and access requirements) are an important District Wide Matter and are one of the most frequently used parts of the plan. The standards do not specify whether these provisions should sit under the Infrastructure and Energy section or the General District-Wide Matters section. This would be useful guidance, particularly if the standards are specifying the location of less commonly including provisions like</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p data-bbox="779 236 875 264">Mining.</p> <p data-bbox="696 272 1256 655">vii. The Council suggests that a Transport zone that can cover road and rail corridors be listed as one of the possible zones. A number of district plans have a Transport Zone and listing it as one of the possible zones would better acknowledge this option. It would also be more efficient to be able to call this the Transport Zone instead of the Special Purpose (Transport) Zone.</p> <p data-bbox="696 663 1256 1198">viii. Christchurch has separate zones for the hilly areas of the City compared to the flat areas. This is because hilly terrain requires different density and rule standards to accommodate privacy and landscape concerns, and to maintain the visual dominance of the Port Hills rural environment as a backdrop to the City. While a “low density residential zone” with a “hills” overlay could be suitable, it could be worth adding a “Residential Hills” type zone to the four zones being proposed, as this will be a relatively common situation in New Zealand.</p> <p data-bbox="696 1206 1256 1374">ix. The Council would prefer that the “Activities on the Surface of Water” subsection be renamed – potentially something like “Water Bodies”. It may be more efficient to combine provisions</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p>relating to activities on the surface of water with esplanade reserves and water body setback provisions that control activities on the adjacent land. A broader name for the subchapter would provide more future flexibility to combine provisions where appropriate.</p> <p>x. The Council prefers its current naming convention (e.g Residential Medium Density Zone rather than Medium-Density Residential Zone). This makes it easier for groups of similar zones to be efficiently crossreferenced in other parts of the plan (e.g. the noise rules can easily capture “all open space zones” without requiring repeated additional clarification that this also captures the Conservation Zone and the Special Purpose (Stadium) Zone.) Starting the zone names with their grouping category also makes the plan menu easier to scan.</p> <p>xi. Schedules, Precincts and Development Areas should be located with their zone or topic chapters instead of sitting in separate plan sections with unrelated content. They are really just a refinement/ modification of the underlying zone and it is much clearer and more efficient for the Plan user to view those modifications in that zone, as they are likely to start in the</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p>underlying zone chapter. Otherwise they will need to scan through numerous unrelated provisions to find the relevant one. It also avoids having to repeat the many objectives, policies and rules that apply equally to both the underlying zone and the precinct/development area (as would be required by S-ASM Directions 11 and 15). It also makes the objective and policy framework clearer, with less chance for uncertainty, if modifications/ exceptions to the underlying zone objectives and policies for the precincts/development areas are set out in the context of those underlying zone objectives and policies. This is particularly important when resource consents or private plan changes are being considered.</p> <p>xii. The structures of the noise and lighting provisions do not lend themselves to being combined into a single subchapter. The noise subchapter, in particular, is already generally very complex without combining it with unrelated lighting provisions that will not be relevant to most applicants.</p>	
S-IGP: Draft Introduction and General Provisions Standard			
6	Structure of introduction and general provisions chapter	<u>Support</u> i. The Council generally supports the	1. Delete Standard S-IGP Direction 4(b) and Tables 7, 8 and 9 and/or provide an option for councils to locate

ID	Proposed standard/direction	Comments	Decision Requested
	(pp27-31)	<p>requirements in the S-INTER standard subject to resolution of the matters discussed below.</p> <p>ii. The Council supports having separate Definitions and Abbreviations sections and their placement at the beginning of the plan.</p> <p>iii. Incorporating a glossary of Te Reo Māori terms in the District Plan Introduction section would assist plan users.</p> <p><u>Oppose</u></p> <p>i. Most councils have a change register on their websites on the homepage for the district plan instead of within the district plan itself. As they will need to upload plan change documents onto their website in any event in order to provide a link for Table 7. Requiring the change register to also be located in the district plan results in unnecessary double handling and makes the register more difficult to update, correct and amend.</p> <p>ii. It is not clear whether S-IGP Direction 4(d) is requiring all contents pages to be included in the Introduction chapter. Including contents pages for each subsection</p>	<p>change registers on their websites instead of in the district plan.</p> <p>2. Amend S-IGP Standard 4 to clarify that contents pages can be located in any part of the plan.</p> <p>3. Clarify Directions 17 and 18 to specify that if a te reo Māori term is relied on in an objective, policy or rule it must be defined in the definitions section as opposed to listed in the glossary of te reo Māori terms. The glossary of te reo Māori terms can be used when terms are relevant to the understanding of Maori perspectives on resource management perspectives within the region but are cannot be linked to a provision with statutory effect.</p> <p>4. Adopt a consistent approach to the required identification in-situ of defined words/terms, abbreviations and te reo Māori terms</p> <p>5. Clarify Direction 21 to specify that this applies only where the reference to the other legislation is relevant to the interpretation of the term for the purposes of the district plan.</p> <p>6. Delete Standard S-IGP Direction 22 or amend to provide the option to include these tables on council websites instead of in the district plan.</p> <p>7. Delete requirements in S-IGP Direction 22 to include a tabular analysis of the relative stringency of district plans rules compared with provisions in National Environmental Standards.</p> <p>8. Where an abbreviation is defined in other New Zealand legislation, reference to the other legislation must be included in the abbreviations table in the same manner as prescribed by Definitions Standard (CM-1), i.e.: “X has the same meaning as in section Y of the Z (as</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>generally increases plan readability as many users will skip directly to the provisions they are interested in and the contents pages allow users to navigate easily within that subsection.</p> <p>iii. S-IGP Directions 17 and 18 seem to direct that te reo Māori terms be defined both in the definitions section (if used as a rule) and in the glossary of te reo Māori terms (if used in other text). If any word or term, Māori or otherwise, is relevant to the interpretation of objectives, policies and the associated rules to achieve those objectives and policies, the term should be located in the Definitions section.</p> <p>iv. The Council acknowledges the usefulness of providing a table setting out how and at what stage it has implemented national directions. Locating this table in the District Plan, as opposed to on the Council's website potentially requires a plan change when it needs to be updated including to acknowledge a new Planning Standards which the District Plan has not yet had an opportunity to incorporate. For example, how can</p>	<p>set out in the box below)"</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>the Council insert Instruction 4(e) “No review undertaken yet” into Table 14 if it only updates the table after the review has occurred (Instruction 2)? The Council suggests that instead the Planning Standards direct the inclusion of the national directions instruments material on council websites rather than in the plan.</p> <p>v. Given the length and complexity of the provisions in the National Environmental Standard for Telecommunication Facilities (as an example) it would not be practicable in the table format required to list every rule and assess its relative stringency compared with District Plan rules. In some cases, the degree of stringency is location specific with dozens of potential variations depending on which overlays apply. While this is a valuable exercise for Councils to undertake and make available as advice to applicants as needed, incorporating this assessment into the District Plan itself would increase plan complexity unnecessarily and would not be cost effective.</p> <p>vi. The Council recommends a</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p>direction in S-INTER relating to the format of definitions which are adopted from other legislation specifying that these definitions need to quote the full text of the adopted definition.</p>	
S-TW Draft Tangata Whenua Structure Standard			
7	Tangata Whenua Structure Standard (pp. 33-34)	<p><u>Support</u></p> <p>i. The Council supports the inclusion of a Tangata Whenua Chapter, its proposed location in the plan and the flexibility provided to plan makers in selecting which content to include.</p>	<p>1. Retain the Tangata Whenua Structure Standard.</p>
S-SD Draft Strategic Directions Structure Standard			
8	Strategic Directions Standard (pp. 36)	<p><u>Support</u></p> <p>i. The Council supports the option to include a Strategic Directions Part, its proposed location in the plan and the flexibility provided to plan makers in selecting which content to include.</p> <p><u>Oppose</u></p> <p>i. Does the decision to include or not include a Strategic Directions chapter constitute a discretionary rather than a mandatory direction and if so what are the implications for requiring a Schedule 1 process?</p>	<p>1. Retain the option to include a Strategic Directions part.</p> <p>2. Clarify whether the decision to include or not include a Strategic Directions Part constitutes a mandatory or discretionary direction.</p> <p>3. Clarify in the directions what happens to the plan numbering where councils choose not to include this Part (i.e. for plans that do not have a Strategic Directions chapter).</p>

ID	Proposed standard/direction	Comments	Decision Requested
S-DWM Draft District Wide Matters Standard			
9	General directions for District Wide Matters including S-DWM Directions 3, 6(b)(c)(d), 7(b)(c), 10, 15, 17(a), 19(a), etc.	<p><u>Oppose</u></p> <p>i. The Council is only required by s75(1) to include objectives, policies and rules (if any). Instructions in the Planning Standards worded as “this chapter must include objectives, policies and methods, including rules (if any)” goes beyond the requirements of the RMA. The Council currently has several chapters that only include additional objectives and policies to be considered for activities where rules in other chapters trigger a resource consent requirement. It would not want Direction 3 to be read as requiring it to include or repeat rules in objective and policy chapters (e.g. its Coastal Environment chapter).</p>	<p>1. Amend instances of “this chapter must include objectives, policies and methods, including rules (if any)” to “this chapter must include objectives, policies and rules (if any)”.</p>
10	Natural Environment Values chapter (S-NEV p.38)	<p><u>Oppose</u></p> <p>i. There will potentially be considerable variation between territorial authorities in the values identified and the management approaches that communities and mana whenua will want to take.</p> <p>ii. The Council is concerned to some</p>	<p>1. Provide more flexibility for councils to determine which Natural Environment Values subsections it requires and how provisions should be incorporated within or divided between them, for example by deleting the proposed names for the subsections of the Natural Environmental Values and Community Values chapters other than the Coastal Environment subsection.</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>extent that the directions to split natural environment-related matters may work against a more integrated approach. For example, many sites of significance to Māori under the Community Values chapter will also be managing natural character and ecosystem values.</p> <p>iii. The split between natural character and ecosystems is not always straight-forward. For example, Policy 13 of the NZCPS acknowledges that biophysical and ecological aspects are one element of natural character. Provisions to protect the natural character of water bodies might sit under either the Landscape, landforms and natural character section or the Ecosystems and indigenous biodiversity section.</p>	
11	Environmental Risks chapter (pp.38-39)	<p><u>Support</u></p> <p>i. The Council is not opposed to an Environmental Risks chapter that combines natural hazards and hazardous substances and contaminated land sections.</p> <p><u>Oppose</u></p> <p>i. It is not clear the extent to which</p>	<p>1. Clarify in S-DWM Direction 14 and in the Instructions in S-DP the extent to which councils retain discretion to replace section headings where required or to introduce additional subsections.</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>councils retain the discretion to introduce subsections below the third level shown in S-DP or to replace sections with multiple related subsections (e.g. if the council wants to have Flood Hazard, Slope Stability and Liquefaction subsections under or in lieu of the Natural Hazards Section).</p>	
12	Community Values chapter (p.39)	<p><u>Oppose</u></p> <p>i. The title of the chapter is not especially intuitive. Other sections (e.g. ecosystems and indigenous biodiversity) address matters that can also be “community values”. The Council recommends a more specific descriptor such as “Heritage and Cultural Values”. This would not capture protected trees but they might be better placed with “Landscapes, Landforms and Natural Character” if it were renamed “Landscapes, Landforms and Natural Features”.</p> <p>ii. It is not practicable for statements of “why or what in each area or site requires management” to be included within schedules because these statements potentially include a lot of information and would end up being oversimplified.</p>	<ol style="list-style-type: none"> 1. Change the title of the section to something more descriptive such as “Heritage and Cultural Values”. If prescribed section names are retained for this chapter, consider moving protected trees to “Landscapes, Landforms and Natural Character” and rename it “Landscapes, Landforms and Natural Features”. 2. Amend S-CV Direction 17d to remove potential requirements for what must be included in a heritage schedule, e.g. “cross reference to a schedule in the schedule chapter that provides a list of the specific location of historic areas and sites identified as requiring management, and sites subject to a heritage protection order with a description of why or what in each area or site requires management” 3. Amend S-CV Direction 17d to allow heritage protection orders to be located with designations. 4. Councils retain the ability to introduce a third level of subsections within the District Wide Matters or to replace subchapters with multiple subchapters on the same theme. It is not clear the extent to which S-DP Direction 3 enables this. 5. Amend S-CV Direction 18d to remove the requirement

ID	Proposed standard/direction	Comments	Decision Requested
		<p>Changing factual details in heritage statements of significance that do not influence the effect of the rules should not require a plan change. Statements of significance should be enabled to sit outside the District Plan.</p> <p>iii. Heritage Protection Orders are introduced into the plan using a similar mechanism to designations and, in most plans, generally sit with them instead of with the heritage rules.</p> <p>iv. The Christchurch District Plan includes three categories of Sites of Significance to Māori (Wāhi Tapu / Wāhi Taonga; Ngā Wai and Ngā Tūranga Tūpuna). It is not clear from the standards whether these could be provided for as separate subsections or replacements for the “Sites of significance to Māori” section.</p> <p>v. It is not clear whether Direction 18(d) requires schedules to list the specific values requiring management in Sites of Significance to Māori. For plans that use silent files, this would potentially not enable mana whenua to keep details about protected sites confidential, which is likely to</p>	<p>to include information on specific values in Wāhi Tapu sites, e.g. “cross referencing to the schedules chapter that provides a list of the specific location of areas and sites of significance to Māori identified as requiring management, with a description of why or what in each area or site requires management”.</p>

ID	Proposed standard/direction	Comments	Decision Requested
		discourage future information sharing.	
13	Infrastructure and Energy chapter (p.40)	<p><u>Support</u></p> <p>i. The Council supports the inclusion of a separate Infrastructure and Energy chapter and standardisation of noise metrics.</p> <p><u>Oppose</u></p> <p>i. It is not sufficiently clear in the Standard itself whether or not Direction 23 is intended to be a content direction to include provisions to manage reverse sensitivity effects on infrastructure. Is “relevance” triggered because the district has infrastructure that is vulnerable to reverse sensitivity or because the Council has chose to include provisions to manage reverse sensitivity? If the intention is the former, the standard does not sufficiently specify at what scale of effects and for which infrastructure provisions need to be provided.</p>	1. Clarify that S-DWM Direction 23 relates only to the location of provisions within the plan and does not direct the inclusion of any content.
14	Subdivision chapter (p.40)	<p><u>Support</u></p> <p>i. The Council supports inclusion of a subdivision chapter and Direction 27 which clarifies that it retains</p>	1. Retain the subdivision chapter directions as notified.

ID	Proposed standard/direction	Comments	Decision Requested
		discretion to introduce additional subsections.	
15	General District-Wide matters chapter (pp.40-41)	<p><u>Support</u></p> <p>i. The Council supports inclusion of a General District-Wide Matters chapter including sections for Temporary Activities, Earthworks and Signs.</p> <p><u>Oppose</u></p> <p>i. Directions 30-35 seem to suggest that the sections in District Wide Matters are discretionary whereas S-DP Direction 3 seems to require these subsections. While most plans will have temporary activities, earthworks and signs sections, these instructions could be simpler/more consistent particularly if the intention is that some councils may not have a separate temporary activities section.</p> <p>ii. As discussed above, the Council does not support combining the noise and light subchapters. These issues will be triggered by different activities, will have different objectives and policies and include complex technical standards that will be less readable if combined.</p>	<ol style="list-style-type: none"> 1. Clarify the instructions in S-DP for Part 4 that councils can choose which subsections to include in General District-Wide Matters. 2. Do not combine the noise and light subchapters. 3. Amend directions as follows: <ul style="list-style-type: none"> “33. If the following matters are addressed in the plan, they must be located in the Earthworks section: a. objectives, policies and methods, including rules (if any) to manage earthworks including but not limited to cumulative effects 34. If the following matters are addressed in the plan, they must be located in the Signs section: a. objectives, policies and methods, including rules (if any) to manage signs including but not limited to cumulative effects. 35 If the following matters are addressed in the plan, they must be located in the Activities on the surface of waterways section: a. objectives, policies and methods, including rules (if any) to manage the effects of activities on the surface of water bodies including but not limited to cumulative effects”

ID	Proposed standard/direction	Comments	Decision Requested
		<p>iii. Amend wording of the directions to avoid potentially prescribing provisions that must be included. While many councils will include provisions to manage the cumulative effects of earthworks, signs or activities on the surface of waterways, other councils may choose not to include these provisions.</p> <p>iv. See also comments on 'Proposed District Plan structure' above</p>	
S-ASM Draft Area Specific Matters Standard			
16	Zone purpose statements (pp 43-44)	<p><u>Oppose</u></p> <p>i. The Council is concerned that the zone purpose statements create an additional level of unnecessary complexity, particular where there is a mandatory direction for zone provisions to “fulfil” them. These purpose statements potentially drive content to the extent that Councils must include at least one zone and the zone objectives, policies and rules cannot be inconsistent with the zone purpose statement.</p> <p>Some of purpose statements are open to interpretation. “Urban character” or “suburban character” in Christchurch will not be the same</p>	<p>1. Directions requiring zone provisions to fulfil the zone purpose statements (S-ASM Direction 8) are removed. Zone purpose statements are renamed “zone explanations”, moved to the guidance material and do not carry any statutory weight.</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>as Auckland or Gisborne. This will open any provisions up for debate as to whether or not, for example, the standards in the Christchurch Medium-Density Residential Zone anticipate a density that is in line with what would be considered “urban character” in Auckland. The Council could be challenged that its provisions are not fulfilling the purpose statement because the density or mix of activities provided for is not sufficiently “urban”. See also additional comments on the zone purpose statements below for examples of statements that inadvertently drive or curtail specific policy approaches.</p> <p>ii. It is not clear what the relationship is between the zone purpose statements and the objectives and policies in overlays, precincts, development areas or other spatial planning tools that could later be applied to the zones.</p>	
17	Residential zones (p.43)	<p><u>Support</u></p> <p>i. The Council supports the general categories of the four residential zones proposed in terms of their hierarchy of anticipated density but is concerned that only four</p>	<ol style="list-style-type: none"> 1. The residential zone purpose statements do not reference “urban” or “suburban” character. 2. Use of the low-density residential zone is not limited to areas with undefined constraints on urban density.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>residential zones does not sufficiently recognise the range of other outcomes that might be sought for them (e.g. small settlement zones that are distinct in character from suburban areas, hill zones, etc.)</p> <p><u>Oppose</u></p> <p>i. Collapsing the Council’s current ten residential zones into four will be a significant exercise in terms of rewriting of District Plan provisions, and amendments to Planning Maps. Even if this is done as part of the next District Plan review there would need to be personal notification of “what is changing to what” to the vast majority of ratepayers, which will be potentially very costly. It will also affect a large number of residents who have fought for years to retain specific densities as a general determinant of characters of their areas. While overlays can be used, there are likely to need to be a number of these across the Plan on a variety of topics to make up for the lack of zone differentiation. This will not achieve greater plan simplicity.</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p>ii. For councils with a strategic objective to manage urban sprawl, the zone purpose statement that the “low-density residential zone” is “primarily for residential activities where there may be constraints on urban density” could be used to argue that unless there is an identified environmental constraint, that zone should not be used.</p> <p>iii. As discussed above, references in the zone purpose statements to “suburban” and “urban” character are interpretive and venture into content that could prescribe the provisions that are later developed for those zones.</p>	
18	Rural zones (pp.43-44)	<p><u>Oppose</u></p> <p>i. It is not clear how “rural production” is defined for the purposes of the Rural Zone purpose statement. Does this include tourism and conservation activities? The Christchurch District Plan provisions promote the concept that farming and biodiversity activities are not mutually exclusive but the proposed zone purpose statements seem to reinforce this gap.</p>	<ol style="list-style-type: none"> 1. Define “rural production” for the purposes of the Rural Zone purpose statement. 2. Clarify that the Rural zone can also provide for tourism and conservation activities. 3. Amend the purpose statement for the Rural production zone to read: “<i>The purpose of the Rural production zone is to prioritise primary production activities that rely on the productive nature of the soils, intensive primary production, and also providing for associated ancillary rural industry.</i>”; or “<i>The purpose of the Rural production zone is to prioritise primary production activities that rely on the</i>”

ID	Proposed standard/direction	Comments	Decision Requested
		<p>ii. The undefined word "associated" in the zone purpose statement for the Rural Production Zone (as in "also providing for associated rural industry") means a wide range of industrial activities could expect to be permitted because they have some connection/association with the produce from the site. This contrasts with the wording for the general Rural zone which is intended to cover the less valuable soils, which at least indicates that activities which are not primary production activities will be limited. At the very least the purpose statement should be "ancillary", i.e. subordinate, to the primary production occurring on the site.</p> <p>iii. If the purpose of the Rural Production Zone is to manage areas with the most versatile soils then it is potentially not appropriate to enable large scale industry/buildings to establish on those soils.</p> <p>iv. Regarding the zone purpose statement for the Rural Settlement Zone, many small rural settlements do not have, nor are intended to have "commercial, light industrial, and community activities". The Council would use local commercial</p>	<p>productive nature of the soils, intensive primary production, and also providing for associated rural industry."</p> <p>4. Clarify the purpose of the Rural Settlement Zone as distinct from residential, commercial and/or industrial zones scaled for a rural environment.</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>or light industrial zoning where this was appropriate potentially with a “rural settlement” overlay if specific provisions were required.</p>	
19	Commercial zones (p.44)	<p><u>Support</u></p> <p>i. The Council generally supports the use of zones to identify the different types of commercial areas/centres typical in most towns and cities and sees merit in translating its two tier hierarchy of zones and centres into a single hierarchy of zones which reflects their relative functions and catchment sizes. However there are concerns with the way the zone purpose statements are currently drafted that may preclude the Council from adopting this approach as described below.</p> <p><u>Oppose</u></p> <p>i. The zone purposes are not currently ‘fit for purpose’ because they do not provide sufficient clarity to plan users to understand the intended outcome or purpose of each commercial zone and the differences between them, particularly because those differences relate to more than just</p>	<ol style="list-style-type: none"> 1. Revisit the commercial zone purpose descriptions to reflect their intended role/function within a hierarchy of centres expressed through the activities enabled in them. 2. Alternatively enable reference to a centre hierarchy as a spatial tool that can be used by councils to distinguish between different commercial centres. 3. Add a new zone or the ability to add a new zone: Large-format retail or Retail Park Zone. The purpose could read: “The Commercial Retail Park Zone is made up of those areas that provide for larger format commercial activities less suited to traditional commercial zones.” 4. Delete the 2nd sentence of the Commercial Zone purpose or recognise that “sensitive activities” including housing, schools and hospitals are appropriate in commercial zones. 5. Amend local and neighbourhood commercial zones such that local is the smaller (size, function, catchment, range of activities) of the two. I.e. local supports residents in a part of a neighbourhood, neighbourhood supports a whole neighbourhood. 6. Add a new zone or the ability to add a new zone: Commercial Office Zone. This is how the Christchurch Replacement District Plan describes these zones: “The Commerical Office Zone recognises and enables office activities in existing office park areas at

ID	Proposed standard/direction	Comments	Decision Requested
		<p>the <i>activities</i> they enable. It is unclear how some of the zones differ at all which will not aid plan users.</p> <p>ii. The zone purpose descriptions do not capture the reason <i>why</i> we provide for centres of different types and sizes and which relates to the function of the zone and the relative catchments that they serve (which has its origins in central place theory and commercial economic efficiency). The type, range and depth of activities, their scale and their relative accessibility and amenity, all fall out of that overarching purpose.</p> <p>iii. The zones should reflect the following hierarchy (from smallest to largest): local, neighbourhood, district/town (depending on whether standalone or part of a wider city), city centre, mixed use.</p> <p>iv. Christchurch City’s strategic framework for managing commercial activities is entirely dependent on this centres based framework so the zone types need to accommodate that so as not to undermine that strategy.</p> <p>v. The alternative might be to adopt only a single ‘commercial zone’ and</p>	<p>Addington and Russley. These areas have lawfully established large scale office activities which have located in less than optimal locations and are discouraged from expansion in support of a centres based strategy for commercial development in the City.”</p> <p>7. Introduce a zone that is appropriate for “sinking lid” provisions or amend the zone purpose statement for the Mixed-use Zone to clarify that it can be used for this purpose.</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>provide for differences between commercial zones by reference to their centre types in the centre's hierarchy (i.e. retain a two tiered approach to zones and centre types) however it appears that this is potentially precluded by the direction that "no further spatial planning tools may be created". Council supports enabling this as a spatial tool if the zone descriptions cannot be amended to accommodate a commercial centre hierarchy zoning approach.</p> <p>vi. The commercial zone is presently too generic to understand how it differs from other commercial zones. It is also unclear why there is reference to sensitive activities in this zone, when there is no corresponding reference to sensitive activities in local and neighbourhood centres. Indeed, this would suggest that residential activity cannot operate successfully in commercial zones which of course it can in almost all zones perhaps with the exception of very small local centres.</p> <p>vii. The city centre zone should include reference to entertainment, cultural and civic activities which</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p>are increasingly pivotal aspects of central city prosperity (if these activities are not included within the definition of community facilities which as currently defined must be non-profit).</p> <p>viii. A new zone is needed to cater for large format retailing. Most plans have a zone to cater for bulky goods, car dependent retailing etc that have very different scale, design, amenity, accessibility standards and often a more limited range of activities enabled than typical commercial zones.</p> <p>ix. The Christchurch Replacement District Plan includes a Commercial Office Zone which does not fit within the commercial zones identified by the planning standards. The CO Zone comprises three large areas of formerly industrial zoned land that were developed under previous plan rules for large scale offices. Large-scale offices are no longer permitted in industrial zones and these areas are not suitable locations for further commercial activity. An overlay would create unnecessary clutter to the plan which could be avoided by an</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p>additional zone. Other councils may have office parks which may similarly benefit from this zone.</p> <p>x. The zone purpose statement for the Mixed-use Zone could create conflicts where this zone has been used to encourage a transition from primarily one type of activity to another while still enabling the existing activity. For example, an objective for a mixed-use zone might be to gradually reduce the size of a struggling commercial or industrial area and encourage new housing. That objective may not “fulfil” a zone purpose statement that the Mixed-use Zone must “provide primarily for a mix of residential, commercial, light industrial, recreational and community activities.”</p>	
20	Industrial zones (p.44)	<p><u>Support</u></p> <p>i. The proposed Industrial zones generally recognise a clear progression in terms of potential effects on neighbouring zones with sensitive activities.</p> <p><u>Oppose</u></p> <p>i. The Industrial zone purpose statement specifies that it also</p>	<p>i. Amend the “Industrial Zone” explanation to recognise that activities which are not sensitive to its effects may still not be appropriate in that zone for other reasons.</p> <p>ii. Add an “Industrial Park Zone” with a purpose explanation similar to: “The Industrial Park Zone recognises and provides for industrial activities in high technology and other similar industries that seek to locate in a high amenity environment, dominated by open space</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>provides for "associated activities that are not sensitive to the effects generated from industrial activities". In addition to the undefined use of the term "associated", some of those non-industrial activities that are not "sensitive to the effects from industrial activities" may not be appropriate for other reasons, (e.g. retailing may be restricted to support the function of commercial centres). It would be better not to suggest that all activities not sensitivity to industrial activities will be allowed.</p> <p>ii. There is currently no provision for high amenity Industrial Park zones. The alternative would be to provide for these activities via an overlay, which would be less clear and more cumbersome than having a specific zone.</p>	<p>and landscaping. These activities have the potential to generate higher volumes of traffic than other industry, while having negligible effects in terms of noise, odour or the use and storage of hazardous substances."</p>
21	Open space zones (p.44)	<p><u>Support</u></p> <p>i. The Council supports having a grouping of open space zones but does not support a limit on their number.</p> <p><u>Oppose</u></p> <p>i. It makes more sense for the Special</p>	<ol style="list-style-type: none"> 1. Group the Special Purpose (Stadium) Zone with the Open Space zones. 2. Amend the zone purpose statement for the Conservation Zone as follows: "The purpose of the Conservation Zone is to provide primarily for the ongoing management of land that has with a particular conservation focus." 3. Clarify what values the Conservation Zone is intended

ID	Proposed standard/direction	Comments	Decision Requested
		<p>Purpose (Stadium) Zone to be included with the Open Space zones because it will likely share many of the same objectives and policies.</p> <p>ii. The zone purpose statement of the Conservation Zone could be confusing. The purpose should be to provide for a conservation focus in the management of land. Land itself does not have a conservation focus.</p> <p>iii. It is unclear which land the Conservation Zone could be applied to. Is it land with natural values only or could it be land with heritage or cultural values?</p> <p>iv. Limiting the number of zones to three open space related zones and an SP Stadium zone does not account for the range of conservation values which different open space zones may be seeking to achieve (e.g. for zones managing appropriate activities for the coastal environment as opposed to Banks Peninsula or the Waimakariri floodplains). It would potentially be inefficient to try to manage the provisions for such diverse zones through overlays.</p>	<p>to conserve.</p> <p>4. Add the option for a Coastal Zone (distinct from the Coastal overlay) and for other forms of Conservation Zone.</p>

ID	Proposed standard/direction	Comments	Decision Requested
22	Special purpose zones (pp.44-45)	<p><u>Support</u></p> <p>i. The Council supports the ability to introduce additional Special Purpose Zones as required but does not support criteria in order to do this.</p> <p><u>Oppose</u></p> <p>i. Direction 7 requires specific criteria to be met before new Special Purpose Zones can be created. This includes the requirement to demonstrate that the Special Purpose Zone could not be enabled by any other zone or the introduction of an overlay, precinct, designation, development area or specific control. The Council considers that the decision to introduce an additional zone should be determined by an informed judgment of the extent to which the proposed provisions duplicate what is already contained in another zone compared with the number of provisions that will be unique to the new zone. It is very difficult to establish that the area *could not* be managed through a zone or overlay. Instead, the decision comes down to what is most readable and least</p>	<ol style="list-style-type: none"> 1. Councils retain discretion to introduce additional Special Purpose Zones without having to meet criteria (i.e. delete Standard S-ASM Direction 7). 2. If zone purpose statements are retained, amend the statement for the Special Purpose (Airport) Zone to: "The purpose of the Airport zone is primarily to enable the ongoing and future development of airports and aerodromes and their associated activities". 3. Separate Special Purpose (Schools) and Special Purpose (Tertiary Education) Zones (or provide the clear option to replace the Special Purpose (Education) Zone with these).

ID	Proposed standard/direction	Comments	Decision Requested
		<p>repetitious.</p> <p>ii. The zone purpose statement for the Airport Zone is somewhat wordy and repetitive particularly compared with the other zone purpose statements.</p> <p>iii. The provision in the Airport Zone purpose statement for non-operational activities "associated with airports" could provide for almost anything. As an extreme example, just because some retailing often occurs at airports does that meaning any retailing should be provided for, even if it has serious impacts on other existing commercial centres?</p> <p>iv. The activities and effects associated with primary and secondary schools as opposed to tertiary education providers can be quite different. It would be more appropriate to have separate Special Purpose (Schools) and Special Purpose (Tertiary Education) Zones (or the option to replace the Special Purpose (Education) Zone with these.)</p> <p>v. Having only one Māori cultural zone does not anticipate the range of activities that may need to be provided for. For example, this would require the Council to</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p>combine provisions for both its current Papakāinga/ Kāinga Nohoanga zone which provides for a range of housing and economic development opportunities on Māori communal land and customary land and the Specific Purpose (Ngā Hau e Whā) Zone which provides for the National Marae but is not located on ancestral land. These zones do not share the same objective and policy framework and would be more complex if managed through overlays instead of separate zones.</p>	
23	Future urban zones	<p><u>Support</u></p> <p>i. The Council supports the option to include a Future Urban Zone.</p> <p><u>Oppose</u></p> <p>i. The zone purpose statement is not time based. It could be taken to mean land that is suitable for urbanisation right now, in which case it should be given an operative zoning. Words such as “at some point in the future” should be added to the first sentence, in regard to land which is suitable for urbanisation but is awaiting a trigger event e.g. the provision of a bulk sewer.</p>	<p>1. “The purpose of the <i>Future urban zone</i> is to identify land as suitable for urbanisation at some point in the future. The Future Urban Zone is a transitional zone.”</p>

ID	Proposed standard/direction	Comments	Decision Requested
24	Precincts (p.45)	<p><u>Oppose</u></p> <ul style="list-style-type: none"> <li data-bbox="728 272 1272 480">i. In some cases it makes more sense to include precincts in topic or zone chapters rather than in their own separate chapter depending on the number of provisions that differ from the standard zone provisions. <li data-bbox="728 480 1272 735">ii. Some precincts may have shared objectives and policies, for example where there is a group of entertainment and hospitality precincts with mostly shared provisions and some precinct-specific provisions. <li data-bbox="728 735 1272 906">iii. In some cases, trying to name a precinct in a way that includes the purpose of the precinct would result in a name that is too long and cumbersome. 	<ul style="list-style-type: none"> <li data-bbox="1328 236 2054 336">1. Councils retain the option to integrate precinct rules with zone or topic rules where the differences are relatively minor. <li data-bbox="1328 336 2054 411">2. Amend S-PREC Direction 11 to enable grouping of related precincts with shared objectives and policies. <li data-bbox="1328 411 2054 555">3. Councils retain discretion to name precincts according to their own judgment. Amend S-ASM Direction 11(a) to read “Each precinct must have a unique name indicating the purpose of the precinct.”
25	Development Areas (p.45)	<p><u>Oppose</u></p> <ul style="list-style-type: none"> <li data-bbox="728 991 1272 1342">i. The Council would prefer to have the option to place development areas with their related zones as this provides better line of sight for shared objectives and policies. However, where development areas relate to multiple zones, it would also be useful to have the option of a separate plan section for them. <li data-bbox="728 1342 1272 1377">ii. Some groups of development areas 	<ul style="list-style-type: none"> <li data-bbox="1328 959 2054 1023">1. Councils retain discretion to place development plans either in the zone chapters or in a combined chapter. <li data-bbox="1328 1023 2054 1098">2. Amend S-DEV Direction 15 to enable groups of development areas with shared objectives and policies. <li data-bbox="1328 1098 2054 1129">3. Delete S-DEV Direction 17.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>iii. may have shared objectives and policies. The Council questions the necessity of a planning standard requiring development plans to be removed when the development is completed. In some cases, it is not clear cut that a development is complete and the plan can act as a record of principles for future redevelopment. The plan may also continue to apply to any potential redevelopment/alterations.</p>	
26	Designations (p.46)	<p><u>Support</u></p> <p>i. The Council generally supports the format of the designation table and the items included except as discussed below.</p> <p>ii. The approach broadly aligns with the approach taken in the Auckland and Christchurch Plans.</p> <p><u>Oppose</u></p> <p>i. S-DES Direction 18 should clarify that a separate designation table should be used for each designation, not each requiring authority. The Council’s eplanning software menu system does not allow linking to internal lines of tables from the menu so placing all</p>	<ol style="list-style-type: none"> 1. S-DES Direction 18 “A separate designation table must be used for each Requiring Authority designation and use the form outlined in table 16 below.” 2. Amend S-DES Direction 18 to enable councils to add additional information to the designation table as required. 3. Amend S-DES Direction 18 to allow the Conditions and Additional Information sections to sit outside the table in a normal text format. 4. Delete S-DES Direction 21.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>the designations belonging to each requiring authority in one table will make it more difficult for plan users to navigate to the specific designation of interest to them. Some requiring authorities have hundreds of designations that users would then have to scroll through manually to find the correct one.</p> <p>ii. Some plans include a row for legacy plan references for designations. This can be very useful for keeping track of the designation in older documents when the plan reference number has changed. The proposed standard does not appear to enable councils to add additional information like this to the table and there does not seem to be a good reason not to allow it.</p> <p>iii. Designation conditions often include maps and images which are difficult to embed into tables in ePlanning software. The Council suggests a format similar to Auckland and Christchurch Plans where conditions are free text.</p> <p>iv. Designation conditions need to sit with the designation, not with the rest of the District Plan schedules. Directions 18 and 21 also contradict each other on this point.</p>	

ID	Proposed standard/direction	Comments	Decision Requested
S-SAM Draft Schedules, Appendices and Maps Standard			
27	Schedules (p.48)	<p><u>Oppose</u></p> <p>i. As discussed above, the Council considers that schedules should sit with the relevant topic or zone chapter. This reduces the amount of unnecessary scanning of irrelevant schedules for plan users interested in a specific topic.</p> <p>ii. The proposed required table format (Table 17) does not include sufficient flexibility for the many types of scheduled items (scheduled activities, trees, heritage items, landscapes, road classifications, etc.) some of which also have subcategories (e.g. public realm vs private realm trees, different types of heritage classification, different categories of scheduled activity, different types of sites of ecological significance). Councils should retain discretion to adapt each of these tables to the subject matter so that it can be provided in the most readable and informative format.</p> <p>iii. Christchurch has hundreds of kilometres of waterways which it is currently managing with setback rules. The Council would likely need</p>	<ol style="list-style-type: none"> 1. Delete standard S-SAM 4 and Table 17 and do not prescribe a schedule format. 2. Delete standard S-SAM 6.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>to turn these setbacks into an overlay if the proposed planning standard were adopted because of the restriction on spatial planning tools. Standard S-SAM Direction 6 requires that “All the sites/areas and their values that have been identified in a district wide overlay must be listed within a schedule.” It is not practicable to schedule each water body in the District and to catalogue its specific values, which are continually changing. It is more effective and efficient to include this information via maps and general classifications of water bodies.</p>	
28	Appendices (p.48)	<p><u>Oppose</u></p> <ul style="list-style-type: none"> i. It is more user friendly to include appendices after the relevant topic or plan section. Even in an ePlanning format, placing appendices with the topic removes the need to scan unrelated topic appendices to find the correct one. ii. It is not clear what constitutes a “topic” or a “separate section” for the purposes of S-SAM Direction 7. iii. Direction 8 potentially limits the ability of councils to include design guidance as an appendix. For 	<ul style="list-style-type: none"> 1. Delete S-SAM Direction 7. 2. Delete S-SAM Direction 8.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>example, the Christchurch District Plan includes design guidance for some outline development plan areas, character areas and temporary workers accommodation for earthquake recovery. There is also non-statutory guidance related to tree species selection. The District Plan does not include a requirement to “comply” with this guidance but in some instances may require development to be generally in accordance with it.</p>	
F-1 Draft Electronic Accessibility and Functionality Standard			
29	Timeframes (p.50)	<p><u>Support</u></p> <p>i. The Council supports standards that will increase access to its plans for a wider segment of the community.</p> <p><u>Oppose</u></p> <p>i. The Electronic Accessibility and Functionality Standard, Table 18, is required to be achieved in 12 months by all Councils. Some parts seem likely to require considerable additional work, particularly for councils that are not already meeting a number of these standards. This may be difficult to</p>	<p>1. MfE consult with ePlanning platform providers to determine an appropriate timeframe for their products to be upgraded to comply with the required Web Accessibility and Web Usability standards and amend the deadline for council compliance to reflect this.</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>achieve in 12 months without diverting considerable resources. The Council's current ePlan software does not meet the Web Accessibility and Web Usability standards (although the Council's website generally does). It is likely that more time would be required to work with our software provider to meet this standard and suggest that MfE should discuss with the two ePlan platform providers in New Zealand whether and when this functionality could practicably be provided.</p>	
30	Plan accessibility and functionality	<p><u>Support</u></p> <p>i. The Council support standards that will make it easier to access, search, download and print plans and policy statements.</p> <p><u>Oppose</u></p> <p>i. Direction 4 can be read as only applying to regional plans and policy statements.</p> <p>ii. The Council's website includes links to a number of legacy plans that are hosted on a different platform and which it would not be practicable for the Council to update to comply with the standard</p>	<ol style="list-style-type: none"> 1. Clarify that Standard 4 applies to district plans as well as regional plans. 2. Clarify that F-1 Direction 4 applies to currently operative and future plans, not to legacy plans linked from council webpages. 3. Amend F-1 Direction 4 as follows: "All currently operative plans and regional policy statements and plans on local authority websites must comply with Department for Internal Affairs' Web Accessibility Standard 1.0 and Web Usability Standard 1.2 or their successors." 4. Delete F-1 Direction 7. 5. Amend F-1 Direction 11 as follows: 6. "All versions of the current plan since first becoming operative must be available from the local authority website." "The local authority's website must make

ID	Proposed standard/direction	Comments	Decision Requested
		<p>given the costs involved weighed against the frequency with which these plans are referenced.</p> <p>iii. Council will not be able to comply with <i>successors</i> to the current Web Accessibility and Web Usability Standards within 12 months of the gazettal of the Planning Standards (i.e. April 2020) as per Direction F1(1) because those standards may not have been created yet. A reasonable timeframe needs to be provided for councils to comply with future standards and that timeframe cannot be determined without knowing what is required by them. The Planning Standards will need to be amended when subsequent requirements are developed.</p> <p>iv. Direction 7 requires district plans to hyperlink to the provisions of any other plan that also requires consent for the same activity. In addition to the significant costs required to monitor and analyse these connections and maintain hundreds of hyperlinks to documents maintained by other organisations when both documents are regularly being changed and updated, the other</p>	<p><u>available a version of the plan as it existed when it first became operative as well as the currently operative version of the plan.</u></p> <p>7. Clarify whether line-of-inquiry is a required function at “Level 5”. If this is the intention, consider making this function part of “Level 6”.</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>document may not be in a format that will allow for direct hyperlinks to the specific provisions in question. The Council does not consider that the costs required to do this outweigh the benefits to users who can easily google the most up to date version of other plans referenced in the District Plan. This also reduces the risk of an out-of-date hyperlink taking users to the wrong version of a plan.</p> <p>v. Direction 11 requires the Council to make available all versions of the current plan since first becoming operative. This is not practicable because the Council's ePlanning software does not enable it to publicly display a version of the plan as it existed at any particular date. There would also be significant costs and difficulties associated with capturing versions of GIS maps every time there is a plan change or Clause 20A minor amendment. The Council can provide a change register, copies of plan changes and a version of the plan and maps as they existed when the plan first became operative.</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p>vi. In Figure 1, Level 5 on p.52 “allowing click to drill through different map layers and specific rules that apply to particular properties or activities and infrastructure services” could be read as requiring either:</p> <p>a. plans must be searchable by either property or activity; or</p> <p>b. plans must be searchable by both property and activity.</p> <p>Please clarify which requirement is intended. The Council currently allows for searching by property but not activity. It has investigated offering a “line of inquiry” function allowing searching by activity and may develop this over the course of the next few years but this is a significant project and expenditure which should potentially be a “Level 6” functionality.</p>	
F-2 Draft Mapping Standard			
31	Mapping (F-2)	<p><u>Support</u></p> <p>i. The Council acknowledges that having standardised zone colours on the maps will assist plan users who work in multiple districts.</p> <p><u>Oppose</u></p> <p>i. The symbols in Table 22 do not</p>	<ol style="list-style-type: none"> 1. Maps symbols should be voluntary best practice guidance. Standard F-2 Direction 4 and Table 22 should be deleted. 2. If map symbols are retained as a standard clarify how variation can be provided for and how scaling can be achieved on online maps. 3. Amend the colours in Table 21 to reduce confusion between zones (see comments iv and v).

ID	Proposed standard/direction	Comments	Decision Requested
		<p>provide sufficient flexibility (for example where there are overlays for multiple kinds of natural hazards, multiple flood hazard overlays, multiple airport noise contours, multiple categories of protected tree, etc.). The Christchurch District Plan includes 17 natural hazard overlays managing different hazards in different degrees. Likewise the Council currently has several categories of trees with different symbols (Significant Individual, Street Trees and Park Trees which have different rules). There are also several types of designations. For example, land related to the Lyttelton tunnel is subject to two designations. These designations have different colour coding for future works. The directions do not seem to enable variations of the symbols required to reflect different subcategories.</p> <p>ii. There is no guidance on how overlays and precincts are to be differentiated from each other. If hatchings are used, too many overlays quickly become indecipherable.</p> <p>iii. There is a need to provide enough</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p>variation in colour and pattern of polygon to ensure the information is clear and the areas differentiated on the map when overlain. It is not practical to provide for the range of overlays, precincts and other notations required with such a narrow range of colours and shading requirements.</p> <p>iv. Councils need more flexibility in order to produce readable maps – particularly if there are going to be significantly more overlays as a result of limiting the number of zones.</p> <p>v. There will be too much variation between districts in the number and purposes of overlays to prescribe the map symbols through a national standard.</p> <p>vi. The tree and heritage item symbols will not scale well online. A tree symbol was trialled in the recent CCC Plan review and did not work because an irregular shape is more prone to overlap than a regular one. Where different councils are using different GIS software, they should retain the flexibility to use whichever symbols and overlays maximise the readability of their maps. The directions do not specify</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p>whether symbols can be left off at particular scales. A literal reading of Direction 4 would seem to imply that every tree notation must be included even on the District-wide scale maps. This would render the maps unreadable.</p> <p>vii. Where the symbols for Designations, Heritage Areas, Natural Hazards and Statutory Acknowledgement Areas do not have fill, they will not be visible when the maps are zoomed in entirely within their boundaries.</p> <p>viii. The semi-transparent colour of the natural hazards overlay will change the zone colour sitting under it. The Local Commercial zone (pale pink) with the blue natural hazards overlay sitting over it looks like the purple Light Industrial zone colour.</p> <p>ix. The following pairs of zone colours are too similar to each other to be able to be easily distinguished, particularly if there is no zoning of the second of the pair in the field of view/planning map being viewed:</p> <ul style="list-style-type: none"> a. Low-density residential & Medium-density Residential, b. Rural Residential and Rural Settlement. <p>x. The commercial zone colours</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p>should scale in intensity like the industrial and open space zone colours do (i.e. the lightest intensity zone has the lightest shade and the highest intensity zone has the darkest shade).</p> <p>xi. The descriptions of the line widths in Table 22 do not include the relevant units. For example, the “outline width” for a designation is 2.0 but it is not clear if this is mm, pixels or points.</p> <p>xii. The Council prefers its current use of polygons for both heritage items and heritage areas as this gives a more accurate indication of the area covered by the heritage item rules.</p>	
F-4 Draft Spatial Planning Tools (District)			
32	Spatial Planning Tools (District) (F-4)	<p><u>Support</u></p> <p>i. The Council is not significantly concerned about a limit on spatial planning tools but considers that more clarity around how this is defined would assist.</p> <p><u>Oppose</u></p> <p>i. The Council has a hierarchy of commercial centres (Key Activity Centres, District Centres, Neighbourhood Centres and Local</p>	<ol style="list-style-type: none"> 1. Define what a spatial planning tool is. 2. Note in the far right column of Table 24 that some provisions for zones are also located in District Wide Matter subchapters. 3. Amend the standards so that councils retain the flexibility to create District Wide Matter subchapters to deal with Specific Controls (e.g. for scheduled activities). 4. Clarify in direction 4 that subcategories of the permitted spatial planning tools can be created.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>Centres) which do not align entirely with the zoning for those centres. This hierarchy does not appear on the maps – it is primarily expressed in the policies and rules – but the Council would not want to be in a position of not being able to categorise centres this way because it was captured by a restriction on the use of “spatial planning tools”.</p> <p>ii. Table 24 requires specific controls to be located in the relevant zone chapter. Assuming currently scheduled activities would be managed as specific controls instead of Special Purpose Zones, locating the rules for scheduled activities in the zone chapters would result in significant cluttering up of zone rules with site specific provisions.</p> <p>iii. It is not clear the extent to which there is discretion to create subcategories of development areas (i.e. to have both outline development plans and development plans).</p>	
F-5 Draft Chapter Form Standard			
33	Chapter Form (F-5) (pp 64-66)	<p><u>Support</u></p> <p>i. A rule overview table would assist with plan navigation and the format</p>	<p>1. Delete the Draft Chapter Form Standard and include as voluntary guidance instead (preferred).</p> <p>2. Alternately, provide a choice of chapter forms that are</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>(Table 25) is workable.</p> <p><u>Oppose</u></p> <p>i. Whilst acknowledging the intention to provide all of the provisions related to an activity within one row of a table, the Council considers that the proposed chapter form standard will reduce readability of the plan by introducing significant repetition of material (particularly matters of discretion) and requiring multiple tables within tables which could more helpfully be combined.</p> <p>ii. Table 27 is not fit for purpose for District Wide Matters which need a different and sometimes variable format. It will increase plan complexity and reduce readability by requiring multiple tables nested within tables (e.g. noise, transport and signage rules). For example, the Christchurch water body setback rules and the setback distances in which they apply vary based on the type of water body (8 types) and the zone (3 categories). Trying to capture this in the table provided would require 24 variations of the rule set out in the row for each activity. For the noise,</p>	<p>appropriate to different kinds of provisions, including District Wide Matters, and that provide appropriately for more nuanced rules.</p> <p>3. Provide an alternative matrix structure for complex rule situations, to reduce repetition, (e.g. slope stability management areas in the District Plan, which provide for multiple hazards, multiple levels of risk and multiple activities possible); or multiple kinds of landscape overlays.</p> <p>4. Provide an alternative structure with matters of discretion sitting in their own section and cross-referenced from the rule table.</p> <p>5. Provide a structure that enables different zones to share matters of discretion.</p> <p>6. Provide a structure that enables different activity statuses to be assigned to activities that do not meet different rule requirements and to different degrees of non-compliance.</p> <p>7. Provide a structure that enables matters of discretion to be specified where specific rule requirements are not met.</p> <p>8. Provide a structure that enables notification requirements to differ depending on which rule requirements are not met.</p> <p>9. See recommended alternative chapter form in Attachment C as a minimum for providing a standardised template for zone rules. This chapter form would still not be appropriate for District Wide Matters.</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>natural hazards, landscape, transport, scheduled activities and signage provisions, Table 27 would also significantly affect the usability of the plan.</p> <p>iii. Even in an ePlanning format it is more efficient to have one set of matters of discretion shared by multiple zones so that, if any amendments need to be made, they can be made in one place instead of dozens.</p> <p>iv. See also comments in Attachment B which provides an example of the current Christchurch District Plan rules in the proposed planning standards template.</p>	
F-6 Draft Status of Rules and Other Text and Numbering Form Standard			
34	Status of Rules and Other Text and Numbering Form Standard (F-6) (pp69-70)	<p><u>Support</u></p> <p>i. The Council generally supports the naming convention for plan components but suggests a requirement that these be completely capitalised.</p> <p><u>Oppose</u></p> <p>i. The proposed numbering format for the schedules and appendices does not provide sufficient flexibility to add new schedules or appendices as a result of plan</p>	<ol style="list-style-type: none"> 1. Councils retain discretion in how they organise schedules and appendices, or alternately, the mandatory structure should allow for the creation of subheadings so that schedules and appendices can be organised by topic. 2. Naming convention for plan components to require complete capitalisation (e.g. RES – Medium-density Residential Zone). 3. Inclusion of the abbreviated names of the chapters and sections in the Abbreviations section of the Interpretation Chapter. 4. In Direction 9, do not require a “D” to be added to the abbreviation for designations.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>changes into the same approximate part of the plan as the other related schedules. This will reduce plan readability because users will have to spend more time scanning the entire list of schedules or appendices to ensure they have considered all of the relevant ones.</p> <p>ii. In point 9, matters associated with designations, requiring a 'D' in the abbreviation appears to make something already shortened longer again. Also, for example, will MCRD1-Invercargill Prison be shown like this on planning maps?</p> <p>iii. The numbering standards on p 69 (e.g. Directions 6-11) should be consistent about whether or not a space is provided between the letters and numbers. Our software autogenerates hyperlinks and this is more difficult when references sometimes include a space and sometimes do not.</p>	<p>5. Clarify in Directions 6-11 whether or not a space is required and apply this direction consistently.</p>
CM-1 Draft Definitions			
35	Mandatory directions for definitions (p 77)	<p><u>Support</u></p> <p>i. The Council supports the inclusion of mandatory definitions where it has indicated support below.</p> <p>ii. The Council supports Direction 3(e).</p> <p>iii. The Council supports the ability to include nesting tables or Venn</p>	<p>1. Differentiate between definitions that are mandatory and can be inserted without a Schedule 1 process and definitions that are discretionary. The Council suggest that selection of definitions and other directions that provide a choice instead of specific directions (i.e. 3(c), 3(d), and 3(h)) should be discretionary directions.</p> <p>2. Clarify which directions in CM-1 are mandatory and</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>diagrams subject to clarification of whether or not it triggers a Schedule 1 process if it decides to do so.</p> <p><u>Oppose</u></p> <p>i. The directions for the Definitions standard need to be clarified in light of potential confusion about what submitters will or will not be able to submit on when the next District Plan is notified.</p> <p>ii. There is no specific direction that clarifies whether all definitions must be included or if the Council has discretion to choose definitions. If the latter is intended, which the guidance and consultation information suggests is the case, then the question arises why zone selection is a discretionary direction but definition selection is a mandatory direction.</p> <p>iii. Direction 3(b) seems to indicate that if a plan uses a term (in whatever context) then it must include the definition but presumably otherwise not? This could be read as the direction enabling councils to choose definitions but could also be read</p>	<p>which are discretionary.</p> <p>3. Clarify whether CM-1 Direction 3 also applies to district plans (i.e. “Any definitions for terms used in the plan or regional policy statement or plan must be included as a single list in the definitions section of the policy statement or plan as follows.”</p> <p>4. Differentiate between definitions that are mandatory for regional plans and policy statements and those that are mandatory for district plans.</p> <p>5. Amend Direction 3(b) to read: “The definitions appearing in the Definitions table apply wherever a provision indicates that the term (or a synonym derivation of a term) is defined in a plan or regional policy statement regional policy statement or plan.”</p> <p>6. Add a direction requiring that where a term is used in situ it must be the defined term itself or a direct derivation (i.e. “temporary activity” or “temporary activities” can link to the “temporary activity” definition but “event” cannot; “boundary” cannot link to the “road boundary” definition instead of the “boundary” definition – “road boundary” must be used in full when in situ).</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>as simply requiring definitions to apply to terms that have been underlined (or are otherwise indicated as being defined). It would be preferable to have an unambiguous direction clarifying that councils can choose which definitions to use and can exclude definitions that are not used in their plan.</p> <p>iv. Directions 3(c), 3(d) and 3(h) appear to be discretionary directions but are included under a heading of mandatory directions. If there is a mandatory direction that the Council “may include definitions that only apply to a subcategory of a term defined in the Definitions table” does this mean that submitters cannot submit on that definition or on consequential amendments to insert that definition because the Council is adding that definition under s58I(3)(a)? There does not appear to be a legal mechanism under s58I(2) and (3) to amend planning documents to incorporate the Planning Standards for any type of content other than “specific provisions”.</p> <p>v. It is not clear from CM-1 Direction 3</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p>whether the standard applies to district plans as well as regional plans. These comments assume that the intention is that it does.</p> <p>vi. Clarify whether the intention of Direction 3(b) is to apply the definition wherever it is used in the plan. This is quite dangerous, for example, where a defined term relates to a noun that can also be used as a verb or adjective (e.g. “building”). The default should be that a word used in a rule does not rely on the definition unless it is specifically indicated that it does (for example through underlining or hyperlinking).</p> <p>vii. Reference to a synonym of a term creates the opportunity for argument as to whether an apparent synonym is in fact a synonym, and therefore uncertainty, and because where a term is defined, the definition should be used wherever the term is appropriately defined in its context, not a synonym.</p>	
36	Criteria for terms to be defined in the first set of Planning Standards	<p><u>Oppose</u></p> <p>i. If the reliant definitions within standardised definitions are not themselves standardised, the</p>	1. Clarify the relationship between definitions in the Planning Standards and any reliant definitions.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>primary definition is no longer standardised and any benefits of standardisation are lost. It is not clear the extent to which inclusion of a definition in the planning standard precludes the ability of councils to introduce reliant definitions of terms used within the definition.</p>	
37	<p>'Principles used when drafting definitions', where a definition contains the words 'includes' and is followed by a list, the list is non-exhaustive. If a definition 'excludes' a list of matters, this is exhaustive. (Consultation Document, pp23)</p>	<p><u>Support</u></p> <p>i. The Council supports the drafting principles but notes that this approach requires careful review of all definitions to ensure that the approach is consistently used and that the words 'does not include', instead of 'excludes', are not used (e.g. see <i>net floor area</i>).</p> <p><u>Oppose</u></p> <p>i. Some definitions are inconsistent in their use of commas and full stops.</p> <p>ii. If reliant definitions (i.e. a separately defined word/term on which a definition itself relies) are to be identified within a definition to assist their interpretation and illustrate the interrelationship between some definitions, then consideration needs to be given to whether this approach will also</p>	<p>1. Review of proposed definitions for consistency with the drafting principles including with respect to:</p> <ol style="list-style-type: none"> a. the use of "includes" and "excludes"; b. standard punctuation; and c. underlining of reliant definitions where applicable including in definitions incorporated from other New Zealand legislation (if this is the approach adopted).

ID	Proposed standard/direction	Comments	Decision Requested
		<p>identify defined word/terms within all definitions quoted from relevant NZ legislation. For example, the definition of <i>accessory building</i> highlights reliant definitions <i>building</i> and <i>minor residential unit</i>, but the definition of <i>access strip</i> does not highlight reliant definitions <i>river, lake, esplanade reserve, esplanade strip</i> and <i>land</i> (all of which are also quoted from the RMA).</p>	
38	<p>Circumstances under which definitions can be amended or new definitions can be introduced</p>	<p><u>Oppose</u></p> <p>i. Some guidance would be beneficial around when and to what extent Councils may depart from using a standardised definition (including those quoted from relevant NZ legislation) in whole or part. Options include adding to a standardised definition words to the effect of "..., <i>except that in relation to Chapter X/Rule Y, Z means/this definition only applies to...</i>".</p> <p>ii. A number of the key definitions are very broadly defined (e.g. "Residential activity", "Commercial activity", "Industrial activity"). In practice, these definitions will be replaced with multiple more</p>	<ol style="list-style-type: none"> 1. Enable councils to modify definitions to add narrower applications to the definition itself where needed. 2. Add as another principle for drafting definitions: 'Where standardised definitions are to be departed from in part, the general definition is to be followed by the exception, i.e. X means Y, except where, in this circumstance, it means Z'. For example: <ol style="list-style-type: none"> a. <i>X means Y, except that in relation to Chapter A, X means Z.</i> b. <i>X means Y, except that in relation to Rule B, this definition only applies to Z</i>".

ID	Proposed standard/direction	Comments	Decision Requested
		<p>nuanced subdefinitions which will be more frequently used in the rules. For activities based plans in particular, it is critical that definitions identify the activities being managed in a clear and specific way. The Christchurch District Plan currently has definitions for “industrial activity”, “heavy industrial activity” and “high tech industrial activity” which encompass groups of specific activities linked to the rules. The Council would need to come up with a synonym for “industrial activity” to describe the intermediate level of activity for the purposes of the rules.</p> <p>iii. It would be more efficient and would improve plan readability, if a narrower application of a definition could sit within the original definition instead of requiring a new term. The risk otherwise is that counter-intuitive new terms will be created or that definitions will creep into the rules.</p>	
39	<p>Accessory Building means a detached building, the use of which is ancillary to the use of the principal building, buildings</p>	<p><u>Support</u></p> <p>i. The Council supports the more streamlined definition proposed subject to amendments addressing</p>	<p>1. Amend to read: “means a detached building, the use of which is ancillary to the use of the principal building, buildings or activity on the same site, but does not include any minor residential unit.”</p>

ID	Proposed standard/direction	Comments	Decision Requested
	or activity on the same site, but does not include any minor residential unit.	<p>the points discussed below.</p> <p><u>Oppose</u></p> <p>i. The new definition requires accessory buildings to be detached which can lead to perverse outcomes like very small gaps between structures so that applicants can argue that something is detached. Many garages are attached to new residential units but by this definition would not be an accessory building. This is problematic as the Council allows garages, as accessory buildings, to be located closer to internal boundaries than the remainder of the building and do not require attached garages, sheds, greenhouses or other accessory buildings to raise their floor levels in flood management areas.</p> <p>ii. If the accessory building definition is reliant on the building definition, it is not clear where this leaves the status of carports, pergolas or other structures that are not enclosed on at least two sides.</p>	<p>2. If the decision requested with respect to the definition of <i>ancillary activity</i> is accepted, highlight the word ‘ancillary’ as a reliant definition.</p>
40	<u>Addition</u> means any works undertaken to an existing	<p><u>Support</u></p> <p>i. The proposed definition addresses</p>	<p>1. Retain the proposed definition.</p>

ID	Proposed standard/direction	Comments	Decision Requested
	building which has the effect of increasing the gross floor area of that building	the key effect of additions in regards to increasing natural hazard and reverse sensitivity risk.	
41	Ancillary activity means an activity that either provides support to, or is incidental and subsidiary to, the primary activity on the same site.	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. It may be more appropriate to define an ancillary activity as both providing support to and subsidiary to, not either/or. “Subsidiary to” could cover a range of unrelated activities, e.g. a home occupation.</p> <p>ii. In the context of the syntax of a sentence, it more likely that the word ‘ancillary’ will be used on its own as an adverb than the term ‘ancillary activity’ will be used. The latter is a cumbersome term, the meaning of which will be adequately rendered if only ‘ancillary’ is defined.</p>	<p>1. Amend as follows:</p> <p>“Ancillary activity means either providing support to, or and being incidental and subsidiary to, the primary activity on the same site.”</p>
42	Bore (a) means any hole constructed into the ground that is used to— (i) investigate or monitor conditions below the ground surface; or (ii) abstract	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p>	<p>1. Highlight the reliant definition <i>discharge</i> in clause (iii) if appropriate in this context.</p>

ID	Proposed standard/direction	Comments	Decision Requested
	liquid substances from the ground; or (iii) discharge liquid substances into the ground; but (b) it does not include test pits and soak holes	<p><u>Oppose</u></p> <p>i. The reliant definition <i>discharge</i> is not highlighted in clause (iii) and likely should be in the context.</p>	
43	Boundary means the legal perimeter of a site	<p><u>Support</u></p> <p>i. The proposed definition is easier to understand than the current Christchurch District Plan definition and will leave councils the discretion to use sub-definitions of internal boundary, notional boundary and road boundary.</p> <p><u>Oppose</u></p> <p>i. In conjunction with the broad proposed definition of 'site', particularly in Clause (e), this definition could be read a number of ways [see comment on 'site' below].</p>	1. Retain the proposed definition but consider the implications/potential conflicts arising if the proposed definition of "site" is relied on.
44	Boundary adjustment means a subdivision that alters the existing boundary between adjoining sites, without altering the number of sites	<p><u>Support</u></p> <p>i. This is a useful definition, clearly indicating that in practical terms the adjusting of boundaries requires a subdivision process to be followed. This has been a source of confusion for plan users.</p>	1. Retain the proposed definition.
45	Building means any structure,	<u>Oppose</u>	1. Do not include a mandatory definition of "building".

ID	Proposed standard/direction	Comments	Decision Requested
	<p>whether temporary or permanent, moveable or fixed, that is enclosed, with 2 or more walls and a roof, or any structure that is similarly enclosed</p>	<ul style="list-style-type: none"> i. A mandatory definition of building to which councils cannot add exclusions will result in rules becoming more complex and cumbersome. It will reduce the flexibility councils need to respond to new local planning situations (such as a proliferation of shipping containers used as buildings following an earthquake). ii. While the Council agrees that, in principle, definitions should not include rules it considers that the building definition should set out a minimum building size of concern for RMA purposes to avoid having to list numerous exclusions in the rules. iii. The proposed definition is over-simplistic. Whilst the first part accords with the Building Act 2004 (section 8 'Meaning of Building') the second part requiring that buildings be "enclosed, with 2 or more walls and a roof, or any structure that is similarly enclosed". This is problematic because: <ul style="list-style-type: none"> a. It introduces the term 'wall' which is not specifically defined. From a consenting perspective it could be challenging to determine when 	<ul style="list-style-type: none"> 2. If a definition of "building" is included, enable councils to add exclusions and amend the proposed definition to: <ul style="list-style-type: none"> a. capture all structures that need to be considered for the purposes of a site coverage calculation; b. capture vehicles that are used as residential units or businesses; c. exclude buildings which are of too small a scale to generate adverse effects (e.g. utility cabinets); and d. exclude temporary crop protection structures.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>one wall becomes a second wall, how high a “wall” needs to be, whether a carport that attaches to a pool fence on one side is a “wall”, whether this includes the side of a vehicle or shipping container, etc.</p> <p>b. “Similarly enclosed” is interpretive. It is not clear whether a structure like a carport or pergola would be captured by this definition. Carports should be captured as buildings as they are frequently located close to boundaries and should be subject to built form rules where appropriate. Arguably a small utility cabinet is “similarly enclosed” but should not be captured. However, a shipping container should be. But if a utility cabinet is excluded on the basis it does not have walls or a roof on what basis could a shipping container be included?</p> <p>c. Whilst the term ‘moveable’ could be applied to vehicles, the Building Act definition includes ‘a structure intended for occupation by people, animals, machinery, or</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p>chattels)'. The Council prefers its current definition to the extent that it distinguishes between vehicles that are being used as a residential unit or place of business and other vehicles like the family car that should not be captured.</p> <p>d. Some structures like decks, particularly in hill suburbs, can have significant adverse effects and will not be captured by this definition. If they are not picked up here, they will need to be added to the rules or to another definition.</p> <p>iv. The definition may inadvertently capture some crop protection structures which are of too small scale to be of concern.</p> <p>v. See also comments on "coverage"</p>	
46	<p>Building damage from vibration means any permanent effect of vibration that reduces the serviceability of a structure or one of its components</p>	<p><u>Oppose</u></p> <p>i. The Council questions whether a definition for this term is needed. The definition is nearly the same length as the term itself and only adds the word "permanent".</p> <p>ii. It is potentially inconsistent for 'building damage' to relate to structures, when the definition of structures is broader than</p>	<p>1. If the term is retained, suggest amending it to something like "vibration damage"; or limit the definition to only apply to buildings if this is still consistent with the intent of the standard.</p>

ID	Proposed standard/direction	Comments	Decision Requested
		buildings.	
47	Cleanfill means an area used for the disposal of exclusively inert, non-decomposing material	<p><u>Oppose</u></p> <p>i. This definition relates to the area or location where clean fill material is deposited rather than the composition of the clean fill material itself. The latter sense is more frequently used in district plans.</p> <p>ii. The Council would prefer the approach proposed in the definition of landfill (i.e. <i>“cleanfill means the use, or the previous use, of land for the primary purpose of the disposal of cleanfill material”</i>) coupled with a more robust definition of “cleanfill material” or this definition being left to Council. The proposed definition of cleanfill begins to introduce a definition of cleanfill material that could be inconsistent with a more detailed definition developed by councils.</p> <p>iii. Any definition of the material itself should be separate and provide as much clarity as possible to plan users. We recommend that any definition of Clean Fill Material should be as per the WasteMINZ technical guidelines for disposal to land (April 2016). This is defined as:</p>	<ol style="list-style-type: none"> 1. A definition of “clean fill” that specifies the materials that it can contain instead of the area that it is deposited. Alternatively a definition of “cleanfill material” cross-referenced from the cleanfill definition. 2. The Planning Standards adopt the definition in the WasteMINZ technical guidelines for disposal to land (April 2016).

ID	Proposed standard/direction	Comments	Decision Requested
		<p>Clean Fill Material: Virgin excavated natural materials (VENM) such as clay, soil and rock that are free of:</p> <ul style="list-style-type: none"> • combustible, putrescible, degradable or leachable components; • hazardous substances or materials (such as municipal solid waste) likely to create leachate by means of biological breakdown; • products or materials derived from hazardous waste treatment, stabilisation or disposal practices; • materials such as medical and veterinary waste, asbestos, or radioactive substances that may present a risk to human health if excavated; • contaminated soil and other contaminated materials; and • liquid waste. <p>When discharged to the environment, clean fill material will not have a detectable effect relative to the background.</p>	
48	<p>Commercial activity means an activity with the primary purpose of trading in goods, equipment or services</p>	<p><u>Oppose</u></p> <ol style="list-style-type: none"> i. In an activities-based plan it is critical that definitions set out precisely what is included in the activity or not. While a broad definition may support the zone structure standard, the zone structure standard is not District Plan content 	<ol style="list-style-type: none"> 1. The Planning Standards do not define “commercial activity”. 2. If the Planning Standards do define commercial activity the definition should be: “Commercial activity means retail activities, offices and commercial services.”

ID	Proposed standard/direction	Comments	Decision Requested
		<p>and definitions should not be inserted into the District Plan on the basis that they support interpretation of another document.</p> <p>ii. The Council have adopted very specific definitions that reflect the intent of our zones. For instance, commercial activities that we promote in our commercial centres are limited to those that enable the efficient use and continued viability of our commercial centres and promote their success and vitality and significant investment. For this reason our definition of commercial is tightly defined to avoid commercial activities that are not appropriate in centres.</p> <p>iii. Because the definition of commercial activity is so broad, it is unlikely to be used in favour of multiple narrower sub-category (e.g. retail, offices, commercial services, yard based retailer, trade supplier etc). This will increase the length, complexity and repetitiveness of zone rules.</p>	
49	<p>Community facility means a non-profit facility primarily for recreational, sporting, cultural, safety and welfare, religious or similar community purposes</p>	<p><u>Oppose</u></p> <p>i. The proposed definition requires community facilities to be non-profit. This raises challenges of monitoring and compliance, particularly as the definition may restrict fundraising for charities to</p>	<ol style="list-style-type: none"> 1. Do not include a definition for “community facility”. 2. If a definition of community facility is included, consider it within a cluster of related activity definitions including cultural, recreation, education, entertainment and spiritual activities. These would also need to be defined in the Planning Standards.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>develop facilities. TAs would therefore be expected to provide ongoing monitoring of business activities of third parties to ensure compliance. The proposed definition would also exclude private recreation/sport facilities which supplement the public network e.g. private sports facilities also open to the community, whilst acknowledging that the Council could introduce another definition to capture these facilities, this would result in unnecessary duplication and potential confusion in the plan.</p> <p>ii. The Christchurch District Plan has a cluster of definitions which have been carefully considered and balanced to avoid conflicts with each other including cultural activities, education activities, entertainment activities, recreation activities and spiritual activities. Amending any of these definitions or terms relying on them can have significant flow on effects to other parts of the Plan. The proposed community facility definition includes some of these terms without defining them (i.e. recreation activity) and, if adopted,</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		<p>would presumably exclude others (entertainment activity; education activity; spiritual activity). Relying on the Christchurch District Plan definitions of “recreation” and “cultural” activities, and inserting the proposed planning standard definition would no longer capture libraries, for example, or evening classes in community halls. Changing the recreation and cultural activities definitions would have significant flow on effects for other parts of the plan.</p> <p>iii. This definition may also exclude small scale health facilities like clinics and pharmacies, unless they are considered to be welfare facilities.</p> <p>iv. The definition also excludes educational facilities which also serve the community and are increasingly used as community hubs.</p> <p>v. “Similar community purposes” is potentially too vague for an activities based plan.</p>	
50	Coastal marine area has the same meaning as in section 2 of the RMA	<p><u>Support</u></p> <p>i. This is consistent with the Regional Coastal Environment Plan.</p>	1. Retain the proposed definition.

ID	Proposed standard/direction	Comments	Decision Requested
51	Coastal water has the same meaning as in section 2 of the RMA	<u>Support</u> i. This is consistent with the approach for the coastal marine area above.	1. Retain the proposed definition.
52	Coverage means the percentage of the net site area covered by the footprint of structures as identified in the relevant rule	<u>Support</u> i. The Council supports reference to 'percentage' and 'net site area' in the standard. This is easier to interpret than the current Christchurch District Plan definition. <u>Oppose</u> i. Working out the footprint of all structures every time site coverage is calculated is very fiddly and has limited benefit. This technically requires a calculation of the area covered by fences, flagpoles, retaining walls, signs etc. Exempting all of the structures that are not relevant to a site coverage calculation in the rules would not be efficient and would reduce the readability of the plan. ii. The definition of "footprint" does not seem to exclude eaves or bay windows. The Council does not consider that this gets around the need to distinguish between very small scale overhanging structures like eaves under 0.6m which are	1. Expand the definition of "building" to capture structures that would be relevant to a site coverage calculation. 2. Retain exclusions either in this definition or the "footprint" definition for very small scale building elements or enable councils to add these exclusions as needed. 3. Amend the definition to apply to buildings rather than structures: "Coverage means the percentage of the net site area covered by the footprint of structures buildings as identified in the relevant rule. "

ID	Proposed standard/direction	Comments	Decision Requested
		<p>not of concern and larger scale structures like service station canopies that are.</p> <p>iii. If the District Plan is not able to include exemptions in the definition (e.g. for decks, eaves, etc.) long lists of exemptions will need to be repeatedly introduced into the rules themselves reducing the readability of the Plan and increasing the risk of differences creeping in.</p>	
53	<p>Drain means any artificial watercourse, open or piped, that is designed and constructed, or used, for the purpose of the drainage of surface or subsurface water</p>	<p><u>Oppose</u></p> <p>i. More clarification is needed on the extent of flexibility councils have to introduce similar definitions that might be considered synonyms. The Council has a “network waterway” definition that captures open drains and decided not to use “drain” on the basis that this could be pejorative when considering potential for enhancement. While the definitions are not strictly synonymous because the Council’s definition excludes piped drains, the Council would not want to be in the position of not being able to introduce a “network waterway”-type definition because it was deemed to be too close to the</p>	<ol style="list-style-type: none"> 1. Distinguish between drain as a mandatory definition for regional plans and policy statements and a voluntary definition for district plans. 2. Clarify or provide examples in the guidance around what would be considered a synonym of a term defined by the Planning Standards.

ID	Proposed standard/direction	Comments	Decision Requested
		defined term “drain”.	
54	Dry abrasive blasting means abrasive blasting using materials to which no water has been added	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. The reliant definition <i>abrasive blasting</i> is not highlighted and likely should be in the context.</p>	<ol style="list-style-type: none"> 1. Highlight the reliant definition <i>abrasive blasting</i> if appropriate in this context. 2. Clarify that inclusion of this definition is not mandatory in district plans that do not use the term.
55	Earthworks means any land disturbance that changes the existing ground contour or ground level	<p><u>Oppose</u></p> <p>i. The Council would be unlikely to use this definition in favour of the “land disturbance” definition which more closely captures activities with effects that are being managed by the Christchurch District Plan. It considers that the “land disturbance’ definition more closely aligns with the lay understanding of “earthworks” and that the terms used should be exchanged.</p> <p>ii. The construction phase presents the highest risk to water quality, amenity, and land stability, so needs to be the most carefully managed. It is often a requirement of earthworks consents that the</p>	<ol style="list-style-type: none"> 1. Use the ‘land disturbance’ definition as the ‘earthworks’ definition. ‘Land disturbance’ could be crafted more towards network utility operators and lower-risk activities. 2. Highlight the reliant definition <i>ground level</i> if appropriate in this context.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>finished ground level is unchanged from the original for the purpose of protecting land drainage/overland flow paths anyway. This could create confusion for applicants as they will not necessarily know which activity they need to apply for until after the assessment of effects of changing the ground level has been undertaken.</p> <p>iii. The reliant definition <i>ground level</i> is not highlighted and likely should be in this context.</p> <p>iv. See also comments on “land disturbance”.</p>	
56	<p>Educational facility (a) means the use of land or buildings for the primary purpose of regular teaching or training in accordance with a pre-set syllabus by suitably qualified or experienced instructors; but (b) does not include any industrial activity</p>	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. The requirement to have a syllabus or suitably qualified or experienced instructors will be difficult to administer, monitor and enforce and does not seem to add anything to the common understanding of what constitutes “teaching or training”.</p> <p>ii. It is unclear whether this definition</p>	<ol style="list-style-type: none"> 1. Remove the requirement for a syllabus or suitably qualified or experienced instructors. 2. Clarify in the definition whether preschools are included or not. 3. Highlight the reliant definitions <i>land</i>, <i>buildings</i> and <i>industrial activity</i> if appropriate in this context.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>includes preschools or early childhood education centres because there may not be a set syllabus.</p> <p>iii. The reliant definitions <i>land</i>, <i>building</i> (make plural) and <i>industrial activity</i> are not highlighted and likely should be in the context.</p>	
57	<p>Footprint means the total area of structures at ground floor level and the area of any section of any of those structures that protrudes directly above the ground</p>	<p><u>Oppose</u></p> <p>i. As for the definition of “coverage”, the Council considers that it is more appropriate for this definition to apply to buildings than structures.</p> <p>ii. This definition still seems to capture eaves, bay windows and other minor protrusions but the s32 discussion for the “coverage” definition suggests that this is not the intention.</p> <p>iii. See also comments for “coverage”.</p>	<p>1. Amend the definition so that it applies to buildings rather than structures.</p> <p>2. If the intention of the definition is to exclude minor protrusions like eaves and gutters, amend the definition to specifically exclude them.</p>
58	<p>Functional need means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment</p>	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. This wording potentially does not accommodate activities that need</p>	<p>1. Amend the proposed definition as follows: “means the need for an proposal or activity or part of an activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment”</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>to be present in or traverse a particular environment but also need to be present (or partially present) in other environments.</p> <p>ii. The wording does not allow for functional need in relation to breaching a rule or creating an effect, but relates only to location. It may be useful to consider broadening the definition.</p> <p>iii. "Proposal" seems redundant if "activity" is included.</p>	
59	<p>Green infrastructure means natural ecosystems and built products, technologies, and practices that primarily use natural elements, or engineered systems that mimic natural processes, to provide utility services. This includes built infrastructure, such as rain gardens, natural elements in modified environments, and natural waterbodies</p>	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. What does 'utility services' mean, if different from <i>infrastructure</i>?</p> <p>ii. The reliant definitions <i>infrastructure, environments</i> and <i>waterbodies</i> are not highlighted and likely should be in the context.</p>	<ol style="list-style-type: none"> 1. Define 'utility services' or change to "infrastructure services". 2. Highlight the reliant definitions <i>infrastructure, environments</i> and <i>waterbodies</i> if appropriate in the context.
60	<p>Greywater means untreated liquid waste from sources such as household sinks, basins, baths, showers and similar appliances but does not include</p>	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p>	<ol style="list-style-type: none"> 1. Highlight the reliant definition <i>sewage</i> if appropriate in the context.

ID	Proposed standard/direction	Comments	Decision Requested
	any sewage	<p><u>Oppose</u></p> <p>i. The reliant definition <i>sewage</i> is not highlighted and likely should be in the context.</p>	
61	<p>Gross floor area means the sum of the total area of all floors of all buildings on the site (including any void area in those floors, such as service shafts or lift or stairwells), measured from the exterior faces of exterior walls or from the centre lines of walls separating 2 buildings and, in the absence of a wall on any side, measured to the exterior edge of the floor</p>	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. The reliant definition <i>buildings</i> is not highlighted and likely should be in the context.</p>	<p>1. Highlight the reliant definition <i>buildings</i> if appropriate in the context.</p>
62	<p>Ground level means (a) the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (at the issue of the section 224c Certificate or the previous legislative equivalent), but excludes any excavation or filling associated with the construction or alteration of a building; (b) if the ground level cannot be identified under paragraph (a),</p>	<p><u>Oppose</u></p> <p>i. The Council’s current definition has essentially the same meaning but is more succinct and user-friendly. Because this is such a high use definition, the Council prefers its current version.</p> <p>ii. The Planning Standards definition actively excludes boundary adjustments that may reconfigure land to create additional developable sites (but no additional allotment numbers).</p> <p>iii. The reliant definition <i>subdivision</i> is</p>	<p>1. Amend the proposed definition to: “Ground level means the natural ground level or, where the land has been subdivided, the level of the ground existing when works associated with any prior subdivision of the land were completed, but before filling or excavation for new buildings on the land has commenced.”</p>

ID	Proposed standard/direction	Comments	Decision Requested
	<p>the existing surface level of the ground, excluding areas of cut or fill associated with the construction or alteration of a building: (c) if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on front of the retaining wall or retaining structure where it intersects the boundary</p>	<p>iv. not highlighted and likely should be in the context. Clause (c) appears to have a typographical mistake in it, whereby “on front” should be “in front”.</p>	
63	<p>Habitable room means any room in a residential unit, visitor accommodation, educational facility, commercial activity or healthcare facility used for the purposes of teaching or respite care or used as a living room, dining room, sitting room, bedroom, or similarly occupied room</p>	<p><u>Support</u></p> <p>i. The Council supports application of this term to rooms rather than buildings.</p> <p><u>Oppose</u></p> <p>i. Because the “habitable room” definition is so closely linked to the “sensitive activities” definition which is no longer proposed for the planning standards, the Council considers it is problematic to define one without the other for context.</p> <p>ii. “Habitable room” is also sometimes used in plans to identify windows of rooms on adjoining sites from which an additional building setback is required on the applicant’s site. It is difficult to comment on the appropriateness</p>	<ol style="list-style-type: none"> 1. Remove the definition for “habitable room”. If the definition is retained: 2. Delete reference to commercial activity in the definition. 3. Refine the application of the term to “healthcare facilities”. 4. Remove the reference to “similarly occupied room”.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>of the inclusion of the specific activities in the definition without knowing which rules will relate to the definition.</p> <p>iii. The application to commercial activities may require them to comply with acoustic standards in some cases, eg along arterial and collector roads. The Council has not seen sufficient s32 evidence that requiring acoustic attenuation for commercial activities along busy roads is warranted relative to the costs that this will impose on third parties. Alternately, “commercial activity” would need to be exempted in the majority of rules using this term.</p> <p>iv. “Similarly occupied room” does not provide sufficient certainty.</p> <p>v. “Healthcare facility” can be quite broad. The current CCC definition only applies where there is overnight accommodation.</p> <p>vi. A comma is required after ‘respite care’.</p>	
64	<p><u>Hazardous substance</u> has the same meaning as in section 2 of the RMA (as set out in the box below) includes, but is not limited to, any substance</p>	<p><u>Support</u></p> <p>1. The Council supports the proposed definition.</p>	<p>1. Retain the proposed definition.</p>

ID	Proposed standard/direction	Comments	Decision Requested
	defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance		
65	Height means the vertical distance between ground level at any point and the highest part of the structure immediately above that point [in relation to a district plan]	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. The proposed definition does not provide for exemptions for structures that have much less significant adverse effects in terms of shading, privacy, loss of outlook and visual dominance (e.g. aerials and antennas; small chimneys, light support structures; church spires, etc.) compared with solid built form. Exemptions will need to be repeated in each set of zone rules if they are not included in the definition increasing plan complexity, repetitiveness and risk of inconsistency.</p>	<ol style="list-style-type: none"> 1. Provide flexibility for councils to add exemptions to this definition; or 2. Add exemptions to the definition for common small-scale structures that will not result in overshadowing, loss of privacy or outlook, bulk and massing or other amenity effects.
66	Height in relation to boundary means the maximum height of a structure relative to its distance from the boundary of a site or other specified location	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the point discussed below.</p> <p><u>Oppose</u></p> <p>i. This definition needs to be</p>	<ol style="list-style-type: none"> 1. Delete the word “maximum” from the definition.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>reworded as it can be interpreted to apply at only one point (where the structure is at maximum height) whereas these rules apply along a whole structure near a boundary. There is a third dimension – length of a recession plane intrusion – which is potentially ignored. A long recession plane intrusion can have a more significant effect on neighbours than a short one.</p>	
67	<p>Historic heritage has the same meaning as in section 2 of the RMA (as set out in the box below) ... (a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities: (i) archaeological: (ii) architectural: (iii) cultural: (iv) historic: (v) scientific: (vi) technological; and (b) includes— (i) historic sites, structures, places, and areas; and (ii) archaeological sites; and (iii) sites of significance to Māori, including wāhi tapu; and (iv) surroundings associated with the natural and physical resources</p>	<p><u>Support</u></p> <p>i. The Council supports the definition as long as the Planning Standards do not preclude introduction of additional definitions for subcategories or additional more specific definitions relating to heritage</p>	<p>1. Retain the proposed definition.</p>

ID	Proposed standard/direction	Comments	Decision Requested
68	<p>Home business means an occupation, craft, service or profession that is secondary to the use of the site for a residential activity</p>	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. The Council prefers “home occupation” to “home business” because it more clearly applies to employees who work at home but do not own their own business.</p> <p>ii. The proposed definition does not convey the understanding that the home occupation will be undertaken by the resident(s) themselves. While this could be introduced through the rule requirements, it would provide more certainty if the definition itself expressed this.</p> <p>iii. This could potentially be addressed by replacing “secondary” with “incidental” and including some additional qualifications around “use of the site”.</p> <p>iv. The reliant definition <i>site</i> is not highlighted and likely should be in the context.</p>	<ol style="list-style-type: none"> 1. Amend the defined term to “home occupation”. 2. Amend the definition to read: “means an occupation, craft, service or profession that is secondary incidental to the use of the site for a residential activity by one or more of people engaged in the occupation” 3. Highlight the reliant definition <i>site</i> if appropriate in the context.
69	<p>Industrial activity means an activity for the primary purpose</p>	<p><u>Oppose</u></p> <p>i. “For the primary purpose of” is</p>	<ol style="list-style-type: none"> 1. Remove the definition of “industrial activity”.

ID	Proposed standard/direction	Comments	Decision Requested
	<p>of— (a) manufacturing, fabricating, processing, packing, storing, maintaining, or repairing goods; or (b) research laboratories used for scientific, industrial or medical research; or (c) yard-based storage, distribution and logistics activities; or (d) any training facilities for any of the above activities</p>	<p>somewhat uncertain in the context of activities that can have widely varying and quite significant adverse effects.</p> <p>ii. This definition covers so much that it is not useful for the purposes of distinguishing effects. For example laboratories are likely to have more of the character and effects of offices than the remainder of the activities listed.</p> <p>iii. This definition Includes industrial training facilities as industrial activities, whereas they may form part of a wider education activity.</p> <p>iv. Quarrying should be specifically excluded as it has quite different effects and occurs in different locations.</p> <p>v. This definition will require multiple sub-definitions that are more likely to be used than this one and constrains the ability of the Council to introduce a more specific definition to describe activities that are appropriate to a general industrial (as opposed to heavy industrial or industrial park) zone.</p>	
70	<p>Infrastructure has the same meaning as in section 2 of the RMA (as set out in the box</p>	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments</p>	<p>1. Enable Councils to amend definitions to introduce a narrower subset for the purposes of specific rules within the definition itself.</p>

ID	Proposed standard/direction	Comments	Decision Requested
	<p>below) means— (a) pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy: (b) a network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001: (c) a network for the purpose of radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989: (d) facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person— (i) uses them in connection with the generation of electricity for the person’s use; and (ii) does not use them to generate any electricity for supply to any other person: (e) a water supply distribution system, including a system for irrigation: (f) a drainage or sewerage system: (g) structures for transport on land by</p>	<p>addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. If the Council needed to narrow the definition of this term with respect to some rules (e.g. natural hazards), this is a good example of where it would be more user friendly to be able to do it within this definition than to try to create a new definition like “infrastructure for the purposes of the natural hazards rules” or to introduce a narrower version of the definition into the rules.</p>	

ID	Proposed standard/direction	Comments	Decision Requested
	<p>cycleways, rail, roads, walkways, or any other means: (h) facilities for the loading or unloading of cargo or passengers transported on land by any means: (i) an airport as defined in section 2 of the Airport Authorities Act 1966: (j) a navigation installation as defined in section 2 of the Civil Aviation Act 1990: (k) facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in section 2(1) of the Port Companies Act 1988: (l) anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166</p>		
71	<p><u>Intensive primary production</u> means primary production activities that involve the production of fungi, livestock or poultry that principally occur within buildings</p>	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. As a subset of “primary production”, the Council considers that this definition should generally capture similar activities but at a</p>	<p>1. Amend the proposed definition to read: “means primary production activities that involve the production of fungi, plants, livestock or poultry that principally occur within buildings <u>(or, in the case of aquaculture, land based tanks)</u>.”</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>higher level of intensity (and/or within buildings). The proposed definition could potentially not apply to production of plants other than fungi or to land based aquaculture in open tanks.</p>	
72	<p>Kaitiakitanga has the same meaning as in section 2 of the RMA</p>	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. The RMA definition relies on other Te Reo Māori terms which, if reliant definitions are to be identified in definitions quoted from relevant NZ legislation, themselves require definitions.</p>	<p>1. Define 'tikanga Maori' if reliant definitions are to be identified in definitions quoted from relevant NZ legislation.</p>
73	<p>Landfill - means the use, or the previous use, of land for the primary purpose of the disposal of waste</p>	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. The definitions should be limited to the disposal of solid waste.</p> <p>ii. It would be useful to make this definition mutually exclusive from</p>	<p>1. Amend the definition as follows: “means the use, or the previous use, of land for the primary purpose of the disposal of solid waste. It excludes cleanfills.”</p>

ID	Proposed standard/direction	Comments	Decision Requested
		the definition of cleanfill.	
74	Land disturbance - means the alteration to land, including by moving, cutting, placing, filling or excavation of soil, cleanfill, earth or substrate land	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below. It is a more streamlined version of the current Christchurch District Plan definition.</p> <p><u>Oppose</u></p> <p>i. See also discussion under the 'earthworks' definition.</p> <p>ii. The Council considers that this will be the more commonly used definition and that it is closer to a lay-person's understanding of earthworks.</p> <p>iii. This definition excludes some key land repair and land strengthening activities that were added to the Christchurch City Plan definition after the earthquakes (i.e. inserting cement and piles). The Council suggests that the definition be reviewed to ensure ground strengthening and other geotechnical/engineering solutions for liquefaction-prone land are also captured by this definition.</p> <p>iv. The reliant definition <i>land</i> is not highlighted and likely should be in</p>	<ol style="list-style-type: none"> 1. Use this definition as the "earthworks" definition. 2. Amend the definition to include land repair and strengthening activities (or provide discretion for councils to include these activities where required). 3. Highlight the reliant definition <i>land</i> if appropriate in the context.

ID	Proposed standard/direction	Comments	Decision Requested
		the context.	
75	<p><u>L_{Aeq}</u> - has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Measurement of Environmental Sound</p>	<p><u>Support</u></p> <p>i. The Council supports including a definition for L_{AeqL}</p> <p><u>Oppose</u></p> <p>i. The Council considers that its current definitions capture the same meaning as the proposed definitions but are more intelligible to the general public than the straight NZS technical definitions. They also specify the units of measurement (decibels). CCC definitions for noise metrics were extensively debated in the last District Plan review.</p> <p>ii. If the proposed definition is retained, the full definition should be quoted in the same manner as other definitions from relevant NZ legislation.</p>	<ol style="list-style-type: none"> 1. Replace the proposed definitions with: "means the equivalent continuous A-weighted sound level in decibels. This is commonly referred to as the time-average sound level. L_{Aeq} is often assessed over a reference time interval of 15 minutes, in accordance with NZS 6802:2008." 2. If the proposed definition is retained, add to the end of the definition '(as set out in the box below)' then repeat the definition quoted from New Zealand Standard 6801:2008 Measurement of Environmental Sound.
76	<p><u>L_{AF(max)}</u> has the same meaning as the 'maximum A-frequency weighted, F-time weighted sound pressure level' in New Zealand Standard 6801:2008 Measurement Of Environmental Sound</p>	<p><u>Support</u></p> <p>i. As above for L_{AeqL}</p> <p><u>Oppose</u></p> <p>i. As above for L_{AeqL}</p>	<ol style="list-style-type: none"> 1. Replace the proposed definition with: "means the A-weighted maximum noise level in decibels measured with a 'fast' response time. It is the highest noise level that occurs during a measurement period."
77	<p><u>L_{A90}</u> has the same meaning as</p>	<p><u>Support</u></p>	<ol style="list-style-type: none"> 1. As above for L_{Aeq}, point 2

ID	Proposed standard/direction	Comments	Decision Requested
	the 'Background ground level' In New Zealand Standard 6801:2008 Measurement of Environmental Sound	<p>i. The Council does not currently used this metric and is neutral on its inclusion.</p> <p><u>Oppose</u></p> <p>i. As above for L_{AeqL}</p>	
78	<u>L_{peak}</u> has the same meaning as 'Peak sound pressure level' in New Zealand Standard 6801:2008 Measurement of Environmental Sound	<p><u>Support</u></p> <p>i. The Council does not currently used this metric and is neutral on its inclusion.</p> <p><u>Oppose</u></p> <p>i. As above for L_{AeqL}</p>	1. As above for L_{Aeq} point 2
79	<u>L_{dn}</u> has the same meaning as the 'Day night level, or day-night average sound level' in New Zealand Standard 6801:2008 Measurement of Environmental Sound	<p><u>Support</u></p> <p>i. As above for L_{AeqL}</p> <p><u>Oppose</u></p> <p>i. As above for L_{AeqL}</p>	1. Replace the proposed definition with: "means the day-night average sound level in decibels over a 24-hour period, which is calculated from the day (07:00-22:00) $L_{Aeq(15h)}$ and night (22:00-07:00) $L_{Aeq(9h)}$ values with a 10 dB penalty applied to the night-time $L_{Aeq(9h)}$. L_{dn} values can be used to describe long term noise exposure by averaging over days, weeks or months."
80	<u>mana whenua</u> has the same meaning as in section 2 of the RMA	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. The proposal relies on other Te Reo Māori terms which, if reliant</p>	1. Define 'iwi' and 'hapu' if reliant definitions are to be identified in definitions quoted from relevant NZ legislation.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>definitions are to be identified in definitions quoted from relevant NZ legislation, themselves require definitions.</p>	
81	<p>Mining has the same meaning as in section 2 of the RMA and Crown Minerals Act 1991</p>	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. The definition should clarify that it has the same meaning as in section 2 of both the RMA and Crown Minerals Act 1991.</p>	<p>1. Amend as follows:</p> <p>Mining has the same meaning as in section 2 of both the RMA and Crown Minerals Act 1991...</p>
82	<p>Minor residential unit means a self-contained residential unit that is ancillary to the principal residential unit and is held in common ownership with the principal residential unit on the same site, which can be attached to the principal building or be a detached stand-alone building.</p>	<p><u>Support</u></p> <p>i. The Christchurch District Plan does not currently include a definition for “minor residential unit” on the basis that if there is a solid definition of “residential unit” the definition of “minor residential unit” becomes self-explanatory from the rule requirements. However, the Council see harm arising from the inclusion of a definition for “minor residential unit”.</p> <p><u>Oppose</u></p>	<p>1. Amend the definition to read: “means a self-contained residential unit that is ancillary to the principal residential unit and is held in common ownership with the principal residential unit on the same site, which it which it can be attached to the principal building residential unit or be a detached stand-alone building.”</p> <p>2. If the decision requested with respect to the definition of <i>ancillary activity</i> is accepted, highlight the word ‘ancillary’ as a reliant definition.</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<ul style="list-style-type: none"> i. The definition changes terminology midstream from principal “residential unit” to “building”. ii. If the decision requested with respect to the definition of <i>ancillary activity</i> is accepted, the word ‘ancillary’ will require highlighting as a reliant definition. ii. A comma is required after the first instance of ‘principal residential unit’. 	
83	Natural hazard has the same meaning as in section 2 of the RMA	<u>Support</u> <ul style="list-style-type: none"> i. The Council supports the proposed definition. “Including” means this list is not exhaustive and allows for additional hazards not listed (e.g. dampness and health issues caused by shallow groundwater). 	1. Retain the proposed definition
84	Net floor area - a) means the sum of any gross floor area designed for tenant occupancy and exclusive use; and b) Includes— (i) both freehold and leased areas; and (ii) any stock storage or preparation areas, whether exclusive or not; but c) does not include— (i) liftwells and stair wells including landing areas; (ii) corridors and mall common spaces; (iii) building	<u>Support</u> <ul style="list-style-type: none"> i. The Council supports the proposed definition subject to amendments addressing the points discussed below. It is more robust than the existing Plan definition which includes a specific access requirement in an otherwise globally recognised term. <u>Oppose</u> <ul style="list-style-type: none"> i. It is not clear whether or not 	1. Amend as follows: <ul style="list-style-type: none"> a) means the sum of any gross floor area designed for tenant occupancy and exclusive use; and b) Includes— <ul style="list-style-type: none"> (i) both freehold and leased areas; and (ii) any loading areas or stock storage or preparation areas, whether exclusive or not; but c) does not include excludes— <ul style="list-style-type: none"> (i) liftwells and stair wells, including landing areas; (ii) shared corridors and small common spaces; (iii) building service rooms; and (iv) required parking areas

ID	Proposed standard/direction	Comments	Decision Requested
	service rooms: (iv) required parking areas	<p>loading areas are captured by the definition of stock storage areas or building service rooms. Suggest that they be included in the definition and specifically listed.</p> <p>ii. Clause (a) seems to require exclusive use while clause (b)(ii) does not.</p> <p>iii. Delete the words ‘for tenant occupancy and..’ so that owner occupied units are not excluded.</p> <p>iv. Clarify that “corridors and small common spaces” applies to spaces shared by multiple tenants, not within each tenancy</p> <p>v. The words ‘does not include’ require replacing by ‘excludes’ in accordance with the ‘Principles used when drafting definitions’.</p> <p>vi. A comma is required after ‘wells’ in clause (c).</p> <p>vii. Clauses (i) – (iv) should likely be separated by semi-colons, with an ‘and’ after that of clause (iii).</p> <p>viii. The reliant definition <i>building</i> is not highlighted and likely should be in the context.</p>	<p>2. Highlight the reliant definition <i>building</i> if appropriate in the context.</p>
85	Net site area means the total area of the site, but does not include: a) any area of land that legally provides access to	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed</p>	<p>1. Amend the proposed definition as follows: “means the total area of the site, but does not include excludes: a) any area of land that legally provides access to</p>

ID	Proposed standard/direction	Comments	Decision Requested
	<p>another site: b) any area of land used primarily for legal access to a rear site: c) any area of land subject to a designation that is intended to be taken or acquired under the Public Works Act 1981</p>	<p>below. It is more robust than the existing Plan definition.</p> <p><u>Oppose</u></p> <p>i. The words ‘does not include’ are not a defined term which requires highlighting but do require replacing by ‘excludes’ in accordance with the ‘Principles used when drafting definitions’.</p> <p>ii. The reliant definitions land and site are not highlighted and likely should be in the context.</p>	<p>another site: b) any area of land used primarily for legal access to a rear site: c) any area of land subject to a designation that is intended to be taken or acquired under the Public Works Act 1981”</p> <p>2. Highlight the reliant definitions <i>land</i> and <i>site</i> if appropriate in the context.</p>
86	<p>Notional boundary means a line 20 metres from any side of a building that contains an activity sensitive to noise, or the legal boundary, if it is closer to that building</p>	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. The term ‘any side’ may be confusing. The noitional boundary should apply from the nearest exterior wall.</p> <p>ii. Many plans will want to introduce a definition for “noise-sensitive activity” and it will be easier to identy this as a defined term if it is phrased that way.</p> <p>iii. ‘Legal boundary’ may be redundant if this is already stated within the</p>	<p>1. Amend the proposed definition as follows: “means a line 20 metres from the nearest any-side exterior wall of a building that contains a noise-sensitive activity an activity sensitive to noise, or the legal site boundary, if it is closer to that building”</p> <p>2. Highlight the reliant definition <i>noise</i> if appropriate in the context.</p> <p>3. Do not highlight ‘if it’.</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>definition of 'boundary'.</p> <p>iv. The reliant definition <i>noise</i> is not highlighted and likely should be in the context.</p> <p>v. The words 'if it' are not a defined term which require highlighting.</p>	
87	<p>Official sign means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety</p>	<p><u>Support</u></p> <p>i. The Council supports the intent to provide a term that captures officially required signs.</p> <p><u>Oppose</u></p> <p>i. The Council considers that the wording "required or provided for under any statute or regulation" is insufficiently certain because the underlying regulations could change, changing the effect of the definition and any associated rules without a plan change. Many statutes and regulations are also not drafted in a way that would provide sufficient certainty, for the purposes of this definition, that the signs are "provided for" by those regulations.</p> <p>ii. The Council suggests amending the definition to remove general references to other statutes or regulations. This would have the effect of excluding election signs,</p>	<p>1. Amend the definition as follows: "means all signs required or provided for under any statute or regulation, or are otherwise related to aspects for the purposes of promoting or ensuring public safety"</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>but these could easily be included as a separate activity.</p> <p>iii. “Official sign” could include signs erected by private individuals or businesses for safety reasons. Suggest “Public notice” or “public safety sign” as alternative terms.</p>	
88	<p>Outdoor living space means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated</p>	<p><u>Support</u></p> <p>i. The Council supports the proposed definition.</p>	<p>1. Retain the proposed definition.</p>
89	<p>Peak particle velocity means the measure of the vibration amplitude, zero to maximum that is used for building structural damage assessment</p>	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. The phrase building structural damage assessment could be more clearly phrased.</p> <p>ii. The reliant definition <i>building</i> is not highlighted and likely should be in the context.</p>	<p>1. Amend as follows: “means the measure of the vibration amplitude, zero to maximum, that is used for building structural damage assessment the assessment of the structural damage to a building.”</p> <p>2. Highlight the reliant definition <i>building</i> if appropriate in the context.</p>
90	<p>Primary production a) means any agricultural, pastoral, horticultural, forestry or aquaculture activities for the purpose of commercial gain or</p>	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed</p>	<p>1. Amend the proposed definition as follows: “a) means any agricultural, pastoral, <u>or</u> horticultural, forestry or aquaculture activities for the purpose of commercial gain or exchange; and b) includes any land and auxiliary ancillary buildings</p>

ID	Proposed standard/direction	Comments	Decision Requested
	<p>exchange; and b) includes any land and auxiliary buildings used for the production of the products that result from the listed activities; but c) does not include processing of those products</p>	<p>below.</p> <p><u>Oppose</u></p> <p>i. The Council considers that clauses (b) and (c) are somewhat inconsistent in that they allow for the use of land or buildings for the “production of products” but do not allow for “processing of products”. If the intention is to exclude “value added” activities this should be clarified but this will require another definition to capture those activities. Presumably (b) is meant to capture extraction (i.e. milking the cow) while (c) excludes any further processing (homogenizing the milk or putting it in a bottle)?</p> <p>ii. As ‘forestry’ and ‘aquaculture activities’ are likely to have different effects to agricultural, pastoral and horticultural activities, they warrant separate definitions, or at least exclusion from this definition. If they are retained in this definition, it will mean a new, almost identical subdefinition will need to be created to capture agricultural, pastoral and horticultural activities. Reference to ‘aquaculture activities’ in the</p>	<p>used for the initial production of the products commodities that result from the listed activities; but c) does not include excludes further processing of those products”</p> <ol style="list-style-type: none"> 2. Define ‘forestry’ and ‘aquaculture activities’ separately. 3. Highlight the reliant definition <i>land</i> and <i>buildings</i> if appropriate in the context. 4. If the decision requested with respect to the definition of <i>ancillary activity</i> is accepted, replace ‘auxiliary’ with ‘ancillary’ and highlight it as a reliant definition.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>definition of <i>rural activity</i> supports its need for a separate definition.</p> <p>iii. The reliant definitions <i>land</i> and <i>buildings</i> are not highlighted and likely should be in the context.</p> <p>iv. If the decision requested with respect to the definition of ancillary activity is accepted, the word 'ancillary' should replace 'auxiliary' and will require highlighting as a reliant definition.</p> <p>v. The words 'does not include' are not a defined term which requires highlighting but do require replacing by 'excludes' in accordance with the 'Principles used when drafting definitions'.</p>	
91	<p>Quarry means an area of land where the excavation, with or without the processing, of minerals and other solid natural substances occurs</p>	<p><u>Oppose</u></p> <p>i. The proposed definition strays into defining 'quarrying activity'. The activity itself should be defined locally. This is because quarrying activity can have significant effects on the environment and need to be very carefully managed. In Christchurch quarries are located near communities and above the unconfined aquifers. The risk of mis-management or exploitation of rules that are not 'tight' can have significant consequences.</p>	<ol style="list-style-type: none"> 1. Replace the proposed definition with the following: <u>"Quarry - means a site or property where quarrying activity is undertaken."</u> 2. Enable councils to define "quarrying activity"; or 3. Adopt the Christchurch District Plan definition of "quarrying activity": "means the use of land, buildings and plant for the purpose of the extraction of natural sand, gravel, clay, silt and rock, the associated processing, storage, sale and transportation of those same materials and quarry site rehabilitation. It may include: <ol style="list-style-type: none"> a. earthworks associated with the removal and storage of over-burden;

ID	Proposed standard/direction	Comments	Decision Requested
		<ul style="list-style-type: none"> ii. The Christchurch District Plan definition of quarrying activity is very locally specific by necessity. It has been litigated heavily. General or loose wording of the term has had adverse consequences and required significant legal interpretation. iii. Its definition is carefully tied back to the rules in the plan. iv. If a definition of 'quarry' is deemed necessary by MfE then the definition in the Christchurch District Plan could be expanded to refer to quarrying activity and mineral extraction activity to apply nationally. v. However given the limited number of quarries nationally, any benefits from a national definition would be limited in number (compared with more commonly used terms like building, structure, residential etc.) 	<ul style="list-style-type: none"> b. extraction of natural sand, gravel, clay, silt and rock materials by excavation or blasting; c. processing of those extracted materials by screening, crushing, washing and/or mixing them together; d. the addition of clay, lime, cement and recycled/recovered aggregate to extracted materials; e. ancillary aggregates-processing activity; f. workshops required for the repair of equipment used on the same property; g. site management offices; h. parking areas; i. landscaping; and j. quarry site rehabilitation and any associated clean-filling."
92	Rating level means a derived noise level used for comparison with a noise limit	<p><u>Oppose</u></p> <ul style="list-style-type: none"> i. The Council does not see the necessity for this definition because the concept can be expressed by other wording (eg "calculated noise level"). ii. The reliant definition <i>noise</i> is not highlighted and likely should be in 	<ol style="list-style-type: none"> 1. If the proposed definition is retained, highlight the reliant definition <i>noise</i> if appropriate in the context.

ID	Proposed standard/direction	Comments	Decision Requested
		the context.	
93	Reclamation means the infilling of any part of a waterbody, bed of lake or river or part of a waterbody or coastal marine area, to create permanent land, and includes any embankment or causeway, but does not include beach re-nourishment or any deposition of material or infilling that is not permanent	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. The reliant definition <i>lake</i> is not highlighted and likely should be in the context.</p>	1. Highlight the reliant definition <i>lake</i> if appropriate in the context.
94	Residential activity means the use of land and buildings by people for the primary purpose of living accommodation	<p><u>Oppose</u></p> <p>i. The Council considers that is it important for this definition to specifically exclude guest accommodation and custodial living accommodation (i.e. prisons) because these can have significantly different effects.</p>	1. Amend the definition to exclude: <ul style="list-style-type: none"> a. guest accommodation b. custodial living accommodation
95	Residential unit means a building or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. The proposed definition removes the clarification in the Christchurch</p>	1. Amend the definition as follows: <p>“means a building or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities. <u>Where there is more than one kitchen on a site (other than a kitchen within a family flat or a kitchenette provided as part of a bed and breakfast or farm stay) there shall be deemed to be more than one residential unit.</u>”</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>District Plan that for each kitchen there is one residential unit. While this is somewhat in the nature of a rule, so is the last clause of the notified definition. Because of the frequency of use of this term, it is more convenient to have this clarification in the definition itself. It is also useful to help distinguish between a residential unit and residential activity, which may have quite a different form. While residential units are residential activity, the opposite is not necessarily true.</p>	
96	<p>Retirement village premises has the same meaning as in section 226A of the RMA (as set out in the box below) means premises (including any land and associated buildings) within a complex of premises for occupation as residences predominantly by persons who are retired and any spouses or partners of such persons</p>	<p><u>Oppose</u></p> <ul style="list-style-type: none"> i. The Council prefers the version of the definition in its current District Plan. The definition of retirement village premises in the RMA s226A is for a specific purpose in terms of leases not being a subdivision, and is not fit for purpose for more general District Plan rules. ii. The Council suggests adding registration requirements under the Retirement Villages Act 2003 or as a rest home under the Health and Disability Services Act 2001. 	<p>1. Replace the proposed definition with: “means any land, <u>building</u> or <u>site</u> that:</p> <ul style="list-style-type: none"> a. is used for accommodation predominantly for persons in their retirement, or persons in their retirement and their spouses or partners; and b. satisfies either of the following: <ul style="list-style-type: none"> I. it is registered as a retirement village under the <u>Retirement Villages Act 2003</u> or will be so registered prior to it being occupied by any resident; or II. it is a rest home within the meaning of <u>§58(4)</u> of the <u>Health and Disability Services (Safety) Act 2001</u>; and c. includes not less than two <u>residential units</u>; and d. may include any or all of the following facilities or

ID	Proposed standard/direction	Comments	Decision Requested
			<p>services for residents on the <u>site</u>:</p> <ul style="list-style-type: none"> I. a <u>care home within a retirement village</u>; II. a <u>hospital within a retirement village</u>; III. nursing, medical care, welfare, <u>accessory non-residential and/or recreation facilities</u> and/or services.”
97	<p>Reverse sensitivity means the potential for the operation of an existing lawfully established activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an existing activity</p>	<p><u>Oppose</u></p> <ul style="list-style-type: none"> i. The Council prefers the definition in its existing District Plan which is more concise and in plainer English. The Planning Standards definition is ‘doubling up’ on the potential effects on existing activities from the potential effects of another existing activity. These effects can also be actual and ongoing as well as potential. ii. The Christchurch definition also acknowledges that intensification of existing activities can contribute to reverse sensitivity effects. iii. If the propose definition is retained, it requires replacement of ‘an’ by ‘the’ in the last three words in order to remain relevant to the existing lawfully established activity referenced at the start. 	<p>1. Amend as follows: <u>“means the effect on existing lawful activities from the introduction of new activities, or the intensification of existing activities in the same environment, that may lead to restrictions on existing lawful activities as a consequence of complaints.”</u></p>
98	<p>Root protection area means the</p>	<p><u>Support</u></p>	<p>1. Change the defined term from “root protection area”</p>

ID	Proposed standard/direction	Comments	Decision Requested
	circular area surrounding a tree, which is the greater of the radius, measured from the base of the trunk to: a) the outer extent of the branch spread; or b) half the height of the tree.	<p>i. The Council supports the definition itself but prefers the term “dripline”</p> <p><u>Oppose</u></p> <p>i. Dripline is more commonly recognised nomenclature and is a standard horticultural term, whilst ‘root protection area’ risks being viewed as jargon. Dripline is also more concise.</p>	to “dripline”.
99	Rural industry means an industrial activity where the principal function supports primary production or aquaculture activities	<p><u>Oppose</u></p> <p>i. If this definition relies on the broad definition on “industrial activity” this enables a potentially very wide range of industrial-type activities in locate in the rural environment. The Canterbury RPS seeks to generally avoid urban activities in the rural environment except where they meet specific criteria. Without a very tight definition of “industrial activity” or “supporting primary production” this will give rise to uncertainty and debate about which activities should be provided for.</p> <p>ii. Councils could be more specific in their rules/performance standards but they will be fighting uphill against an argument that the</p>	<ol style="list-style-type: none"> 1. Delete the definition for “rural industry”; or 2. Provide a definition of “rural industry” that lists activities or includes specific criteria for activities captured by that definition. If criteria are included they should relate to dependence of the industrial of activity on a rural location rather than support of that activity for primary production.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>planning standard definition and zone purpose statement, which they cannot be inconsistent with, and which seems to anticipate industrial activities in the rural environment with vaguely defined criteria.</p> <p>iii. The council suggests that if a definition is retained the criteria relate to the dependence of the industrial activity on the rural resource rather than the ability of the industrial activity to “support” primary production. For example, a factory that makes tractor tyres or parts for farm machinery “supports” primary production but does not need to be located in the rural environment.</p> <p>iv. If ‘aquaculture activities’ is to be separately defined as recommended above (see <i>primary production</i>), it can remain as is but, if not and it remains within the definition of <i>primary production</i>, it does not need to be separately specified in this definition given the existing reference to <i>primary production</i>.</p> <p>v. ‘An’ is not a defined word that requires highlighting as a reliant definition.</p>	

ID	Proposed standard/direction	Comments	Decision Requested
100	Setback means the distance between a structure or activity and the boundary of its site, or other feature specified in the Plan	<u>Support</u> i. The Council supports amending the definition also applying to activities such as earthworks instead of just buildings.	1. Retain the proposed definition.
101	Sewage means any water that contains any toilet or urinal waste, or any waste in water from industrial or commercial processes	<u>Support</u> i. The Council supports the proposed definition subject to amendments addressing the points discussed below. <u>Oppose</u> i. The reliant definition <i>water</i> is not highlighted and likely should be in the context.	1. Highlight the reliant definition <i>water</i> if appropriate in the context.
102	Sign (a) means any device, character, graphic or electronic display, whether temporary or permanent, that is visible from beyond the site boundary, for the purposes of— (i) identification of and provision of information about any activity, site or structure: (ii) providing directions: (iii) promoting goods, services or forthcoming events; and (b) includes the frame, supporting device and any associated ancillary equipment	<u>Support</u> i. The Council supports the proposed definition subject to amendments addressing the points discussed below. ii. The Council supports limiting the definition to signage that is visible beyond the site boundary. <u>Oppose</u> i. The Council agrees that displays in windows can have a similar impact to signage on the exterior of the building but suggests that the	1. Amend the proposed definition as follows: “(a) means any device, character, graphic or electronic display, whether temporary or permanent, that is visible from beyond the site boundary, for the purposes of— (i) identification of and provision of information about any activity, site or structure: (ii) providing directions: (iii) promoting goods, services or forthcoming events; and (b) includes the frame, supporting device and any associated ancillary equipment whose principal function is to support the message or notice sign ; and (c) may be two- or three-dimensional, and

ID	Proposed standard/direction	Comments	Decision Requested
	<p>whose principal function is to support the message or notice; and (c) may be two- or three-dimensional, and manufactured, painted, written, printed, carved, embossed, inflated, projected onto, or fixed or attached to, any structure or natural object; and (d) may be illuminated by an internal or external light source.</p>	<p>definition is clarified to exclude product packaging so that this is not inadvertently captured.</p> <p>ii. If the decision requested with respect to the definition of <i>ancillary activity</i> is accepted, the word ‘associated’ in clause (b) is unnecessary and the word ‘ancillary’ will require highlighting as a reliant definition.</p> <p>iii. As signs may contain things other than messages or notices, such as graphics only, a more all encompassing term would be the ‘sign’ or ‘sign’s content’.</p> <p>iv. The reliant definitions <i>site</i> and <i>boundary</i> are not highlighted and likely should be in the context.</p>	<p>manufactured, painted, written, printed, carved, embossed, inflated, projected onto, or fixed or attached to, any structure or natural object; and (d) may be illuminated by an internal or external light source.</p> <p><u>(e) excludes product packaging</u></p> <p>2. Highlight the reliant definitions <i>site</i> and <i>boundary</i> if appropriate in the context.</p>
103	<p>Site means:</p> <p>a) an area of land comprised in a single computer freehold register (record of title as per Land Transfer Act 2017); or</p> <p>b) an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be administered separately without the prior consent of the council; or</p> <p>c) the land comprised in a single</p>	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. The Council is concerned that clause (e) does not specify that the sites must be in the same ownership. This would potentially enable one landowner to argue that they do not need to provide carparking because the carpark on their neighbour’s land is part of the same</p>	<p>1. Delete clause (e). Introduce a subdefinition of “site” that captures aggregated sites in shared ownership for large facilities.</p> <p>2. Replace the word ‘council’ with ‘Territorial Authority’ and highlight the latter as a defined term if appropriate in the context.</p> <p>3. Highlight the reliant definition <i>land</i> if appropriate in the context.</p>

ID	Proposed standard/direction	Comments	Decision Requested
	<p>allotment or balance area on an approved survey plan of subdivision for which a separate computer freehold register could be issued without further consent of the Council; or d) in the case of land subdivided under the Unit Title Act 1972 or the cross lease system, a site is deemed to be the whole of the land subject to the unit development or cross lease; or e) an area of adjacent land comprised in two or more computer freehold registers where an activity is occurring or proposed .</p>	<p>“site”. This definition is also problematic the purposes of subdivision and boundary adjustments and calculating minimum lot size.</p> <p>ii. The Council has a clause similar to clause (e) which only applies to one landowner. The purpose is so that multiple sites comprising large campuses in shared ownership but not on contiguous land could be considered as one site. The proposed definition no longer enables this use because the sites are required to be adjacent to each other.</p> <p>iii. The Council supports the concept of a definition that enables development of multiple sites by the same applicant to be looked at comprehensively but considers that, given the number of other rules that also depend on the “site” definition, this might be better provided for if clause (e) was deleted and a subdefinition for something like “aggregated site” be introduced and used instead in that situation.</p> <p>iv. Clauses (b) and (c) use the word ‘council’, despite there being a definition for Territorial Authority which covers both city and district councils. Where there is a defined term that is appropriately used in the context, it should be used.</p>	

ID	Proposed standard/direction	Comments	Decision Requested
		v. The reliant definition <i>land</i> is not highlighted in Clause (d) and likely should be in the context.	
104	Special audible characteristic means sound that has a distinctive characteristic such as tonality or impulsiveness which affects its subjective acceptability.	<u>Support</u> i. The Council supports the proposed definition subject to amendments addressing the points discussed below. <u>Oppose</u> i. Commas are required after the words ‘characteristic’ and ‘impulsiveness’.	1. Amend as follows: Special audible characteristic means sound that has a distinctive characteristic, such as tonality or impulsiveness, which affects its subjective acceptability.
105	Stormwater means water from natural precipitation (including any contaminants it contains) that flows over land or structures (including in a network), to a waterbody or the coastal marine area.	<u>Oppose</u> i. The Council considers that stormwater is generally a well understood term that may not require definition (at least for District Plan purposes). While stormwater may be primarily a result of natural precipitation, stormwater facilities also treat water originating from other sources (e.g. car washing or garden sprinkler runoff). It is not clear what the benefit is of trying to distinguish between stormwater from these various sources if the definition were ever relied on, for example in rules enabling a “stormwater facility”. ii. If defined, the terms also needs to	1. Do not include a definition for stormwater. 2. If a definition of stormwater is included, do not limit it to natural precipitation and clarify that stormwater flows through structures as well as over them. 3. Highlight the reliant definitions <i>water</i> and <i>contaminants</i> if appropriate in the context.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>iii. be amended to indicate that stormwater can flow “through structures” rather than over them. The reliant definitions <i>water</i> and <i>contaminants</i> are not highlighted and likely should be in the context.</p>	
106	<p>Structure means any building, equipment, device or other facility made by people and which is fixed to or located on land; and includes any raft, but excludes motorised vehicles that can be moved under their own power.</p>	<p><u>Support</u></p> <p>i. The Council supports amending the RMA definition to specify that structures can also be located on land as well as fixed to it.</p> <p><u>Oppose</u></p> <p>i. The Council does not support excluding motorised vehicles that can be moved under their own power in the definition itself. It considers that building is a subset of structure and building needs to capture vehicles that are used as residential units or places of business for the purposes of site coverage calculations. A food truck could be moved under its own power but may, in the circumstances, not be in which case it causes similar effects to a building. This clause should be deleted or amended to specify that it does capture motorised vehicles that are used as a residence or</p>	<ol style="list-style-type: none"> 1. Amend the definition as follows: “means any building, equipment, device or other facility made by people and which is fixed to or located on land; and includes any raft, but excludes motorised vehicles that can be moved under their own power.” 2. Highlight the reliant definition <i>land</i> if appropriate in the context.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>place of business.</p> <p>ii. The reliant definition <i>land</i> is not highlighted and likely should be in the context.</p>	
107	<p>Swale means an area of land that has been shaped to allow a watercourse to form during stormwater collection</p>	<p><u>Oppose</u></p> <p>i. The Council considers that the “swale” definition needs to be considered in context with other definitions relating to types of waterways and stormwater infrastructure and with the rules themselves.</p> <p>ii. The Council is concerned that the proposed definition could apply to a concrete channel designed to get rid of stormwater as fast as possible and does not clearly indicate the function of swales is not only conveying stormwater but also slowing flows and reducing contaminants in stormwater.</p> <p>iii. Whether or not a watercourse forms may be a matter of interpretation. Some swales are basins. However, if these are included, the line between a large swale and small retention basin is blurred. It is difficult to know if a differentiation is even needed without understanding how the term will be used in the context of</p>	<p>1. Do not include a definition for “swale”.</p>

ID	Proposed standard/direction	Comments	Decision Requested
		<p>the rules and how it fits with other definitions relating to stormwater systems (e.g. “stormwater facility”).</p>	
108	<p>Visitor accommodation Means land and/or buildings used primarily for accommodating non-residents, subject to a tariff being paid</p>	<p><u>Support</u></p> <p>i. The Council supports use of the word ‘primarily’ as, in addition to non-residents, visitor accommodation (e.g. motels) can also be used to accommodate displaced residents (e.g. post-earthquakes) and homeless residents and ‘primarily’ covers these.</p> <p><u>Oppose</u></p> <p>i. Operators of visitor accommodation would likely benefit from acknowledging the typical ancillary activities that can occur on these sites such as conference facilities, gyms, and restaurants so as to avoid a strict interpretation of the definition. Including all of these ancillary activities in the rules will reduce their readability and increase the risk of inconsistencies. If the Council introduced a sub-definition of “hotel” that definition would also not be able to include ancillary activities if it nested under this</p>	<ol style="list-style-type: none"> 1. Amend the definition to acknowledge that the term can also include ancillary activities including offices, meeting and conference facilities, fitness facilities, and the provisions of goods and services primarily for the convenience of guests. 2. Rename the term ‘guest accommodation’.

ID	Proposed standard/direction	Comments	Decision Requested
		<p>definition. It would be better for the higher level definition to be broader and then subdefinitions could exclude ancillary activities as required.</p> <p>ii. The Council prefers the term “guest accommodation” because occupants are not always or exclusively “visitors” as discussed above.</p>	
109	<p>Wastewater includes sewage, and greywater</p>	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. There is an unnecessary comma after the word ‘sewage’.</p>	<p>1. Remove comma from after the word ‘sewage’.</p>
110	<p>Water sensitive design means an interdisciplinary approach to land use and development planning, design and implementation which integrates land use and water management, to minimise adverse effects on freshwater systems and coastal environments, particularly from stormwater runoff</p>	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. The reliant definitions <i>land, water, effects, environment</i> and <i>coastal marine area</i> are not highlighted and likely should be in the context.</p>	<p>1. Highlight the reliant definitions <i>land, water, effects, environment</i> and <i>coastal marine area</i> if appropriate in the context.</p>

ID	Proposed standard/direction	Comments	Decision Requested
111	wet abrasive blasting means abrasive blasting to which water has been added	<p><u>Support</u></p> <p>i. The Council supports the proposed definition subject to amendments addressing the points discussed below.</p> <p><u>Oppose</u></p> <p>i. The reliant definition <i>abrasive blasting</i> is not highlighted and likely should be in the context.</p>	1. Highlight the reliant definition <i>abrasive blasting</i> if appropriate in the context.
CM-2 Draft Noise and Vibration Metrics Standard			
112	Must use the noise metrics in the standards listed in Table 30 (p92) Any plan rule to manage an emission of noise must be consistent with the assessment methods in section 6 Rating Level and section 7 LMAX in New Zealand Standard 6802:2008 Acoustics – Environment Noise.	<p><u>Support</u></p> <p>i. The Council supports the proposed standard.</p>	1. Retain the proposed standard.
113	Any rule to manage damage to structure from vibration must be consistent with peak particle velocity (ppv) limits in Tables 1, 2 and 3 in DIN 4150-3 (1999) Vibrations in buildings – Part 3: Effects on structures.	<p><u>Support</u></p> <p>i. The Council supports the proposed standard.</p>	1. Retain the proposed standard.

Attachment B: Example of Christchurch District Plan Rules in the National Planning Standards Chapter Form

Red text is not in the Chapter Form Template but needed to be added to make the rules understandable

Part 5 – Area-Specific Matters

RES Residential Zones

RES-RES - Residential Zone

Rule Overview Table (optional)

Residential activity with six or fewer bedrooms	RES1
Minor residential unit	RES2
Residential activity with more than six bedrooms	RES3
Etc.	

Commented [MA1]: Presumably when we introduced new rules we would want to group them with the other permitted, controlled, RD rules etc. This numbering system potentially increases the amount of renumbering we would have to do to insert a new permitted activity into the table.

Rule Table

RES1 Residential Activity				
Residential Zone	Activity Status: Permitted	Activity Status when compliance is not achieved with:		
	Where: 1. The unit contains six or fewer bedrooms. Where this activity complies with the following rule requirements: 1. No more than one heavy vehicle shall be stored on the site of the residential activity. 2. Any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by people who live on the same site. 3. RES - REQ1 Site Density	Doesn't comply with	Activity Status	Matters of Control or Discretion
		1	D	-
		2	D	-
		3	RD if net site area is between 400-450m ² NC if net site area is less than 400m ²	(ii) – for RD activities
		4	RD	(iii)
		5	RD if site coverage is between 35-40% NC if site coverage is over 40%	(ii) for RD activities
		6	RD	(iii)
7	RD	(iii)(xi)		

Commented [MA2]: The EPlan menu cannot connect to a heading embedded in a table. In this format, our plan would lose the ability to navigate from the menu to a lower level of the rules than the "Rule Table" heading. If all the rules were in a single EPlan also cannot create a hyperlink to a point within a table. If the rule headings are in the table this makes crossreferencing to a specific rule impossible.

Commented [MA3]: The proposed format takes up a lot of space visually. This information would be better provided in a row.

Commented [MA6]: The activity could be different status depending on which rule requirement is not met – another subtable is needed here.

Commented [MA4]: Each element of the table needs to be individually identifiable. At the moment, there are several different elements that could be referenced as "RES1(1)" and no way to individually reference the notification aspect of the rule.

Commented [MA7]: The activity status can also depend on the degree of non-compliance. There is not sufficient flexibility in the planning standards template to provide for a cascade of activity statuses.

Commented [MA8]: There needs to be a way to link specific matters of discretion to non-compliance with specific rule requirements to avoid applicants and plan administrators needing to consider long lists of matters that are not relevant to the proposal.

Commented [MA5]: It would be more efficient and readable if councils could specify that all activities in this zone need to comply with rule requirements 3-11 unless otherwise specified.

4. RES – REQ3 Building height 5. RES – REQ4 Site coverage 6. RES – REQ6 Daylight recession planes 7. RES – REQ7 Minimum building setback from internal boundaries 8. RES – REQ8 Minimum setback for balconies and living space windows 9. RES – REQ9 Road boundary building setback 10. RES – REQ10 Fences 11. RES – REQ11 Water supply for firefighting	8	RD	(iii)(xi)																								
	9	RD	(x)																								
	10	C	(x)																								
	11	RD	(vii)																								
	<p>The Council's discretion shall be limited to the following matters:</p> <ul style="list-style-type: none"> (i) Residential Design Principles (ii) Site density and site coverage (iii) Impacts on neighbouring property (iv) Minimum unit size and mix (v) Scale of activity (vi) Traffic generation (vii) Water supply for fire fighting (viii) Acoustic insulation (ix) Retirement villages (x) Street scene (xi) Minimum building, window and balcony setbacks (xii) Service, storage and waste management spaces (xiii) Outdoor living space (xiv) Minor residential units 																										
	<p>Notification:</p> <table border="1"> <thead> <tr> <th>Doesn't comply with</th> <th>Notification requirements</th> </tr> </thead> <tbody> <tr><td>1</td><td>n/a</td></tr> <tr><td>2</td><td>n/a</td></tr> <tr><td>3</td><td>n/a</td></tr> <tr><td>4</td><td>n/a</td></tr> <tr><td>5</td><td>Any application arising from this rule shall not be limited or publicly notified.</td></tr> <tr><td>6</td><td>n/a</td></tr> <tr><td>7</td><td>n/a</td></tr> <tr><td>8</td><td>n/a</td></tr> <tr><td>9</td><td>Any application arising from this rule shall not be limited or publicly notified.</td></tr> <tr><td>10</td><td>n/a</td></tr> <tr><td>11</td><td>Any application arising from this</td></tr> </tbody> </table>			Doesn't comply with	Notification requirements	1	n/a	2	n/a	3	n/a	4	n/a	5	Any application arising from this rule shall not be limited or publicly notified.	6	n/a	7	n/a	8	n/a	9	Any application arising from this rule shall not be limited or publicly notified.	10	n/a	11	Any application arising from this
	Doesn't comply with	Notification requirements																									
	1	n/a																									
	2	n/a																									
	3	n/a																									
	4	n/a																									
5	Any application arising from this rule shall not be limited or publicly notified.																										
6	n/a																										
7	n/a																										
8	n/a																										
9	Any application arising from this rule shall not be limited or publicly notified.																										
10	n/a																										
11	Any application arising from this																										

Commented [MA9]: If following the template strictly, the Council would need to insert 10 pages of Matters of Discretion here and repeat them for every activity (with potentially 30+ activities described for this zone).

Commented [MA10]: Notification requirements will differ based on the rule requirement not met. This requires yet another table that might be easier to read if combined with the rule requirements above.

			rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval).																						
Residential Zone Density Transition Overlay	As above, except:	As above, except: When compliance is not achieved with: <table border="1"> <tr> <td>3</td> <td>RD if net site area is between 300-330m² NC if net site area is less than 300m²</td> <td>(ii) – for RD activities</td> </tr> </table>			3	RD if net site area is between 300-330m ² NC if net site area is less than 300m ²	(ii) – for RD activities																		
3	RD if net site area is between 300-330m ² NC if net site area is less than 300m ²	(ii) – for RD activities																							
Residential Zone Character Area Overlay	As above, except:	As above, except:																							
Residential Zone Accommodation and Community Facilities Overlay	As above, except:	As above, except:																							
Residential Zone Peat Ground Condition Constraint Overlay	As above, except:	As above, except:																							
Residential Zone Prestons Road Retirement Village Overlay	As above, except:	As above, except:																							
RES2 Minor residential unit																									
Residential Zone (and all overlays unless otherwise specified)	Activity Status: Permitted Where: <ol style="list-style-type: none"> The minor unit is a detached building and the existing site it is to be built on contains only one residential unit. Where this activity complies with the following rule requirements:	When compliance is not achieved with: <table border="1"> <thead> <tr> <th>Doesn't comply with</th> <th>Activity Status</th> <th>Matters of Discretion</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>RD</td> <td>(xiv)</td> </tr> <tr> <td>2</td> <td>RD</td> <td>(xiv)</td> </tr> <tr> <td>3</td> <td>RD</td> <td>(xiv)</td> </tr> <tr> <td>4</td> <td>RD</td> <td>(xiv)</td> </tr> <tr> <td>5</td> <td>RD</td> <td>(iii)</td> </tr> <tr> <td>6</td> <td>RD if site coverage is</td> <td>(ii) for RD activities</td> </tr> </tbody> </table>			Doesn't comply with	Activity Status	Matters of Discretion	1	RD	(xiv)	2	RD	(xiv)	3	RD	(xiv)	4	RD	(xiv)	5	RD	(iii)	6	RD if site coverage is	(ii) for RD activities
Doesn't comply with	Activity Status	Matters of Discretion																							
1	RD	(xiv)																							
2	RD	(xiv)																							
3	RD	(xiv)																							
4	RD	(xiv)																							
5	RD	(iii)																							
6	RD if site coverage is	(ii) for RD activities																							

Commented [MA11]: It would be useful to be able to navigate from the plan menu directly to these subheadings but at the moment users can't because the target heading is in a table.

<p>1. The existing site containing both units shall have a minimum net site area of 450m².</p> <p>2. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 80m².</p> <p>3. The parking areas of both units shall be accessed from the same access.</p> <p>4. There shall be a total outdoor living space on the existing site(containing both units) with a minimum area of 90m² and a minimum dimension of 5 metres. This total space can be provided as: a single continuous area; or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area.</p> <p>5. RES – REQ3 Building height</p> <p>6. RES – REQ4 Site coverage</p> <p>7. RES – REQ6 Daylight recession planes</p> <p>8. RES – REQ7 Minimum building setback from internal boundaries</p> <p>9. RES – REQ8 Minimum setback</p>		between 35-40% NC if site coverage is over 40%																				
	7	RD	(iii)																			
	8	RD	(iii)(xi)																			
	9	RD	(iii)(xi)																			
	10	RD	(x)																			
	11	C	(x)																			
	12	RD	(vii)																			
	<p>The Council's discretion shall be limited to the following matters:</p> <ul style="list-style-type: none"> (i) Residential Design Principles (ii) Site density and site coverage (iii) Impacts on neighbouring property (iv) Minimum unit size and mix (v) Scale of activity (vi) Traffic generation (vii) Water supply for fire fighting (viii) Acoustic insulation (ix) Retirement villages (x) Street scene (xi) Minimum building, window and balcony setbacks (xii) Service, storage and waste management spaces (xiii) Outdoor living space (xiv) Minor residential units 																					
	<p>Notification:</p> <table border="1"> <thead> <tr> <th>Doesn't comply with</th> <th>Notification requirements</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>n/a</td> </tr> <tr> <td>2</td> <td>n/a</td> </tr> <tr> <td>3</td> <td>n/a</td> </tr> <tr> <td>4</td> <td>n/a</td> </tr> <tr> <td>5</td> <td>Any application arising from this rule shall not be limited or publicly notified.</td> </tr> <tr> <td>6</td> <td>n/a</td> </tr> <tr> <td>7</td> <td>n/a</td> </tr> <tr> <td>8</td> <td>n/a</td> </tr> </tbody> </table>			Doesn't comply with	Notification requirements	1	n/a	2	n/a	3	n/a	4	n/a	5	Any application arising from this rule shall not be limited or publicly notified.	6	n/a	7	n/a	8	n/a	
	Doesn't comply with	Notification requirements																				
	1	n/a																				
	2	n/a																				
3	n/a																					
4	n/a																					
5	Any application arising from this rule shall not be limited or publicly notified.																					
6	n/a																					
7	n/a																					
8	n/a																					

	for balconies and living space windows 10. RES – REQ9 Road boundary building setback 11. RES – REQ10 Fences 12. RES – REQ11 Water supply for firefighting	9	Any application arising from this rule shall not be limited or publicly notified.
		10	n/a
		11	Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval).

RES3 Residential activity

Residential Zone (and all overlays unless otherwise specified)	Activity Status: Controlled Where: 1. The unit has more than six bedrooms Matters over which control is reserved: (v) (vi) Where this activity complies with the following rule requirements: 1.	When compliance is not achieved with:												
		<table border="1"> <thead> <tr> <th>Doesn't comply with</th> <th>Activity Status</th> <th>Matters of Discretion</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> </tbody> </table>	Doesn't comply with	Activity Status	Matters of Discretion	1			2			3		
Doesn't comply with	Activity Status	Matters of Discretion												
1														
2														
3														
		Notification: <table border="1"> <thead> <tr> <th>Doesn't comply with</th> <th>Notification requirements</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>			Doesn't comply with	Notification requirements								
Doesn't comply with	Notification requirements													

		1		
		2		
		3		

Rule Requirement Table (Optional)

RES-REQ1	Site density																		
Residential including all overlays	<p>1. Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>Activity</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Residential Suburban Zone (excluding residential units established under Rule 14.4.1.1 P8, P9, P10, P11 and P12)</td> <td>450m²</td> </tr> <tr> <td>ii.</td> <td>Residential Suburban Density Transition Zone (excluding residential units established under Rule 14.4.1.1 P8, P9, P10, P11 and P12)</td> <td>330m²</td> </tr> <tr> <td>iii.</td> <td>Social housing complexes</td> <td rowspan="4">There shall be no minimum net site area for any site for any residential unit or older person's housing unit</td> </tr> <tr> <td>iv.</td> <td>Multi-unit residential complexes</td> </tr> <tr> <td>v.</td> <td>Older person's housing units</td> </tr> <tr> <td>vi.</td> <td>Retirement village</td> </tr> </tbody> </table>		Activity	Standard	i.	Residential Suburban Zone (excluding residential units established under Rule 14.4.1.1 P8, P9, P10, P11 and P12)	450m ²	ii.	Residential Suburban Density Transition Zone (excluding residential units established under Rule 14.4.1.1 P8, P9, P10, P11 and P12)	330m ²	iii.	Social housing complexes	There shall be no minimum net site area for any site for any residential unit or older person's housing unit	iv.	Multi-unit residential complexes	v.	Older person's housing units	vi.	Retirement village
	Activity	Standard																	
i.	Residential Suburban Zone (excluding residential units established under Rule 14.4.1.1 P8, P9, P10, P11 and P12)	450m ²																	
ii.	Residential Suburban Density Transition Zone (excluding residential units established under Rule 14.4.1.1 P8, P9, P10, P11 and P12)	330m ²																	
iii.	Social housing complexes	There shall be no minimum net site area for any site for any residential unit or older person's housing unit																	
iv.	Multi-unit residential complexes																		
v.	Older person's housing units																		
vi.	Retirement village																		
RES-REQ3	Building height																		
Residential including all overlays	<p>1. The maximum height of any building shall be:</p> <table border="1"> <thead> <tr> <th></th> <th>Activity / area</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>All buildings unless specified below.</td> <td>8 metres</td> </tr> <tr> <td>ii.</td> <td>Minor residential units in the Residential Suburban Zone.</td> <td>5.5 metres and of a single storey only.</td> </tr> <tr> <td>iii.</td> <td>All buildings on the Woolston Fire Station and Training Centre site at 929 Ferry Road, Lot 1 DP72727.</td> <td>20 metres</td> </tr> </tbody> </table>		Activity / area	Standard	i.	All buildings unless specified below.	8 metres	ii.	Minor residential units in the Residential Suburban Zone.	5.5 metres and of a single storey only.	iii.	All buildings on the Woolston Fire Station and Training Centre site at 929 Ferry Road, Lot 1 DP72727.	20 metres						
	Activity / area	Standard																	
i.	All buildings unless specified below.	8 metres																	
ii.	Minor residential units in the Residential Suburban Zone.	5.5 metres and of a single storey only.																	
iii.	All buildings on the Woolston Fire Station and Training Centre site at 929 Ferry Road, Lot 1 DP72727.	20 metres																	
Etc.																			

Commented [MA12]: Putting these in a table makes it more difficult to link to the specific standard of interest in ePlan. Even if each standard is given its own table, this just results in unnecessary embedded tables which are more difficult to read and edit.

Matters of Discretion section

Commented [MA13]: The Council strongly recommends a separate matters of control and discretion section to reduce repetition and improve the readability of the rules.

Attachment C: Recommended Amended Chapter Form

Part 5 – Area-Specific Matters

RES Residential Zones

RES-RES - Residential Zone

Rule Overview Table (optional)

Activity	Reference	Activity Status (subject to meeting rule requirements)
Residential activity with six or fewer bedrooms	RES-P1	Permitted
Minor residential unit	RES-P2	Permitted
Residential activity with more than six bedrooms	RES-C1	Controlled
Etc.		

Commented [MA1]: It would be quite useful to be able to scan this at a glance, particularly if the rule tables are going to be much longer and more complex.

Commented [MA2]: Consider adding the activity status to the rule number so that councils do not have to renumber all of their rules if they introduce a new permitted activity and want to group it with the other permitted activities.

Rule Table

RES-P1 Residential Activity

1. In the Residential Zone (including all overlays unless specified below)				
Where: The unit contains six or fewer bedrooms.				
Activity Status: Permitted				
Where this activity complies with the following rule requirements:				
ID	Rule Requirements	Activity Status when compliance is not achieved (AS)	Matters of Control of Discretion (MCD)	Notification Restrictions (NR)
a	No more than one heavy vehicle shall be stored on the site of the residential activity .	D	-	n/a
b	Any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by people who live on the same site .	D	-	n/a
c	RES - REQ1 Site Density	RD if net site area is between 400-450m ²	M2	n/a
		NC if net site area is less than 400m ²	-	n/a

Commented [MA3]: Hyperlink to section below

Commented [MA4]: Rule reference is: RES1(1)(a)(NR)

Commented [MA5]: If there is an option to apply all rule requirements to all activities in a zone unless otherwise specified then this part of the table will need to be provided with the rule requirements.

d	RES – REQ3 Building height	RD	M3	Any application arising from this rule shall not be limited or publicly notified.
e	RES – REQ4 Site coverage	RD if site coverage is between 35-40%	M2	n/a
		NC if site coverage is over 40%	-	n/a
f	RES – REQ6 Daylight recession planes	RD	M3	n/a
g	RES – REQ7 Minimum building setback from internal boundaries	RD	M3 M9	Any application arising from this rule shall not be limited or publicly notified.
h	RES – REQ8 Minimum setback for balconies and living space windows	RD	M3 M11	n/a
i	RES – REQ9 Road boundary building setback	RD	M10	Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval).
j	RES – REQ10 Fences	C	M10	
k	RES – REQ11 Water supply for firefighting	RD	M7	

2. In the Residential Zone - Density Transition Overlay

As for RES1(1) above except:

- i. replace row (c) with the following:

c	RES - REQ1 Site Density	RD if net site area is between 400-450m ²	M2	n/a
		NC if net site area is less than 400m ²	-	n/a

RES-C1 Residential activity

- | |
|---|
| 1. In the Residential Zone (including all overlays) |
|---|

<p>Where: The unit contains more than six bedrooms</p>
<p>Activity Status: Controlled</p>
<p>Matters of Control: M5; M6</p>

Rule Requirement Table (Optional)

RES-REQ1 Site density

- Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows:

	Activity	Standard
i.	Residential Suburban Zone	450m ²
ii.	Residential Suburban Density Transition Overlay	330m ²
iii.	Social housing complexes	There shall be no minimum net site area for any site for any residential unit or older person's housing unit

Commented [MA6]: Can be shared for all the activities in a zone

RES-REQ3 Building height

- The maximum height of any building shall be:

	Activity / area	Standard
i.	All buildings unless specified below.	8 metres
ii.	Minor residential units in the Residential Suburban Zone.	5.5 metres and of a single storey only.
iii.	All buildings on the Woolston Fire Station and Training Centre site at 929 Ferry Road, Lot 1 DP72727.	20 metres

Matters of Control or Discretion

M1 Residential Design Principles

Commented [MA7]: Option to share these for all zones in a group (i.e. all residential zones)

- a. Content
- b. Content
- c. Content

- M2 Site density and site coverage**
- M3 Impacts on neighbouring property**
- M4 Minimum unit size and mix**
- M5 Scale of activity**
- M6 Traffic generation**
- M7 Water supply for fire fighting**
- M8 Acoustic insulation**
- M9 Retirement villages**
- M10 Street scene**
- M11 Minimum building, window and balcony setbacks**
- M12 Service, storage and waste management spaces**
- M13 Outdoor living space**
- M14 Minor residential units**