

Independent Hearings Panel

Christchurch Replacement District Plan

Te paepae motuhake o te mahere whakahou a rohe o Ōtautahi

IN THE MATTER OF section 71 of the Canterbury Earthquake Recovery Act 2011 and the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014

AND

IN THE MATTER OF proposals notified for incorporation into a Christchurch Replacement District Plan

Date of hearing: 18–25 January, 2–10 February and 9 and 10 May 2016

Date of decision: 21 October 2016

Hearing Panel: Sir John Hansen (Chair), Environment Judge John Hassan (Deputy Chair), Ms Sarah Dawson, Ms Jane Huria, Dr Phil Mitchell

DECISION 51

CHAPTER 9: NATURAL AND CULTURAL HERITAGE (PART)

Sub-chapter 9.5 — Ngāi Tahu Values

(and associated changes to Chapters 8 and 16 related to land at North Belfast and changes to other chapters and relevant definitions)

Outcomes: Proposals changed as per Schedule 1 and Schedule 2

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INTRODUCTION

[1] This decision is one of a series by the Independent Hearings Panel (‘Hearings Panel’/‘Panel’) relating to the formulation of a replacement district plan for Christchurch City, which includes Banks Peninsula (‘CRDP’).

[2] Primarily, it concerns what are termed ‘Sites of Ngāi Tahu Cultural Significance’ (‘SONTCS’) and related provisions concerning Ngāi Tahu values and the natural environment (‘Sub-chapter 9.5’). It also concerns some related Chapter 8 and 16 provisions deferred from earlier determination in relation to the proposed Industrial General (North Belfast) zone (‘North Belfast provisions’). Finally, as recorded in the Panel’s recently-issued Decisions 44, 45 and 46, on Sub-chapters 9.3 and 9.4, this decision includes (in Schedule 2) other changes to other CRDP chapters for the reasons given in, and to complete, those decisions.

[3] This decision follows our hearing and consideration of submissions and evidence. Further background about the review process pursuant to the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 (‘the OIC’) is set out in the introduction to Decision 1. That decision concerned Strategic Directions and Strategic Outcomes (and relevant definitions) (‘Strategic Directions decision’).¹

Background to evolution of Sub-chapter 9.5

[4] The notified version of Chapter 9 (‘Notified Version’) did not include a separate section for the matters that now form part of Sub-chapter 9.5. In essence, the Notified Version was explicitly a work in progress, rather than a properly informed and comprehensive set of provisions for this matter. It included:

- (a) Those ‘Silent File’ sites identified in the operative Banks Peninsula District Plan (BPDP),²

¹ Strategic directions and strategic outcomes (and relevant definitions), 26 February 2015.

² Defined in the notified Stage 3 proposal for definitions as ‘means areas identified by Papatipu Rūnanga as requiring special protection due to the presence of significant wāhi tapu or wāhi taonga in the area. Papatipu Rūnanga protect the specific location and nature of the site within a silent file, holding knowledge of the site as kaitiaki. Where activities occur in silent file areas, engagement with Papatipu Rūnanga is necessary in order to identify effects of the activity and avoid, remedy or mitigate those effects.’

- (b) A policy on working with Te Rūnanga o Ngāi Tahu and Papatipu Rūnanga to identify and assess sites for listing and protection, and
- (c) Some related rules for the consideration of resource consents for activities in areas that include those sites.

[5] Te Rūnanga o Ngāi Tahu and ngā rūnanga (‘Ngāi Tahu’) (3722) made a submission seeking a significantly more comprehensive approach to the identification and protection of SONTCS. Its submission proposed a new Sub-chapter 9.5, entitled ‘9.X Ngāi Tahu Values and the Natural Environment’. It included an extensive proposed set of objectives, policies, and rules (‘Ngāi Tahu’s Initial Proposal’).

[6] Through various subsequent steps in the lead up to the Panel’s initial hearing, the Council moved increasingly towards a more comprehensive approach. The Council’s 4 November 2015 version of Chapter 9, filed prior to the hearing, proposed a Sub-chapter 9.5 entitled as Ngāi Tahu’s submission requested. Its proposed provisions were much more limited than sought by Ngāi Tahu. However, in the evidence in chief of its planning witness, Ms Shirley Ferguson, the Council proposed a significant expansion of the sub-chapter.³

[7] Those shifts in the Council’s position led to a process of engagement between the Council and Ngāi Tahu that, with some assistance from the Panel, ultimately narrowed differences between those parties significantly:

- (a) When the initial Chapter 9 hearing commenced (‘the initial hearing’), the Council and Ngāi Tahu were largely agreed on the location of additional SONTCS⁴ and on the need to provide for these sites in the CRDP. In addition, the Council and Ngāi Tahu had agreed on a framework of objectives and policies for the identification and protection of these sites and values.⁵ However, at that stage, they had not reached agreement on how best to provide for the protection of the identified values, including on the substance of a rules framework and the nature of non-regulatory methods to be used;

³ Evidence in chief of Shirley Ferguson on behalf of the Council, 2 December 2015, at Appendix 2.

⁴ That is, additional to the “rolled over” sites of the Notified Version.

⁵ Opening submissions for the Council at 20.2–20.3; opening submissions for Ngāi Tahu at 46.

- (b) Following Panel questioning, the Council and Ngāi Tahu sought further time for mediation and to jointly undertake a programme of work. This was to further refine the mapping of SONTCS and to further consider the provisions applicable to these sites.⁶ The initial hearing was adjourned to allow this.⁷ That further work narrowed differences between those parties. The resumed hearing (‘resumed hearing’), on 9 and 10 May 2016, considered the Council’s further revised proposal (and related supplementary evidence) and its relationship with some other proposals before the Panel.⁸ Differences between the Council and Ngāi Tahu at that time were mainly as to the most appropriate rules, and their geographic coverage with reference to the mapped SONTCS. Other parties also raised some specific issues and concerns in their evidence and representations.⁹ The Panel also asked the planning witnesses for the Council and Ngāi Tahu a number of questions concerning the extent of evaluation undertaken of costs and benefits (including for landowners), and also on a range of drafting issues;¹⁰
- (c) Following the resumed hearing, at the request of the Panel, the Council consulted further with other parties and filed a joint memorandum proposing a process to address the Panel’s concerns and prepare a further revised proposal.¹¹ This was approved by the Panel,¹² and included a drafting session facilitated by one of the other Hearings Panel members, Mr Stephen Daysh. This culminated in the Council filing its further revised version on 3 June 2016 (‘3 June 2016 Version’). A key aspect of this version was its two-pronged approach to SONTCS rules, a feature to which we will refer later in this decision;
- (d) Closing submissions by submitters revealed that differences had significantly narrowed both in terms of the range of parties and the substance of provisions. In Ngāi Tahu’s case, it filed a revised proposal with its closing submissions (‘Ngāi

⁶ Joint memorandum of counsel for Ngāi Tahu and Christchurch City Council regarding working programme related to Ngāi Tahu values topic, 18 February 2016.

⁷ Minute regarding Topics 9.1–9.5, dated 22 February 2016

⁸ Minute in relation to reconvening of hearing, dated 21 April 2016.

⁹ For example, Michael Bayley (3285), North Canterbury Province of Federated Farmers of New Zealand Incorporated (3702), and David Brailsford and Jan Cook (3596).

¹⁰ For example, transcript, pages 2081–2095 and 2048–2058.

¹¹ Memorandum of the parties on matters raised by the Panel during resumed hearing for Topic 9.5 Sites of Ngāi Tahu Cultural Significance, 11 May 2016. Filed on behalf of the Council (3723), Ngāi Tahu (3722), the Crown (3721), North Canterbury Province of Federated Farmers of New Zealand Incorporated (3702) and David Brailsford and Jan Cook (3596).

¹² Minute re Joint Memorandum on Topic 9.5 dated 11 May 2016, 13 May 2016.

Tahu’s Final Proposal’) that significantly narrowed its range of differences with the Council. As the Council’s closing submissions reported:

(i) Ngāi Tahu’s closing submissions and revised proposal:¹³

... indicate a very high level of agreement between the Council and Ngāi Tahu, with agreement reached on almost all aspects of the proposal. The Council has proposed further amendments to its final proposal of 17 June 2016 ... that bring the position of the Council and Ngāi Tahu into even closer alignment. The two key remaining areas of disagreement ... relate to:

- (i) the wording of the future plan changes policy (9.5.2.8) where the Council does not support Ngāi Tahu’s proposed requirement for plan changes to be notified within two years; and
 - (ii) the notification provision that applies to all non Wāhi Tapu/Wāhi Taonga SONTCS (ie all sites not identified on schedule 9.5.5.1).
- (ii) The Crown (FS5030) broadly supports Ngāi Tahu’s Final Proposal, Hands off Hagley (3711, 5034) supports scheduling of SONTCS 56 within Little Hagley Park, and Jan Cook and David Brailsford (3596) support the Final Revised Version, subject to some concerns about restrictions imposed by proposed Rule 8.8.3 RD6 on farming practices.¹⁴
- (iii) Mr Bayley (3285) continues to have site specific concerns in relation to the level of control that would be imposed by the proposed scheduling of Kaitōrete Spit as a Wāhi Tapu/Wāhi Taonga site and, in particular, the restrictions that would be imposed on farming practices.¹⁵
- (iv) North Canterbury Province of Federated Farmers of New Zealand Inc (‘Federated Farmers’) (3702, FS5000) remains concerned about certain matters (pertaining to both the Final Revised Version and Ngāi Tahu’s Final Proposal), as we further describe at [56]–[57].

¹³ Closing submissions for the Council, 17 June 2016, at 2.4(e).

¹⁴ Closing submissions for the Council, 17 June 2016, at 2.4(f), (h) and (i).

¹⁵ Closing submissions for the Council, 17 June 2016, at 2.4(g).

[8] In response to closing legal submissions filed by Ngāi Tahu and other parties, the Council proposed some further amendments in its closing legal submissions ('Final Revised Version'), to which we refer later in this decision.

[9] Against this background, in our s 32AA evaluation, we treat the Final Revised Version as effectively superseding the Notified Version and other variations of it advanced by the Council. On a similar basis, we treat Ngāi Tahu's Final Proposal as superseding previous proposals it advanced, including in its submission.

[10] We refer to the provisions we have included in Sub-chapter 9.5 and other CRDP chapters as the 'Decision Version'. The Sub-chapter 9.5 provisions of the Decision Version are in Schedule 1. The other CRDP chapter provisions of the Decision Version are in Schedule 2. Schedule 2 also includes changes to other CRDP chapters for the reasons given in, and to complete, the Panel's recently-issued decisions on Chapter 9 ('other Chapter 9 decisions').

[11] The Decision Version (together with the CRDP chapter provisions that complete the other Chapter 9 decisions) will become operative upon release of this decision and expiry of the appeal period.

Effect of decision and rights of appeal

[12] Explanations about these proceedings and the rights of appeal are set out in earlier decisions.¹⁶ The following persons may (within the 20 working day period specified in the Order) appeal against this decision to the High Court on questions of law:

- (a) Any person who made a submission (and/or further submission) on the Notified Version, or the other proposals we determine by this decision;
- (b) The Council and the Ministers.

[13] We refer parties to the OIC on the matter of appeal rights.¹⁷

¹⁶ Strategic Directions decision at [5]–[9].

¹⁷ OIC, cl 19.

Provisions deferred

[14] On the following matters, we make relevant findings in this decision but defer making changes to related CRDP chapters until we issue our decision on proposed Chapter 6 (General Rules and Procedures):

- (a) Changes to the Sub-chapter 6.6 proposal (on water body setbacks), to implement what we determine by this decision concerning Ngā Wai;
- (b) Changes to the Sub-chapter 6.8 proposal (on signs), to implement what we determine by this decision concerning Sub-chapter 9.3 (historic heritage).

[15] We defer those matters because of the need to ensure provisions are properly integrated with those to be determined for proposed Chapter 6. For the same reasons, some definitions are deferred pending the related Chapter 2 decision.

Identification of parts of the Existing Plan to be replaced

[16] The OIC requires that our decision also identifies the parts of the Existing Plan¹⁸ to be replaced by the Decision Version. It replaces those provisions of the former Banks Peninsula District Plan pertaining to Silent Files.

Conflicts of interest

[17] Notice of any potential conflicts of interest was posted on the Independent Hearings Panel website.¹⁹ During the course of the hearing it emerged on some occasions that submitters were known to members of the Panel either through previous business associations or through current or former personal associations. Those disclosures were recorded in the transcript, which was available daily on the Hearings Panel's website. Ms Huria disclosed a relationship interest in relation to this decision and Decision 37: Papakāinga/Kāinga Nohoanga Zone.²⁰ No submitter raised any issue in relation to such matters.

¹⁸ Comprising the Christchurch City District Plan and Banks Peninsula District Plan.

¹⁹ The website address is www.chchplan.ihp.govt.nz.

²⁰ Minute — disclosure of relationship interest, 23 September 2015. See also Decision 37 at [9].

REASONS

STATUTORY FRAMEWORK

[18] The OIC directs that we hold hearings on submissions concerning proposals and make decisions on those proposals.²¹ It sets out what we must and may consider in making that decision.²² It qualifies how the Resource Management Act 1991 (‘RMA’) is to apply and modifies some of the RMA’s provisions, as to both our decision-making criteria and processes.²³ It directs us to comply with s 23 of the Canterbury Earthquake Recovery Act 2011 (‘CER Act’).²⁴ The OIC also specifies additional matters for our consideration.

[19] Our Strategic Directions decision, which was not appealed, summarised the statutory framework for that decision. As it is materially the same for this decision, we apply the analysis in that decision.²⁵ On the requirements of ss 32 and 32AA of the RMA, we endorse and adopt [48]–[54] of our Natural Hazards decision.²⁶

Relevant provisions of Part 2, RMA

[20] As for other Chapter 9 proposals, Part 2, RMA (as to ‘purpose and principles’) have an important bearing on our decision. In achieving the RMA’s sustainable management purpose:

- (a) Section 6 requires that we recognise and provide for its specified ‘matters of national importance’, including:

²¹ OIC, cl 12(1).

²² OIC, cl 14(1).

²³ OIC, cl 5.

²⁴ Our decision does not set out the text of various statutory provisions it refers to, as this would significantly lengthen it. However, the electronic version of our decision includes hyperlinks to the New Zealand Legislation website. By clicking the hyperlink, you will be taken to the section referred to on that website. The CER Act was repealed and replaced by the Greater Christchurch Regeneration Act 2016 (‘GCRA’), which came into force on 19 April 2016. However, s 148 of the GCRA provides that the OIC continues to apply and the GCRA does not effect any material change to the applicable statutory framework for our decision or to related Higher Order Documents. That is because s 147 of the GCRA provides that the OIC continues in force. Further, Schedule 1 of the GCRA (setting out transitional, savings and related provisions) specifies, in cl 10, that nothing in that Part affects or limits the application of the Interpretation Act 1999 which, in turn, provides that the OIC continues in force under the now-repealed CER Act (s 20) and preserves our related duties (s 17).

²⁵ At [25]–[28] and [40]–[62].

²⁶ Natural Hazards (Part) (and relevant definitions and associated planning maps), 17 July 2015, pages 20–21.

- (i) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga (s 6(e));
 - (ii) the protection of historic heritage from inappropriate subdivision, use, and development (s 6(f));
- (b) Section 7 directs us to have ‘particular regard’ to its listed matters including:
- (i) kaitiakitanga, defined to mean ‘the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Māori in relation to natural and physical resources, and includes the ethic of stewardship (ss 7, 2(1));
- (c) Section 8 directs us to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

[21] In regard to s 6(e), Ngāi Tahu’s closing submissions referred to leading authorities on the meaning of ‘ancestral lands’²⁷ (one of which, *Habgood*, concerned Kaitōrete Spit Site 64, a site identified in Ngāi Tahu’s original submission). We accept that those authorities support Ngāi Tahu’s related submissions that ‘ancestral lands’ are lands that have been owned by ancestors and do not have to be in current Māori ownership. Ngāi Tahu also pointed out, and we accept, that s 6(e) is not only concerned with ancestral lands (which was the narrower focus of the legislation in issue in those authorities) but also with ‘water, sites, waahi tapu, and other taonga’.²⁸ As such, we also agree that s 6(e) provides for a significantly strengthened safeguard of the relationship, including cultural relationship, of Māori to these identified matters concerning natural and physical resources.²⁹

[22] In regard to s 6(f), Ngāi Tahu noted the broad definition of ‘historic heritage’ in s 2(1), RMA including its express references to ‘archaeological sites’, ‘sites of significance to Māori, including wāhi tapu’ and ‘surroundings associated with the natural and physical resources’. As Ngāi Tahu also pointed out, the definition specifies an overall pre-requisite that the natural and physical resources in question ‘contribute to an understanding and appreciation of New

²⁷ *Royal Forest and Bird Protection Society Inc v WA Habgood Ltd* (1987) 12 NZTPA 76 (HC); *Environmental Defence Society Inc v Mangonui County Council* [1989] 3 NZLR 257 (CA).

²⁸ Closing submissions for Ngāi Tahu, at 20 – 22.

²⁹ Closing submissions for Ngāi Tahu, at 22.

Zealand’s history and cultures, deriving from its listed qualities (including archaeological, cultural and historic qualities).³⁰

[23] As is well known, the RMA’s purpose is ‘to promote the sustainable management of natural and physical resources’ (s 5). ‘Sustainable management’ is defined in terms that include ‘managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being.’ There are, of course, other elements to the definition, including the matters in s 5(2)(a)–(c).

[24] We set out our findings on the evidence later in this decision. We note that the evidence called by Ngāi Tahu on matters concerning these principles and their relationship to the s 5 purpose was not contested by any other party. Ngāi Tahu submitted in closing that ss 5–8 give “strong directions” that relate to enabling Ngāi Tahu as part of the greater Christchurch community to provide for their social and cultural wellbeing.³¹ It submitted that Ngāi Tahu social and cultural wellbeing is inextricably central the RMA’s purpose in the context of Christchurch District.³² On the evidence, we accept those submissions.

Higher Order Documents³³

[25] Ngāi Tahu’s closing submissions were also helpful in identifying relevant Higher Order Documents.³⁴

[26] The Higher Order Documents that the CRDP must ‘give effect to’³⁵ include the New Zealand Coastal Policy Statement 2010 (‘NZCPS’), the National Policy Statement for Freshwater Management 2014 (‘NPSFM’) and the Canterbury Regional Policy Statement 2013 (‘CRPS’).

³⁰ Closing submissions for Ngāi Tahu, at 24

³¹ Closing submissions for Ngāi Tahu, at 8.

³² Closing submissions for Ngāi Tahu, at 16 and 17.

³³ A term we use in our decisions to refer to a range of statutory documents, such as national policy statements, the CRPS, and other documents or provisions of the OIC in respect of which various statutory requirements apply to our decision-making. We also note the relevance of various regional plans and the National Water Conservation (Te Waihora/Lake Ellesmere) Order 1990 as documents the CRDP must not be inconsistent with.

³⁴ Closing submissions for Ngāi Tahu, at 35

³⁵ RMA, s 75(3).

[27] For the meaning of ‘give effect to’, Ngāi Tahu referred to the Panel’s Strategic Directions decision (Decision 1) where we interpreted ‘give effect to’ as meaning ‘implement according to the applicable policy statement’s intentions and our related observation as to the importance of reading the applicable directives in higher order statutory instruments according to their true intention.’³⁶ We take the same approach to interpretation in this decision.

[28] Ngāi Tahu also quoted passages from the Supreme Court’s *King Salmon*³⁷ decision on the proper approach to interpretation of the NZCPS and submitted that the same approach was appropriate for other Higher Order Documents where the statutory directive is also ‘give effect to’. We agree with that submission, and find it helpful to also set out the relevant passages:

[129] ... the decision-maker must first identify those policies that are relevant, paying careful attention to the way in which they are expressed. Those expressed in more directive terms will carry greater weight than those expressed in less directive terms. Moreover, it may be that a policy is stated in such directive terms that the decision-maker has no option but to implement it. So, “avoid” is a stronger direction than “take account of”. That said, however, we accept that there may be instances where particular policies in the NZCPS “pull in different directions”. But we consider that this is likely to occur infrequently, given the way that the various policies are expressed and the conclusions that can be drawn from those differences in wording. It may be that an apparent conflict between particular policies will dissolve if close attention is paid to the way in which the policies are expressed.

[130] Only if the conflict remains after this analysis has been undertaken is there any justification for reaching a determination which has one policy prevailing over another. The area of conflict should be kept as narrow as possible. The necessary analysis should be undertaken on the basis of the NZCPS, albeit informed by s. 5. As we have said, s 5 should not be treated as the primary operative decision-making provision.

[29] Turning to the NZCPS, its statutory purpose is:

to state policies in order to achieve the purpose of this Act in relation to the coastal environment of New Zealand.

[30] The ‘coastal environment’ includes extensive parts of the district, including on Banks Peninsula and coastal areas in the vicinity of Kaitōrete Spit and the coastal settlements in and around Ferrymead, Redcliffs and Sumner.

[31] We identify the following NZCPS provisions as having particular bearing on our evaluation:

³⁶ Decision 1, at the Table at [42] and associated footnote 43.

³⁷ *Environmental Defence Society v New Zealand King Salmon Co Ltd* [2014] NZSC 38

(a) Objective 3 which is:

To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:

- recognising the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources;
- promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act;
- incorporating mātauranga Māori into sustainable management practices; and
- recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.

[32] Policy 2 as to the Treaty, tangata whenua and Māori, which is an extensive policy that includes the following relevant aspects:

In taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment:

- a. recognise that tangata whenua have traditional and continuing cultural relationships with areas of the coastal environment, including places where they have lived and fished for generations;
- b. involve iwi authorities or hapū on behalf of tangata whenua in the preparation of ... plans, by undertaking effective consultation with tangata whenua; with such consultation to be early, meaningful, and as far as practicable in accordance with tikanga Māori;
- c. with the consent of tangata whenua and as far as practicable in accordance with tikanga Māori, incorporate mātauranga Māori ... in plans ...; ...
- ...
- e. take into account any relevant iwi resource management plan and any other relevant planning document recognised by the appropriate iwi authority or hapū and lodged with the council, to the extent that its content has a bearing on resource management issues in the region or district; and
 - i. where appropriate incorporate references to, or material from, iwi resource management plans ... in plans; ...
- f. provide for opportunities for tangata whenua to exercise kaitiakitanga over waters, forests, lands, and fisheries in the coastal environment through such measures as:
 - i. bringing cultural understanding to monitoring of natural resources;
 - ii. providing appropriate methods for the management, maintenance and protection of the taonga of tangata whenua; ...

- g. in consultation and collaboration with tangata whenua, working as far as practicable in accordance with tikanga Māori, and recognising that tangata whenua have the right to choose not to identify places or values of historic, cultural or spiritual significance or special value:
 - i. recognise the importance of Māori cultural and heritage values through such methods as historic heritage, landscape and cultural impact assessments; and
 - ii. provide for the identification, assessment, protection and management of areas or sites of significance or special value to Māori, including by historic analysis and archaeological survey and the development of methods such as alert layers and predictive methodologies for identifying areas of high potential for undiscovered Māori heritage, for example coastal pā or fishing villages.

[33] In regard to Ngā Wai, the NPSFM includes Objective D1 and related Policy D1 concerning tāngata whenua roles and interests in freshwater management. Relevantly, these give directions to involve iwi and hapū in management, work with them in order to reflect tāngata whenua values and interests in the management of, and decision-making regarding fresh water and freshwater ecosystems in the region.

[34] The CRPS includes a direction to territorial authorities to include ‘provisions’ (i.e. in their district plans) for the relationship of Ngāi Tahu with their ancestral lands, water, sites, Wāhi Tapu and other taonga (CRPS 4.3.15). We agree with Ngāi Tahu’s planning witness, Ms Yvonne Legarth, that CRPS Chapter 13 on historic heritage is relevant, and CRPS Chapter 7 has some bearing on the consideration of provisions in regard to Ngā Wai.³⁸

[35] In terms of CRPS Chapter 13, we identify as relevant:

- (a) Objective 13.2.1 as to the identification and protection of ‘significant historic heritage items, places, and areas, and their particular values that contribute to Canterbury’s distinctive character and sense of identity from inappropriate subdivision, use and development’; and
- (b) Policy 13.3.1 which is to ‘recognise and provide for the protection of the historic and cultural heritage resource of the region from inappropriate subdivision, use and development by’, amongst other things:

³⁸ Evidence in chief of Yvonne Legarth on behalf of Ngāi Tahu at 46.

- (i) identifying and assessing the significance of that resource according to criteria based on the matters specified in 13.1.1(1), including ‘historic’, ‘cultural’, ‘archaeological’, ‘social’, ‘spiritual’, ‘traditional’ and ‘contextual’.
- (ii) working with Ngāi Tahu ‘to identify items, places or areas of historic significance to them’ (13.1.1(2)); and
- (iii) recognising that knowledge about some historic heritage may be culturally sensitive and supporting protection of those areas through ‘the maintenance of silent files held by local authorities’(13.1.1(5)).

[36] Related to those matters, we note that the associated ‘methods’ statement to CRPS Policy 13.3.1 records that territorial authorities will work ‘together ... with Te Rūnanga o Ngāi Tahu and papatipu rūnanga to identify and manage significant or important historic heritage items, places or areas’ and will use iwi management plans as a tool to assist in identification, provide cultural context, and assist in avoiding adverse effects.

[37] We must take relevant iwi management plans into account to the extent that their content has a bearing on the resource management issues of the district (s 74(2A), RMA). The relevant iwi management plans are *Te Whakatau Kaupapa Ngai Tahu Resource Management Strategy for the Canterbury Region* and *Mahaanui Kura Taiao Iwi Management Plan* (‘Iwi Management Plans’). As the evidence explains, and we later discuss, these plans are of particular significance in the fact that their identification of Silent File areas is significantly more extensive than what the Notified Version identified.

[38] There are clear themes in the directions of these Higher Order Documents that we weigh in our s 32AA evaluation. In particular, reflecting the statutory principles to which we have referred, there is:

- (a) A clear recognition of the cultural and historic relationship of Māori, and in particular Manawhenua, with the environment (and, in that regard, the matters referred to in s 6, RMA);

- (b) A consistently strong emphasis on consulting and working with tāngata whenua (iwi and hapū) and to take account of iwi management plans including in order to recognise kaitiakitanga, understand and respect cultural values, and identify and protect historic heritage; and
- (c) A consistently clear direction to recognise cultural sensitivity, including with use of Silent Files.

[39] As we later explain, those are matters which the evidence demonstrates clearly as weighing against the appropriateness of the Notified Version and in support of the Final Revised Version (which, we record, owes its origins more to Ngāi Tahu’s submission than the Notified Version). They are also matters that we have weighed in our changes to the Final Revised Version, in view of the findings we set out later in this decision.

Council’s s 32 report

[40] We refer to the necessary principles set out in our earlier decisions.³⁹ We have had regard to the s 32 report (‘Report’) on the Notified Version. However, given that the Notified Version is effectively superseded by the Final Revised Version, we give no substantial weight to that report. While noting the Council’s updated s 32 report on the Final Revised Version, we record that our s 32 AA evaluation is according to the evidence and related submissions and representations before us and which we shortly discuss.

ISSUES RAISED BY SUBMISSIONS

[41] We have considered all the submissions and evidence that have been presented in relation to this topic. We have also had regard to the Council’s recommendations on submissions in the Accept/Accept in Part/Reject Table filed with the Council’s closing submissions.⁴⁰ We understand those recommendations to be reflected in the Final Revised Version.

³⁹ Strategic Directions at [63]–[70].

⁴⁰ Closing submissions for the Council, Appendix P (‘Accept/Accept in Part/Reject Table’).

[42] Our Decision 38: Natural and Cultural Heritage Topic 9.2 sets out counsel appearances and submitter appearances and representations made during the course of the entire hearing of the greater Natural and Cultural chapter.

[43] As we have noted at [7], by the time that closing submissions were filed, differences remaining about the Final Revised Version were confined both in terms of provisions and parties. To provide some context for our discussion of those issues, we firstly set out a summary of the Final Revised Version and how Ngāi Tahu's Final Proposal differs from it.

Final Revised Version and key points of difference with Ngāi Tahu's Final Proposal

[44] Somewhat unusually, on this occasion, the substance of the Final Revised Version owes more to what was proposed by way of submission (i.e. Ngāi Tahu's Initial Proposal) than the Notified Version. Therefore, in now summarising the Final Revised Version, we note key points of difference with Ngāi Tahu's Final Proposal. We have provided references to the Decision Version in brackets.

Objectives 9.5.1.1 to 9.5.1.3 (Decision Version: 9.5.2.1 to 9.5.2.3)

[45] Closing submissions reveal that none of the proposed objectives of the Final Revised Version are contentious between parties. They are:

9.5.1.1 Areas and Sites of Ngāi Tahu Cultural Significance

The historic and contemporary relationship of Ngāi Tahu mana whenua with their ancestral lands, water, sites, wāhi tapu and other taonga is recognised and provided for in the rebuild and future development of Ōtautahi, Te Pātaka o Rākaihautū and the greater Christchurch Area.

9.5.1.2 Integrated Management of Land and Water

The natural character of and Ngāi Tahu cultural values associated with water bodies, repo / wetlands, waipuna / springs and the coastal environment of Ōtautahi, Te Pātaka o Rākaihautū and the greater Christchurch Area are maintained or enhanced as part of the rebuild and future development of the District - Ki Uta Ki Tai (from the mountains to the sea).

9.5.1.3 Cultural significance of Te Tai o Mahaanui and the Coastal Environment to Ngāi Tahu

The cultural significance of Te Tai o Mahaanui, including Te Ihutai, Whakaraupō, Koukourāata, Akaroa, Te Waihora, Te Roto o Wairewa and the coastal environment as a whole to Ngāi Tahu is recognised and Ngāi Tahu are able to exercise kaitiakitanga

and undertake customary uses in accordance with tikanga, within the coastal environment.

Proposed policies

[46] The Final Revised Version proposes seven policies, 9.5.2.1 to 9.5.2.7 (9.5.2.4 – 9.5.2.10) to support those objectives. These provide:

- (a) Overarching direction regarding the management of cultural values of identified sites of cultural significance;
- (b) Targeted direction in relation to different types of sites (Wāhi Tapu and Wāhi Taonga; Ngā Tūranga Tūpuna; Ngā Wai; and archaeological sites); and
- (c) Process-related direction on engagement with rūnanga and future work to be undertaken.

[47] Most of these policies are not contentious. Differences with Ngāi Tahu’s Final Proposal centre on policies concerning engagement and future work (i.e. proposed Policy 9.5.2.7 and Ngāi Tahu’s requested new policy 9.5.2.7 (now 9.5.2.10)).

Relationship of objectives and policies to Sub-chapter 9.5 and other chapters

[48] While these guiding provisions sit within Sub-chapter 9.5, in many cases they are implemented through provisions in other chapters, for example through reference to SONTCS being added to policies and matters of discretion for rules in other chapters, which we explain further below.

SONTCS Schedules and related rules as to activities, assessment and notification

[49] The distinction between different types of SONTCS is also reflected in the Schedules contained in Sub-chapter 9.5. These provide a two-tiered regulatory approach (‘Two Tiered Approach’), as follows.

[50] Specific restricted discretionary activity (‘RDA’) and limited notification rules are proposed for inclusion in Sub-chapter 9.5 for Schedule 9.5.5.1 (9.5.6.1) SONTCS. These SONTCS consist of:

- (a) The Wāhi Tapu and Wāhi Taonga sites listed in the BPD (or the “Inner Circle” sites). The extent of these sites, although taken from the BPD, is smaller than what the Te Whakatau Kaupapa and Mahaanui Kura Taiao Iwi Management Plans identify as Silent File areas; and
- (b) Wāhi Tapu sites registered on the New Zealand Heritage List (and sought through the submission of Heritage New Zealand for inclusion in the Plan); and
- (c) Certain pā sites and maunga/mountain tops (sought through the submission of Ngāi Tahu for inclusion in the Plan).

[51] For Schedule 9.5.5.1 (9.5.6.1) SONTCS, the Final Revised Version includes proposed rules that:

- (a) Classify as RDA buildings of a certain scale, subdivision and earthworks⁴¹ (subject to an earthworks exemption for “rammed posts for the purposes of fencing, holes for tree planting, the maintenance of existing farm tracks, ponds or cultivation of existing pasture and cropping”);⁴² and
- (b) Specify that these RDA consent applications must be limited notified to the relevant rūnanga (unless written approval is obtained).

[52] Schedules 9.5.5.2 to 9.5.5.4 (9.5.6.2 – 9.5.6.4) were not in the Notified Version, but are included in the Final Revised Version in response to Ngāi Tahu’s submission. Schedule 9.5.5.2 (9.5.6.2) lists Wāhi Tapu and Wāhi Taonga sites that are identified in the Te Whakatau Kaupapa and Mahaanui Kura Taiao Iwi Management Plans but were not listed in the BPD (referred to as “Outer Circle” sites⁴³). It also lists Kaitōrete Spit. Schedule 9.5.5.3 (9.5.6.3) is of Ngā Tūranga Tūpuna, comprising “the key ‘cultural landscape’ category and larger areas of multiple significance”. Schedule 9.5.5.4 (9.5.6.4) is of Ngā Wai comprising “the key waterways in the district”.⁴⁴

⁴¹ Proposed Rule 8.3.2.3 RD12 pertaining to subdivision, and proposed Rule 8.8.3 RD6 pertaining to earthworks (respectively, 8.3.2.2 RD1 and 8.5.A.2 RD6, Decision Version) and related Utilities rules.

⁴² Proposed addition 18(b) to Rule 8.8.5 Exemptions.

⁴³ For completeness, Schedule 9.5.5.2 also includes two Silent File SONTCS that are in the Iwi Management Plan but not in the BPD.

⁴⁴ Rebuttal evidence of Craig Pauling on behalf of the Council, 15 January 2016, at 4.1. These sites are described in more detail in the evidence in chief of Kyle Davis on behalf of Ngāi Tahu, 10 December 2015.

[53] The SONTCS in Schedules 9.5.5.2 - 9.5.5.4 (9.5.6.2 – 9.5.6.4) are not subject to the RDA and limited notification rules we have described in relation to Schedule 9.5.5.1 (9.5.6.1). Instead, for this second tier, changes are proposed to various existing rules of other CRDP chapters to add relevant SONTC assessment matters and to provide for consent application notification to rūnanga. Again, these are targeted to larger scale buildings, subdivision and earthworks.⁴⁵ Similar targeted changes are proposed for rules in Sub-chapter 6.6 for when a water body is a Ngā Wai under Schedule 9.5.5.4 (9.5.6.4).

[54] As we explain below, there are several drafting problems associated with some of these proposals.

Proposed Strategic Directions objective

[55] As part of the ‘package’ of changes proposed by the Council, a new Strategic Directions objective for Water/Wai, to be included in Chapter 3, is proposed. This objective is supported by Ngāi Tahu.⁴⁶ The Council submit that the Panel’s decision on this objective can be made using the Panel’s powers under cl 13(5) of the OIC.⁴⁷

Federated Farmers submission as to the addition of SONTCS and related rules

[56] Federated Farmers stands somewhat apart from other submitters in terms of the nature and substance of the concerns it raises relevant to our consideration of the Final Revised Version.

[57] A particular focus of its concern are the sites that were not in the BPDP (and, hence, not rolled over into the Notified Version) but which Ngāi Tahu or Heritage New Zealand seek to be included in the CRDP (and which the Final Revised Version has included). Although Federated Farmers’ final position was not entirely clear, we understand it as follows:

- (a) It opposes the inclusion within the CRDP of any additional sites (including further Wāhi Tapu/Wāhi Taonga sites; and the proposed Ngā Tūranga Tūpuna and Ngā

⁴⁵ As we have noted at [14], while we record our findings on the changes proposed to Sub-chapter 6.6 for Schedule 9.5.5.4 Ngā Wai (i.e. matters of discretion, notification), the provisions we determine to include for that Sub-chapter are deferred to be determined together with our pending Chapter 6 decision

⁴⁶ Closing submissions for Ngāi Tahu at 145.

⁴⁷ Closing submissions for the Council (Stage 3 Coastal Environment hearing), 22 March 2016, at 4.16–4.18.

Wai sites) and associated rules, until consultation has been undertaken with affected landowners, the sites have been ground-truthed, and an assessment of the values of the sites has been carried out;⁴⁸

- (b) It accepts that there is scope to include additional sites in the CRDP, but only to the extent that these sites are not subject to independent requirements for resource consent (which we take to mean that it accepts Schedules 9.5.5.2 (9.5.6.2), 9.5.5.3 (9.5.6.3) and 9.5.5.4 (9.5.6.4) and the approach of the Final Revised Version to those Schedules); and
- (c) It considers that there is no scope for additional sites to be included if they are subject to an independent requirement for resource consent (which we take to mean that it considers there is no scope for the regulatory regime that the Final Revised Version would apply to SONTCS 17–29; 30–38; 40–43 and 97 as a result of their inclusion in Schedule 9.5.5.1 (9.5.6.1) and the associated proposed RDA rule).

Other submitters seeking changes to the Final Revised Version

[58] As the changes that other submitters seek to the Final Revised Version are confined to particular provisions and/or localities, we deal with the issues they raise in the context of our evaluation of the relevant provisions.

SECTION 32AA EVALUATION

[59] Our Strategic Directions decision set out the requirements for the Council's s 32 and our s 32AA RMA evaluations.⁴⁹ Our decision serves to report on our evaluation, according to the requirements of ss 32 and 32AA RMA.⁵⁰

Whether a two-tiered design of approach the most appropriate

[60] Ngāi Tahu has accepted the Two Tiered Approach of the Final Revised Version. However, their closing submissions made clear that their support for that Version is qualified.

⁴⁸ Closing submissions for Federated Farmers at 2.

⁴⁹ Decision 1: Strategic Directions at [63]–[70].

⁵⁰ RMA, s 32(1)(c) and s 32AA(1)(a)–(d).

They characterise the Council’s approach as essentially one of “retrofitting” provisions for the protection of cultural values into a Notified Version that resulted from an inherently flawed process.⁵¹ Therefore, they do not consider any of the Council’s subsequent modifications to the Notified Version as a complete response to the matters in ss 6 and 7, RMA and the Higher Order Documents.

[61] They also noted that the mapped SONTCS do not fully respond to s 6, RMA. Mapping recognises sites of significance, but does not ‘provide for’ their protection from inappropriate subdivision, use and development (s 6(f), RMA). Nor does it provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga (s 6(e), RMA). To properly respond to s 6, methods, including rules, are also needed.⁵² In relation to the requirement in s 7(a) to have particular regard to kaitiakitanga, Ngāi Tahu submitted:⁵³

The [CRDP] should enable manawhenua to exercise guardianship over those [SONTCS] in the District. One important way in which the [CRDP] can help do so, is by ensuring that activities which have the real potential to adversely affect cultural values associated with identified sites will be managed through resource consent processes, and to ensure that Ngāi Tahu will be involved in those processes. Ngāi Tahu cannot exercise kaitiakitanga, if they are excluded from the statutory processes which manage adverse effects on sites of cultural significance. Nor can they do so if there are no processes to ensure such effects are managed.

[62] In essence, Ngāi Tahu consider that the 3 June 2016 Version (and, we surmise, the Final Revised Version) represented work in progress towards what is needed to provide adequate and appropriate protection to SONTCS.⁵⁴

[63] Neither the Council nor the Crown took issue with the substance of those submissions.

[64] In view of Ngāi Tahu’s position of qualified support for the Final Revised Version, and some concerns also raised by Federated Farmers, we now set out why, on the evidence, we find the Two Tiered Approach of the Final Revised Version more appropriate than the Notified Version and Ngāi Tahu’s Initial Proposal.

⁵¹ Closing submissions for Ngāi Tahu at 53.

⁵² Closing submissions for Ngāi Tahu at 27-28.

⁵³ Closing submissions for Ngāi Tahu at 33.

⁵⁴ Closing submissions for Ngāi Tahu at 49–50.

[65] One thing that the evidence clearly shows is the relatively less certain nature of the evidence concerning those SONTCS that are not in Schedule 9.5.5.1 (9.5.6.1). In his summary of evidence, Mr Pauling commented:⁵⁵

On the whole, and subject to the issue of site extents, I consider the methodology used by Ngai Tahu to identify culturally significant sites to be a sound and robust method and in fact similar to the methods used in the Christchurch Landscape Study and the Tipatata Addendum.

The [ellipse] method [used] for the definition of [site] extents is, however, under developed and with further work could be substantially improved. Sites which have specific extent relating to specific values and features, eg the Raekura/Redcliffs area with expert archaeological extents, are appropriate.

I therefore support the inclusion of sites of Ngai Tahu cultural significance in the district plan, but recommend either changes, refinement to some extents, and/or some recategorisation of sites and/or amendment to the rule framework applied to particular sites.

I also continue to support the need for further and future work by Ngai Tahu and CCC on these sites and cultural landscapes in general, including the potential inclusion for further sites that have not been included at present. ...

The majority of wahi tapu/wahi taonga sites were well defined and appropriate to be scheduled and have certain rules included. The majority of Nga Turanga Tupuna sites were not well defined, eg large ellipses, but could be scheduled without rules noting that objectives and policies would provide for these. All Nga Wai sites are well defined and match the sites identified in the Christchurch Landscape Study as significant landscapes. Furthermore, there are numerous sources of information in relation the cultural significance of these water ways.

In terms of planning provisions, I agree that a new section is appropriate and that objectives and policies and types of sites identified are appropriate. However, without refinement of certain site extents and/or re-categorisation of some sites and/or changes to some rules associated with sites, the suite of rule provisions proposed by Ngai Tahu may be unduly onerous on all parties, including Manawhenua.

Further work and collaborative effort is required in respect of maps and provisions and would be worthwhile. A larger extent of silent files should be identified on planning maps, but the rules amended so that these are efficient and effective for existing settlement areas.

[66] A similar position was acknowledged in the following exchange between Dr Mitchell and Mr Kyle Davis concerning the geographic extent of SONTCS 21:⁵⁶

DR MITCHELL: I suppose, and I don't want to get into debating the silent file ... but ... it does impinge upon that piece of land that is across the water from the Peninsula itself?

⁵⁵ Transcript, page 1549, line 25 to page 1550, line 45

⁵⁶ Transcript, page 2103, lines 21–38.

MR DAVIS: Yes.

DR MITCHELL: Is that just an artefact do you think of saying “We’re going to draw a circle of X kilometres around it or X metres around it” or does that particular area have some specific significance that makes it more important than the surrounding area?

MR DAVIS: I can’t definitely say. However, the particular bit of land that the circle does capture, there are a couple of NZAA recorded archaeological sites on it, and there is some local tribal knowledge pertaining to some place names on that particular piece of geography. That is to say that the same applies for most of the harbour as well so, yes, I am afraid that it is all I am able to help with you [on] that.

[67] Federated Farmers’ South Island Regional Policy Manager, Kim Reilly, argued that Outer Circle areas should be “ground-truthed”, for their cultural values, in consultation with landowners.⁵⁷ ‘Ground-truthing’ is more usually associated with undertaking examination of a site, to verify what is ‘on the ground’ is consistent with what was anticipated. It can be a potentially invasive method, and hence could be destructive of cultural values rather than assisting their protection. We do not consider it is a method that should be referenced in any way in CRDP provisions.

[68] However, we find the evidence of Messrs Davis and Pauling as to the relative lack of precision in the evidence concerning Outer Circle sites to demonstrate that Ngāi Tahu’s Initial Proposal would have been unduly onerous on landowners and, hence, inappropriate. By those same measures, on that evidence we find that the Two Tiered Approach of the Final Revised Version more appropriate.

[69] A second and related important point revealed by the evidence, and related submitter representations, concerns the importance of effective engagement between the Council, Manawhenua and landowners in the further work the Council intends to undertake to include more SONTCS in Schedule 9.5.5.1 (9.5.6.1).

[70] Mr Pauling emphasised the importance of this. For example, it was important to establishing where specific parts of a site need to be excluded from development and what

⁵⁷ Supplementary evidence of Kim Reilly for North Canterbury Province of Federated Farmers of New Zealand, 26 April 2016, at 12 and 56. Ms Reilly presented supplementary evidence due to Ms Mackenzie’s unavailability for the resumed hearing.

consent conditions should be imposed on activities on those lands, for example in locations where there are burial sites under the ground.⁵⁸

[71] Each of the planning witnesses for Ngāi Tahu and the Council also acknowledged the importance of effective landowner engagement as a step towards effective regulatory protection of SONTCS.

[72] Ngāi Tahu’s planning witness, Ms Legarth, expressed concern that Outer Circle areas do not have adequate protection under the Council’s approach.⁵⁹ However, she accepted that the buy-in of landowners was critical to the effectiveness of the rules.⁶⁰

[73] The Council’s planning witness, Ms Shirley Ferguson acknowledged that the CRPS refers to Silent Files in *Te Whakatau Kaupapa* and that there is no distinction in the CRPS or other regional planning documents between the Inner and Outer circles.⁶¹ She also acknowledged that, without identifying sites of Ngāi Tahu cultural significance within the CRDP, there is a risk that impacts on those sites would be overlooked in the consenting process.⁶² However, she agreed that it was important that people whose properties are affected know and understand about the rules applying to their properties in order for such rules to be effective.⁶³ Likewise, the Council’s Team Leader District Plan (Strategy and Planning), Mr Alan Matheson, considered that community and landowner consultation and dialogue could assist in the acceptance and implementation of any CRDP provisions.⁶⁴

[74] Landowner, Ms Jan Cook expressed concerns regarding the effects that the rules relating to Silent File areas would have on landowners.⁶⁵

[75] Federated Farmers’ representative witness, Ms Fiona Mackenzie, argued that rules should not be imposed in relation to SONTCS, without proper consultation.⁶⁶ She stated that

⁵⁸ Transcript, page 2031, lines 19–30.

⁵⁹ Evidence in chief of Yvonne Legarth, 10 December 2015; Transcript, page 2066, lines 15-17.

⁶⁰ Transcript, page 1606.

⁶¹ Transcript, page 2039-2040.

⁶² Transcript, page 1515.

⁶³ Transcript, page 1526, lines 33-45.

⁶⁴ Transcript, pages 85-86.

⁶⁵ Transcript, pages 1805-1806.

⁶⁶ Evidence in chief of Fiona Mackenzie on behalf of Combined Canterbury Provinces, Federated Farmers of New Zealand, 10 December 2015; Transcript, page 1942.

Federated Farmers believed that “real relationships” between local rūnanga and landowners would achieve better outcomes than rules.⁶⁷

[76] Ms Reilly expressed a similar view on behalf of Federated Farmers in her supplementary evidence.⁶⁸ She emphasised the need for sites to be properly identified and Ngāi Tahu values properly understood.⁶⁹ She commented about the lack of sufficient opportunity for other parties to consider, and properly respond by further submission to Ngāi Tahu’s submission.⁷⁰ She explained that Federated Farmers considered that submitters need time for prior engagement about such regulation with both the Council and Ngāi Tahu. If this was not possible to achieve within the limitations of the CRDP, she considered that a later plan change was the proper approach.⁷¹

[77] In response to Federated Farmers, Ngāi Tahu submitted that the RMA “does not confer a right of veto on landowners” in terms of the matters of national importance for protection or which must be given effect to.⁷² The Council made a similar closing submission. It pointed out that the Council has obligations under s 6(e) and (f) that must be recognised and provided for.⁷³ However, we understood both the Council and Ngāi Tahu accepted the importance of landowner engagement before SONTCS are made the subject of rules that restrict activities.

[78] In any case, the importance of landowner engagement was accepted by the various expert witnesses, and we accept that consensus position. We accept Ngāi Tahu’s submission that the Notified Version’s mapping of SONTCS was not a sufficient response to ss 6 and 7, RMA and to the Higher Order Documents. In terms of s 32AA, it would give rise to inappropriate costs associated with failing to properly protect cultural values associated with identified sites. It would be inappropriate for achieving related Strategic Objectives.

[79] On the evidence, we find that SONTCS need to be properly identified through a process of effective engagement with both Manawhenua and landowners before they are made the subject of related CRDP rules restricting land use activities. Therefore, we find that Ngāi Tahu’s Initial Proposal is also inappropriate.

⁶⁷ Transcript, page 1943.

⁶⁸ Supplementary evidence of Kim Reilly, 26 April 2016.

⁶⁹ Transcript, page 2138, lines 38–41.

⁷⁰ Supplementary evidence of Kim Reilly at 16–17.

⁷¹ Supplementary evidence of Kim Reilly at 11.

⁷² Closing submissions for Ngāi Tahu at 9 and 11.

⁷³ Closing submissions for the Council at 4.4.

[80] On the evidence we find that the Two Tiered Approach of the Final Revised Version is more appropriate than either the Notified Version or Ngāi Tahu’s Initial Proposal. That finding leaves aside the consideration of the appropriateness of the particular provisions of the Final Revised Version. In our following evaluation of objectives, policies and rules, the headings below identify new numbering in the Decision Version in brackets.

Objectives 9.5.1.1 to 9.5.1.3 (9.5.2.1 to 9.5.2.3) and Policy 9.5.2.3.a.i (9.5.2.6.a.i)

[81] For greater clarity and consistency with Objective 9.2.2.4 (as determined by Decision 38), we have made a minor change to the wording of what was proposed Objective 9.5.1.2 (renumbered 9.5.2.2). This is to the effect of focusing it on Ngāi Tahu cultural values (including as to natural character). With that amendment we are satisfied, on the evidence, that the re-numbered objectives are the most appropriate for achieving the RMA’s purpose.

[82] For the same reasons, we have modified the wording of proposed Policy 9.5.2.3.a.i of the Final Revised Version (now 9.5.2.6.a.i) so it now reads:

Protect the natural character of these water bodies by maintaining their natural character where it is high and enhancing it where it is degraded, including through the reinstatement of original water courses where practicable.

[83] As amended, these objectives (together with the new Strategic Objective 3.3.17) are the framework against which we determine the most appropriate rules and other provisions.

Proposed Strategic Objective 3.3.17

[84] The Final Revised Version proposed a new Strategic Objective as follows:

3.3.16⁷⁴ Wāi (Water) features and values, and Te Tai o Mahaanui

- a. The critical importance of wāi (water) to life in the district, including surface freshwater, groundwater, and Te Tai o Mahaanui (water in the coastal environment) is recognised and provided for by:
 - i. taking an integrated approach to managing land use activities that could adversely affect wāi (water), based on the principle of ‘Ki uta ki tai’ (from the mountains to the sea);
 - ii. ensuring that the life supporting and intrinsic natural and cultural values and characteristics associated with water bodies, their

⁷⁴ While the objective number sought was 3.3.16, changes to Strategic Directions since then mean it would be re-numbered 3.3.17.

- catchments and the connections between them are maintained, or improved where they have been degraded;
- iii. ensuring subdivision, land use and development of land is managed to safeguard the District’s potable wāi (water) supplies, waipuna (springs), and water bodies and their margins; particularly Ōtākaro (Avon River), Ihutai (Avon-Heathcote Estuary), Whakaraupō (Lyttelton Harbour), Whakaroa (Akaroa Harbour) and Te Tai o Mahaanui;
 - iv. ensuring that Ngāi Tahu values and cultural interests in wāi (water) as a taonga are recognised and protected.

[85] The Council proposed the same objective in its 3 June 2016 Version. It is supported by Ngāi Tahu. As the Council’s closing notes, it is not opposed in any other closing submissions.⁷⁵ On the evidence, we find that the proposed objective will assist to achieve the purpose of the RMA. Therefore, we have included it in the Decision Version.

[86] Strategic Directions Objective 3.3.9 includes a note to the effect that the Panel may reconsider, as part of further hearings, the requirement for further or alternative strategic direction in respect of the ‘Natural and cultural environment’. Having now done so, we find no reason to amend this strategic objective. Therefore, as a consequential change, we have deleted the note in our Decision Version.

Policies 9.5.2.2.a.vii and 9.5.2.3.a.vi (9.5.2.5.a.vii and 9.5.2.6.a.v)

[87] The wording changes sought by Ngāi Tahu to these proposed policies concerning the design, location, and installation of utilities are essentially to the same effect. The Final Revised Version uses the expression “maintain as far as practicable” the relevant cultural values. Ngāi Tahu seeks that those words be replaced by a more stringent direction. That is to the effect that those values are “recognised and provided for” “while enabling their safe, secure and efficient installation and applying the option that has the least adverse effect on” those values.

[88] Ngāi Tahu explains that it seeks these changes “to ensure that cultural values are recognised from the outset in design and installation of utilities, and that they are enabled in a way that has the least effect on Ngā Tūranga Tūpuna and Ngā Wai sites”. It also noted that its

⁷⁵ Closing submissions for the Council, at 12.3.

Final Proposal should be understood as an integrated package.⁷⁶ The Council’s closing submissions do not dispute the relevance or significance of these matters raised by Ngāi Tahu.

[89] We find that Ngāi Tahu’s preferred expression of these policies generally better reflects the intentions of s 6(e) and (f), particularly in the words ‘recognised and provided for’ than does the Final Revised Version. To that extent, it also better reflects the Higher Order Documents. In addition, we find an inherent vagueness in the Final Revised Version’s use of words such as “appropriately” and “as far as practicable”. Those words would allow too much room for discretion on the part of both utility operators and the Council in the sense that they do not properly reflect s 6 and the Higher Order Documents.

[90] However, we find that Ngāi Tahu’s proposed reference to and ‘applying the option that has the least adverse effect on [cultural values]’ overly prescriptive and stringent. Specifically, we find those words do not reflect RMA s 6 and are not directed by the CRPS or other Higher Order Documents. We also find those words would conflict with Strategic Direction Objective 3.3.12 and Objective 11.2.2 in the sense that they could impede the efficient provision of infrastructure. Nor do we find them supportable on the evidence called by Ngāi Tahu.

[91] For those reasons, we have determined that the most appropriate wording of the respective paragraphs for these policies to achieve the related objectives is the following wording included in the Decision Version:

Ensure that cultural values are recognised and provided for in the design, location and installation of utilities, while enabling their safe, secure and efficient installation.

Policy 9.5.2.7 (9.5.2.10) Future Work and Ngāi Tahu’s requested further Policy 9.5.2.8

[92] The Final Revised Version includes the following proposed policy:

9.5.2.7 Future Work

- a. The Council will:
 - i. Facilitate the further identification and classification of sites of cultural significance to Ngāi Tahu mana whenua for inclusion in the district plan over time.
 - ii. Give priority to future work to provide recognition and protection of the Mahaanui Iwi Management Plan silent files and Kaitōrete Spit

⁷⁶ Closing submissions for Ngāi Tahu, 10 June 2016, at 58

(identified in Schedule 9.5.5.2) and plan changes to reclassify these sites (or part thereof) as Wāhi Tapu / Wāhi Taonga and identify site extents on aerial and planning maps.

[93] This policy is a combination of two policies proposed in the 3 June 2016 Version and is intended to reflect the Council’s commitment to undertaking plan change(s) to re-classify sites currently in Schedule 9.5.5.2 (9.5.6.2) (Mahaanui Iwi Management Plan silent files and Kaitōrete Spit) as Wāhi Tapu/Wāhi Taonga (i.e. to include them in Schedule 9.5.5.1 (9.5.6.1)).⁷⁷ The policy reflects the acknowledged position that the present placement of these areas in Schedule 9.5.5.2 (9.5.6.2) of the Final Revised Version is a holding measure, pending more thorough investigation that may demonstrate that the more appropriate place for them is Schedule 9.5.5.1 (9.5.6.2).

[94] Ngāi Tahu seek a combination of changes to Policy 9.5.2.7 and a new Policy 9.5.2.8 to make the policy on future work more specific and directive on key elements, namely engagement with Ngāi Tahu, monitoring of land use effects on SONTCS, encouragement of landowners to protect SONTCS, and clarity that a plan change will be notified within a certain (two-year) timetable.

[95] The Crown’s closing submissions agreed with Ngāi Tahu that the policy framework needs to highlight that it is the Council’s responsibility to lead this future work in collaboration with Ngāi Tahu, and to give clear direction as to how the Council is to progress future work, and by when.⁷⁸

[96] The Council’s closing submissions oppose the inclusion of a two year timeframe for notification of a plan change. It says that, while it is committed to undertaking plan change(s), it cannot “confirm its exact work programme”. Secondly, it cites a statutory obstacle to such a policy. The Greater Christchurch Regeneration Act 2016 (‘GCR Act’) extends the operation of the OIC until 30 June 2021, with the effect that the OIC cl 4(1)(a) restriction on notifying a proposed plan change continues until that date. As such, any plan change would have to be according to the GCR Act process, at the Minister’s discretion.

⁷⁷ Closing submissions for the Council at 7.5

⁷⁸ Closing submissions for the Crown at 3.2.

[97] We agree that the GCR Act makes it inappropriate for us to specify a two year timeframe in the policy. Theoretically, we could avoid this issue by extending the timeframe to five or so years. However, that would be well beyond Ngāi Tahu's preferred timeframe. In any case, it is at least theoretically possible that the Minister could exercise his discretion to allow for an earlier plan change. We find less merit in the Council's argument that it cannot confirm its work programme. It occurs to us that a plan policy could be a helpful influence in assisting work programming choices. However, given the issues associated with the GCR Act, that point is otiose. All things considered, we find that it would be inappropriate to specify a timeframe. Therefore, we find Ngāi Tahu's requested new policy 9.5.2.8 on timeframes is not appropriate.

[98] The remaining differences between the Council and Ngāi Tahu are matters of degree.

[99] Ngāi Tahu seek that the policy explicitly direct the Council work with Ngāi Tahu in re-classifying Schedule 9.5.5.2 (9.5.6.2) Silent File areas so that they are included, by plan change, in Schedule 9.5.5.1 (9.5.6.1). That request is supported by the Crown. There was essential consensus in the evidence that the lack of effective engagement by the Council with Ngāi Tahu was a significant reason for the preliminary and deficient nature of the Notified Version. While we accept that the RMA does not explicitly require consultation on these matters, effective consultation or engagement with Ngāi Tahu is a necessary element of understanding, identifying and providing for SONTCS as sites that, for example, reflect the values referred to in RMA s 6(e).

[100] On the evidence, we find it should extend beyond simply re-classification to also encompass the protection response to be included in the intended plan change.

[101] Ngāi Tahu seek that the policy refer to encouraging landowners to protect identified SONTCS. We agree that such encouragement is an important element that ought to be expressed in the policy. It pertains to what the RMA describes as the ethic of stewardship (s 7(aa), RMA). The importance of that is enhanced here, in the acknowledged circumstance that the sites are not accorded Schedule 9.5.5.1 (9.5.6.1) regulatory protection at this time. Our impression from hearing landowners such as Mr Bayley is that they are knowledgeable of and sensitive to these matters and would also welcome such encouragement by the Council. However, as we discuss at [69]–[80], the evidence also demonstrates the importance of working with landowners to assist in determining the appropriate regulatory approach to the protection

of identified SONTCS. We observe consistency on that matter with the evidence on other Chapter 9 topics.

[102] For those reasons, we have included in the policy an explicit requirement on the Council to work with Ngāi Tahu and landowners on these matters, and also to encourage landowners to protect SONTCS.

[103] Ngāi Tahu seeks that the policy explicitly require monitoring of the effects of land uses on identified SONTCS. We find that request is also strongly supported on the evidence. Silent File Wāhi Tapu and Wāhi Taonga sites not yet in Schedule 9.5.5.1 (9.5.6.1) remain at greater risk. We agree with Ngāi Tahu that this risk traces from the significant failings of the Notified Version, particularly in terms of ss 6(e) and (f), RMA and related CRPS directives. Those significant failings elevate the importance of effective monitoring, as a partner to effective consultation, for the purposes of the Council’s intended future plan change.

[104] Therefore, we have made explicit reference to monitoring in the policy that we have included in the Decision Version. The Decision Version also makes some other minor drafting consistency and clarity refinements.

[105] We are satisfied that, with these changes, what is now Policy 9.5.2.10 properly responds to the statutory and Higher Order Document directions and is the most appropriate for achieving related objectives.

Remaining non-contentious policies are most appropriate subject to minor refinements

[106] We have noted an issue of drafting clarity in proposed Policy 9.5.2.3 of the Final Revised Version (now 9.5.2.6) in its reference to “coastal areas identified as Ngā Wai”. Consistent with the language of the RMA, we have tightened to read “those parts of the coastal environment identified as Ngā Wai”. We have made some other minor drafting refinements to the policies.

[107] As we have noted, the expert evidence of Ngāi Tahu and the Council was not challenged by expert evidence from any other party. We accept that evidence as supporting our inclusion of the policies in the Decision Version, on the basis of our findings as follows:

- (a) The following policies, not in dispute between Ngāi Tahu and the Council, are the most appropriate for achieving related objectives:
- (i) Policy 9.5.2.1(now 9.5.2.4) Wāhi Tapu and Wāhi Taonga;
 - (ii) Policies 9.5.2.4 to 9.5.2.6 (now 9.5.2.7 to 9.5.2.9), specifically as to archaeological sites, engagement with rūnanga, and identified sites of Ngāi Tahu cultural significance).
- (b) The following policies, as modified for the reasons we have explained, are also the most appropriate for achieving related objectives:
- (i) Policy 9.5.2.2 (now 9.5.2.5) Ngā Tūranga Tūpuna; and
 - (ii) Policy 9.5.2.3 (now 9.5.2.6) Ngā Wai.

Evidence on SONTCS and whether mapped areas are the most appropriate

[108] While the extent of mapped SONTCS areas was resolved as between Ngāi Tahu and the Council, we have noted Federated Farmers’ concerns about this matter and those of Mr Bayley concerning Kaitōrete Spit. As we have noted, Federated Farmers and Mr Bayley have related concerns about associated rules. We deal with those concerns later in this decision, and consider now the prior issue of the most appropriate extent of SONTCS mapping.

[109] Mr Alan Matheson explained “... the process set up to work with Ngāi Tahu in general and specifically with respect to wāhi tapu and cultural landscapes”.⁷⁹ His evidence was that consultation undertaken with Ngāi Tahu, Mahaanui Kurataio Limited and the Rūnanga Focus Working Group in the development of Chapter 9 resulted in an agreement that the identification (including mapping) and management of places of cultural significance required a comprehensive approach, with suitable time provided outside the CRDP process, and that this work would be started in 2016.⁸⁰ He told us that the Council considered consultation critical

⁷⁹ Evidence in chief of Alan Matheson on behalf of the Council, 2 December 2015, at 1.4.

⁸⁰ Evidence in chief of Alan Matheson at 4.2.

to the success of this work and it would develop provisions in collaboration with Ngāi Tahu, the community and individual landowners.⁸¹

[110] We understand that to have explained the Council’s position on why only those sites identified in the BPDP were rolled over into the Notified Version of Chapter 9. In essence, the Council had not undertaken the necessary consultation and investigation to allow it to do more than roll over those sites.

[111] In Ngāi Tahu’s view, the sites included in the Notified Version recognised and provided for only a portion of SONTCS in the district. As a result, Ngāi Tahu lodged a submission which identified and sought protection of a greater, more representative range of SONTCS. The submission included the identification of SONTCS on aerial photographs and included cadastral boundaries so that property owners could identify where a site was located in relation to their property.⁸²

[112] Evidence on the identification of SONTCS was provided by Mr Pauling for the Council and Mr Kyle Davis for Ngāi Tahu.⁸³ No other parties called expert cultural witnesses or disputed the accuracy of the mapping of these sites.

[113] Mr Davis described the methodology used to compile the SONTCS included in Ngāi Tahu’s submission. He explained that the sites had been grouped according to their significance or type, into Wāhi Tapu/Wāhi Taonga, Ngā Tūranga Tupuna, and Ngā Wai. In his opinion, the sites identified are those where the likelihood of disturbance to specific tangible and intangible values is the greatest within the Christchurch District. He commented on the current mechanisms available outside the CRDP to recognise and protect such sites. He considered those mechanisms were inappropriate in that they “do not allow for appropriate recognition and protection commensurate with the significance of the sites”. Therefore, he considered that the SONTCS sought by Ngāi Tahu warrant protection in the CRDP.⁸⁴

[114] The evidence of Mr Davis was supported by two further witnesses for Ngāi Tahu — Mr George Tikao and Mr Iaeon Cranwell.

⁸¹ Evidence in chief of Alan Matheson at 4.4.

⁸² Closing submissions for Ngāi Tahu at 5.

⁸³ Evidence in chief of Craig Pauling, 2 December 2015; Evidence in chief of Kyle Davis, 10 December 2015.

⁸⁴ Evidence in chief of Kyle Davis at 33.

[115] Mr Tikao’s evidence provided a more comprehensive understanding of the historical and cultural relationship of Ngāi Tahu with various sites of significance. He described work undertaken by Ōnuku Rūnanga to have heritage sites recognised and protected, provided us information about the significance of a selection of the sites; and explained some broader context as to the importance of Te Pātaka o Rākaihautū (Banks Peninsula) as a whole.⁸⁵ He explained that Silent File areas are as identified by tribal experts of the day from information handed down, so that Manawhenua are able to observe and be involved in the management of activities within these areas and so avoid inappropriate disturbance to cultural values. His view was that Silent File areas should be given due recognition by being mapped and accorded appropriate protection under the CRDP.⁸⁶

[116] Mr Cranwell similarly provided evidence on the sites of significance in the takiwā of Wairewa Rūnanga, and in relation to Kaitōrete Spit and Te Waihora (being sites of significance to both Wairewa and Te Taumutu Rūnanga). He noted that the existence of a Silent File does not necessarily mean that Kāi Tahu will oppose an activity; rather it is a trigger for a high level of engagement with tāngata whenua and a way to ensure that activities are consistent with protecting the values associated with the Silent File area.⁸⁷

[117] Mr Pauling accepted that the sites identified in Ngāi Tahu’s submission are well-known sites of cultural significance.⁸⁸ However, he expressed reservations about Ngāi Tahu’s then-proposed rules for these sites, stating that, “without refinement of certain site extents and/or re-categorisation of some sites and/or changes to some rules associated with sites, the suite of rule provisions proposed by Ngāi Tahu may be unduly onerous on all parties, including Manawhenua.”⁸⁹

[118] Given that the positions of Mr Davis and Mr Pauling on the mapping of the SONTCS were closely aligned, the Panel (at the initial hearing) raised the possibility of a joint work programme, starting with refinement of the mapping of SONTCS, then working through issues relating to the rules that should apply to these sites.

⁸⁵ Evidence in chief of George Tikao on behalf of Ngāi Tahu, 10 December 2015, at 3.1.

⁸⁶ Transcript, page 1556.

⁸⁷ Evidence in chief of Iacan Cranwell on behalf of Ngāi Tahu, 10 December 2015, at 25.

⁸⁸ Evidence in chief of Craig Pauling at 9.6.

⁸⁹ Transcript, page 1550, lines 37-40.

[119] In his supplementary evidence, Mr Pauling explained the further work he and Mr Davis had undertaken on the mapping, including the methodology and findings and the resulting refinements to the mapped extent of SONTCS. He considered the refined list of sites are the best representation of sites of significance to Ngāi Tahu, based on available information, and within the constraints of the CRDP process.⁹⁰ However, he qualified that by noting that further refinements were possible for a number of sites and it was critical that work continued in identifying further sites potentially worthy of inclusion in the CRDP.⁹¹

[120] Prior to the resumed hearing, the two experts reached full agreement in relation to mapping.⁹²

[121] We understand that evidence and related further discussions between the Council and Ngāi Tahu effectively overcame the concerns initially expressed by Mr Matheson and Ms Ferguson as to whether there was sufficient evidence to properly assess the appropriateness of the additional sites that Ngāi Tahu's submission sought be included in the CRDP.⁹³

[122] Federated Farmers expressed a concern that Silent File areas have been “enlarged” without explanation.⁹⁴ That would appear to reflect a misunderstanding of the factual position, which was explained to us by Mr Davis.⁹⁵

...there are significant discrepancies, in mapped extent and location, between the accepted iterations shown in Te Whakatau Kaupapa and the Mahaanui IMP, and the mapped iterations as [they] appear in the notified version of the Christchurch District Plan.

[123] At the Panel's request, Mr Philip Helps provided evidence as to his understanding of the process that led to this discrepancy.⁹⁶ He explained that he was a member of a steering group for developing the rural section of what is now the BPD. Part of that process involved “... identifying the silent file areas and as the result of that process we went around all known silent files and ground-truthed them”.⁹⁷ Mr Helps was involved in this process only with respect to Port Levy, but was aware of others being involved in a similar process in Pigeon Bay

⁹⁰ Supplementary evidence of Craig Pauling, 15 April 2016, at 6.1.

⁹¹ Supplementary evidence of Craig Pauling at 6.2.

⁹² Joint memorandum of counsel in relation to agreement reached about mapping in advance of the resumed hearing of Topic 9.5, 6 May 2016.

⁹³ Evidence in chief of Shirley Ferguson at 5.5; Evidence in chief of Alan Matheson at 5.2(c).

⁹⁴ Transcript, page 1944, lines 13–19.

⁹⁵ Evidence in chief of Kyle Davis at 24.

⁹⁶ Transcript, page 2162, lines 28–45.

⁹⁷ Transcript, page 2165 lines 35–37.

and Akaroa, with each including a farming representative, an archaeological society representative and a member of the local rūnanga.⁹⁸

[124] We accept the evidence of Mr Davis that the BPDP “Inner Circle” areas are not consistent with the full extent of the Silent File areas identified within the iwi management plans. Therefore, we do not accept as valid Federated Farmers concern that the Silent File areas are being “enlarged”, nor that this is without explanation.

[125] We accept the evidence of Ngāi Tahu (supported by Mr Pauling, and not challenged by any other expert) that it does not provide adequate recognition of and provision for the values of significance to Ngāi Tahu to only identify and protect the reduced “Inner Circle” areas.

[126] On that matter, we were also assisted by an illustration that Ms Jan Cook gave us. On her property on Banks Peninsula, she is aware of “tangible evidence of values”, relating to urupā on the Opotiki headland. These sit outside the mapped area in the BPDP, but fall within the “Outer Circle” area and therefore within the full extent of the Silent File area.⁹⁹

[127] We also accept the unchallenged evidence of Ngāi Tahu and Mr Pauling that the limited mapping of sites in the BPDP simply reflects the limits of then-available information and knowledge and the limits of processes for site identification. We agree with Mr Pauling that further investigation may reveal further relevant information, so making it appropriate to make changes to the mapped extent of SONTCS. That is simply a consequence of proper response to the statutory principles and Higher Order Documents, in terms of the best available evidence.

[128] We record, for completeness, that the mapping refinements of the Final Revised Version do not extend beyond the boundaries of those areas identified in Ngāi Tahu’s submission.¹⁰⁰ As such, no related scope issue arises in that respect.

[129] We understand that Federated Farmers’ position concerning jurisdictional scope pertained to the associated rules on land use, rather than the extent of mapping per se. In any case, we find no scope impediment to the expansion of mapping areas as proposed in the Final

⁹⁸ Transcript, pages 2165–2166.

⁹⁹ Transcript, page 2226.

¹⁰⁰ Supplementary opening submissions for the Council at 3.9.

Revised Version. Specifically, the mapping expansion gives effect to clearly expressed relief in Ngāi Tahu’s submission (and, also the submission by Heritage New Zealand).

[130] The extent of mapping of the SONTCS in the Final Revised Version is supported by the expert evidence of Messrs Pauling and Davis. That evidence was not challenged by any expert evidence called by any other party, including Federated Farmers. We accept that evidence and find it overwhelmingly supports the extent of mapping proposed in the Final Revised Version.

[131] Therefore, to the extent that Federated Farmers opposes the extent of mapping per se, we reject that relief. We deal with Mr Bayley’s concerns regarding Kaitōrete Spit at [168]–[176]. Subject to that and our determinations concerning related policies and rules, for the reasons we have stated, we determine that the extent of SONTCS mapping of the Final Revised Version and the related schedules are the most appropriate for achieving the related objectives to which we have referred.

[132] On that basis, we have included in the Decision Version the various Schedules proposed in the Further Revised Version.

Schedule 9.5.5.1 (9.5.6.1) and related rules

The appropriateness of the RDA and notification rules

[133] As we have described, the Final Revised Version proposes RDA classification for buildings, earthworks, subdivision and utilities within a Schedule 9.5.5.1 SONTC.¹⁰¹ This is as follows:

- (a) For buildings, proposed RDA Rule 9.5.3.2.1 and associated Rule 9.5.4.1 on assessment matters are essentially carried forward from the Council’s 3 June 2016 Version.
- (b) For subdivision, a new RD12 is proposed to be added to existing RDA Rule 8.3.2.3. This classifies as RDA the subdivision of land which includes a Wāhi Tapu or Wāhi

¹⁰¹ The rules proposed in the Final Revised Version for utilities within a Schedule 1 SONTC are discussed at [196]–[199].

Taonga site listed in Schedule 9.5.5.1. The related matters of discretion are in proposed Rule 9.5.4.1.

- (c) For earthworks, two related changes are proposed to the existing Rules 8.8.3 and 8.8.5, respectively on RDA and exemptions from permitted activity rule conditions. The change proposed to existing Rule 8.8.3 adds a new RD6 on earthworks within includes a Wāhi Tapu or Wāhi Taonga site listed in Schedule 9.5.5.1. The matters of discretion are in proposed Sub-chapter 9.5. The change to Rule 8.8.5 specifies, as exempt earthworks, ‘rammed posts for the purpose of fencing, holds for tree planting, the maintenance of existing farm tracks, pond or cultivation of existing pasture and cropping’; and
- (d) For utilities, three changes are proposed to the activity specific standards for permitted utilities, with associated requirements for RDA where located within SONTCS. These changes proposed apply to access tracks to utilities (Rules 11.3.1.1 P1 and 11.3.1.3 RD1), new electricity distribution and transmission lines and associated structure or equipment (Rules 11.3.2.1 P1 and 11.3.2.3 RD1), and new equipment for assessing site suitability for renewable electricity generation (Rules 11.3.3.1 P1 and 11.3.3.3 RD1).

[134] These various proposed rules of the Final Revised Version provide for the notification of consent applications to the relevant rūnanga and Heritage New Zealand, in the absence of their written approvals.¹⁰²

[135] The proposed exemption for earthworks replaces what the Council’s earlier versions proposed by way of an exemption for earthworks to a depth of 0.6m. Various submitters expressed concerns about that earlier limit. Also on behalf of co-submitter David Brailsford, Ms Cook noted how this limit was unsuitable not only in terms of farming practices, but also activities intended to protect waterways or biodiversity values (e.g. fencing of areas for stock exclusion or the erection of public information signage).¹⁰³ We find the narrative approach of the Final Revised Version satisfactorily addresses Ms Cook’s expressed concern. Mr Bayley noted that the 0.6 m limit would not cover small, otherwise permitted, offal pits (and sought a

¹⁰² Closing submissions for the Council at 7.13.

¹⁰³ Closing submissions for Jan Cook and David Brailsford at 8.

specific maximum dimension of, say, 2m x 2m x 1.5m).¹⁰⁴ However, as we explain at [161]–[176], we find Mr Bayley’s concerns about earthworks are appropriately addressed by the inclusion of Kaitōrete Spit in Schedule 9.5.6.2 and our associated changes to related rules on earthworks.

[136] In other respects, what is now proposed in the Final Revised Version was not contentious in closing submissions. We are satisfied that the rules we have described are well-supported by the evidence.

[137] We have made minor drafting refinements to clarify that notification is not necessarily limited to the relevant rūnanga and Heritage New Zealand, in what is now an aspect of Rule 9.5.4.1 and the re-numbered rules of the Decision Version. We have made minor drafting refinements to them in the Decision Version (now as re-numbered rules).

[138] We have identified some anomalies in the drafting of the proposed utility rules in the Final Revised Version. By way of example, new electricity transmission or distribution lines and structures, and monitoring equipment to assess site suitability for renewable electricity generation, would require RDA consent within a SONTCS, but small-scale wind turbines or free-standing communication facilities would not. However, on the evidence, we find that they are most appropriate in responding to the Higher Order Documents, and achieving the related objectives. Subject to limiting their application to Schedule 9.5.5.1 (9.5.6.1) SONTCS, we have included them in the Decision Version (with drafting amendments for clarity and consistency).

[139] For those reasons, we find that the amended rules, as included in the Decision Version, are the most appropriate for responding to the statutory principles and Higher Order Documents and for achieving the related objectives.

Whether sites 17–29; 30–38; 40–43 and 97 appropriate in Schedule 9.5.5.1 (9.5.6.1)

[140] A related issue concerns whether these specified sites should be included in Schedule 9.5.5.1 (9.5.6.1) and, hence, be the subject of the rules we have described.

¹⁰⁴ Closing submissions for Mr Bayley at 19–20. As noted, the Final Revised Version proposes that Mr Bayley’s land, as part of Kaitōrete Spit, be put in Schedule 9.5.5.2, and hence not be caught by this rule in any case.

[141] Federated Farmers’ opening submissions responded to Ngāi Tahu’s Initial Proposal. It submitted that, where a submitter pursued such a change to a notified proposal, it needed to involve the affected landowner. If that landowner did not support the submission, the submission ought to be rejected on its merits.¹⁰⁵

[142] Federated Farmers explained its concern about lack of landowner awareness of Ngāi Tahu’s and Heritage New Zealand’s requests for additional SONTCS to be included in the CRDP. Its concern was as to a lack of proper opportunity to engage in the process.¹⁰⁶ Federated Farmers reiterated those concerns in its closing submissions. It argued that, in the absence of landowner agreement, there was no scope for the Panel to grant the relief sought by Ngāi Tahu and Heritage New Zealand if this means that the related land would be made “subject to the requirements for resource consent that are independent of the underlying zoning”.¹⁰⁷

[143] Those concerns of Federated Farmers relate to the issue of whether the Final Revised Version’s proposal for including the following additional sites in Schedule 9.5.5.1 (9.5.6.1) is appropriate:

- (a) Sites 17–29 and 97, which are identified on the New Zealand Heritage list and are sought to be included by Heritage New Zealand;
- (b) Sites 30–38, which are pā sites and are sought to be included by Ngāi Tahu; and
- (c) Sites 40–43, which are maunga/mountain tops and are also sought to be included by Ngāi Tahu.

[144] Federated Farmers’ concern is not that the sites are listed in the CRDP per se, but that they are included in Schedule 9.5.5.1 (9.5.6.1) (and hence, made the subject of additional resource consent requirements), as opposed to being included in one of Schedules 9.5.5.2 to 9.5.5.4 (9.5.6.2 to 9.5.6.4).

¹⁰⁵ Opening submissions for Federated Farmers at 7.

¹⁰⁶ Closing submissions for Federated Farmers at 9 and 15.

¹⁰⁷ Closing legal submissions – Topic 9.5 North Canterbury Province of Federated Farmers of New Zealand Inc, dated 10 June 2016, at para 5.

[145] Federated Farmers supported its argument on scope by reference to the two limb test the High Court applied in *Clearwater Resort* and which it endorsed in *Motor Machinists (Kós J)*,¹⁰⁸ namely:

- (a) Assess whether a submission addressed the change to the status quo advanced by the proposal; then
- (b) Determine whether there is a real risk that people who are potentially affected have been denied an effective opportunity to participate.

[146] Federated Farmers argued that the lack of scope arises because the second limb of that test is not met. It argued that the further submission process of the OIC was insufficient to ensure adequate notice in order to provide an effective opportunity to participate, given the substance of the relief pursued by Ngāi Tahu and Heritage New Zealand. It drew comparison with directions made by the chair of the Auckland Unitary Plan Independent Hearings Panel in a Minute concerning submissions making site-specific requests for additions to or modifications from proposed Auckland Unitary Plan (‘pAUP’) schedules (‘AUP IHP Minute’).¹⁰⁹ Applying the principles expressed in *Clearwater Resort*, the Minute recorded that, where a submission seeks to add an item on private land not identified in the pAUP, the Panel would need to be sure the affected owner has an effective opportunity to participate before proceeding to a merits assessment. The Minute recorded an observation that the Schedule 1 RMA submission and further submission process “is not likely to be sufficient on its own to ensure adequate notice”.¹¹⁰

[147] By analogy, it argued that Ngāi Tahu and Heritage New Zealand sought to have additional SONTCS included over private land without fair notice to landowners and fair opportunity for them to be involved. It argued that the proper procedure for including sites and related rules in the CRDP was a plan change.¹¹¹

¹⁰⁸ *Clearwater Resort Limited v Christchurch City Council* HC Christchurch AP34/02, 14 March 2003; *Palmerston North City Council v Motor Machinists Limited* [2013] NZHC 1290.

¹⁰⁹ Auckland Unitary Plan Independent Hearings Panel Procedural Minute No. 6 by Chairperson of Independent Hearings Panel directions in relation to submissions that seek specific changes to modify, add or delete site specific provisions in the Plan, dated 5 August 2014 (‘AUP IHP Minute’).

¹¹⁰ AUP IHP Minute at [10].

¹¹¹ Closing submissions for Federated Farmers at 10. We note that Federated Farmers also made reference to ‘variation’, although we note that variation is not an available route for the formulation of the CRDP under the OIC.

[148] Ngāi Tahu and the Council agreed that scope was to be considered according to the two limb test in *Clearwater Resort* and *Motor Machinists*.¹¹² Both submitted that both limbs were met (in the Council’s case, including in relation to the relief sought by Heritage New Zealand’s submission).

[149] As for the first limb, Ngāi Tahu submitted that its requested listing, recognition and protection of Ngāi Tahu sites of cultural significance, was well within the ambit of the Notified Version. The Council agreed. It submitted that the Notified Version identified SONTCS for protection and the submissions of Ngāi Tahu and Heritage New Zealand were to the effect that the Notified Version’s list of SONTCS identified for protection was not complete.¹¹³

[150] As for the second limb, Ngāi Tahu argued that *Clearwater Resort* confirms that the submission and further submission process can be a legitimate opportunity to seek relief through a plan preparation process. It submitted that persons with a potential interest in its submission were given adequate opportunity to participate in the process by way of a further submission.¹¹⁴ It argued that Federated Farmers’ concerns about procedural fairness were simply as a consequence of the OIC’s streamlining of the ‘usual’ submission RMA processes, rather than demonstrating a jurisdictional issue.¹¹⁵ It submitted that, in effect, Federated Farmers sought a landowners’ veto on recognition and protection of SONTCS not included in the Notified Version and such a veto was contrary to Part 2, RMA (including s 6(e) and (f)) and to the requirements of Higher Order Documents.¹¹⁶

[151] On the second limb, the Council also generally endorsed Ngāi Tahu’s position. It submitted that parties had an “effective opportunity to respond” to the Ngāi Tahu and Heritage New Zealand submissions through the further submission process. It noted that a number of key stakeholders (including Federated Farmers) did file further submissions, and have been involved in the hearings process for this topic.¹¹⁷ It also argued that Federated Farmers’ position is “misconceived”, in that it accepts there is scope to include the SONTCS in the CRDP, but does not accept there is scope for such sites to be subject to independent consenting requirements. The Council argued that the distinction between the regulatory regimes applying

¹¹² Closing submissions for Ngāi Tahu at 121 and following; closing submissions for the Council at 8.7 and following.

¹¹³ Closing submissions for the Council at 8.7.

¹¹⁴ Closing submissions for Ngāi Tahu at 126–127.

¹¹⁵ Closing submissions for Ngāi Tahu at 133.

¹¹⁶ Closing submissions for Ngāi Tahu at 134.

¹¹⁷ Closing submissions for the Council at 8.7.

to these sites (i.e. a regime that includes independent consent requirements for such sites or a regime which uses existing consent trigger for the underlying zone) has no bearing on the issue of scope and whether the submissions are “on” the Replacement Plan.¹¹⁸

[152] As we have recorded, Federated Farmers’ submission focussed on the second limb of the jurisdictional scope test. However, for completeness, we find that the first limb is readily satisfied in the case of both Ngāi Tahu’s and Heritage New Zealand’s submissions. That is for the reasons given by Ngāi Tahu and the Council.

[153] For the following reasons, we also find on the evidence that the second limb of the test is met.

[154] We have already accepted the uncontested evidence of Messrs Pauling and Davis in relation to the mapping of these sites being appropriate. In addition, we note Ms Ferguson’s evidence that sites 17–29 and 97 are well known and documented sites with significant cultural values.¹¹⁹ With regards to sites 30–38, we also note Mr Pauling’s uncontested evidence (relied on by Ms Ferguson) that there is a high probability of archaeological material and that they are sensitive to disturbance.¹²⁰ Related to that, Ms Ferguson’s opinion was that, to achieve the Plan’s policies and objectives that relate to the protection of Wāhi Tapu sites, a specific rule is appropriate.¹²¹ Similarly, she supported a specific rule applying to sites 40–43 in order to give effect to the policy that seeks to protect these sites from inappropriate development.¹²²

[155] That evidence (which we accept) supports the positions of the Council and Ngāi Tahu on the matter of the second limb of *Clearwater Resort*.

[156] Conversely, we do not find Federated Farmers’ reference to the AUP IHP Minute of assistance concerning the second limb of the test. Notably, the comments in the Minute concerning procedural fairness are prefaced by the qualifier “subject to fuller consideration in any particular case”.¹²³ As such, it is not making a finding that supports Federated Farmers’ position of inherent difficulty in a submitter seeking, by way of relief, the addition of items to

¹¹⁸ Closing submissions for the Council at 8.8.

¹¹⁹ Supplementary evidence of Shirley Ferguson at 4.20.

¹²⁰ Supplementary evidence of Shirley Ferguson at 4.24.

¹²¹ Supplementary evidence of Shirley Ferguson at 4.25.

¹²² Supplementary evidence of Shirley Ferguson at 4.26.

¹²³ AUP IHP Minute, at [10].

a protection schedule including items on private land. Rather, it is acknowledging a need to consider matters in their specific context. The second limb of *Clearwater Resort* self-evidentially requires such a contextual consideration.

[157] As to context, the evidence we have referred to at [154] gives us sufficient assurance that no real issues of procedural prejudice arise in accepting the additional sites both for listing and the application of the associated rule. Federated Farmers' acceptance of listing as appropriate is a further demonstration of that. We agree with the Council that there is an inconsistency in Federated Farmers' position of accepting there is scope to include the SONTCS but not to impose rules, given its argument is premised on insufficient notice being given to landowners. In any case, we find Federated Farmers' assertion on inadequate notice is not supportable in the face of the evidence we have referred to.

[158] Furthermore, the fact that landowners have not made a further submission is not evidence that they were unaware of Ngāi Tahu's and Heritage New Zealand's submission. Federated Farmers had opportunity, but did not elect to, call evidence from any landowners on these matters.

[159] Therefore, on the evidence of the Council and Ngāi Tahu, we reject Federated Farmers' submission on this matter. We find that:

- (a) There is no scope impediment to including these additional sites in what is now renumbered Schedule 9.5.6.1 such as to make them subject to applicable rules; and
- (b) The inclusion of these sites in Schedule 9.5.6.1 so that they are made the subject of applicable rules is most appropriate in response to ss 6 and 7 RMA and the Higher Order Documents and to achieve the related objectives.

[160] Therefore, with the inclusion of these additional sites, we find Schedule 9.5.6.1 is the most appropriate for achieving related objectives and so include it in the Decision Version.

The appropriateness of including Kaitōrete Spit Schedule 9.5.5.2 (now 9.5.6.2)

[161] The issues concerning the most appropriate regulatory approach for protection of SONTCS at Kaitōrete Spit were a particular focus during the hearing.

[162] Kaitōrete Spit is not a listed site in the BDPD and was not listed as a SONTC in the Notified Version. Ngāi Tahu’s written submission sought that it be included. Its ultimate position was in support of the Final Revised Version, which proposes that Kaitōrete Spit be included in Schedule 9.5.5.2 (9.5.6.2), rather than Schedule 9.5.5.1 (9.5.6.1).

[163] We heard from a number of experts as to the cultural importance of Kaitōrete Spit, and their evidence was not contested by any other expert.

[164] Ngāi Tahu cultural expert, Mr Cranwell explained that:¹²⁴

64. Kaitōrete Spit is a cultural landscape with a long and rich history of Kāi Tahu land use and occupancy, and strong tradition of mahinga kai. Numerous pā, kāika, mahika kai areas, wāhi taoka and wāhi tapu sites hold the stories of Kāi Tahu whānui settlement and resource use in and around Kaitōrete.
65. Kaitōrete Spit has been occupied by successive Kāi Tahu whānui generations in one shape or form for centuries. It provides access to the associated aquatic environments of Te Waihora and Te Tai o Mahaanui, a unique terrestrial environment for the gathering of mahika kai. Ample archeological [sic] evidence and oral traditions testify to this fact. Wāhi tapu and wāhi taoka sites populate its length and breath [sic]. Urupā (places where Kāi Tahu ancestors were buried) continue to have special spiritual significance, as do the places where various ceremonies took place. Umu (ovens), middens, Tool (taoka working sites), Kāika (Permanent occupation sites) and Nohoaka (camp sites) attest to its importance. And Kaitōrete Spit has a high concentration of known recorded Māori archaeological sites.

[165] Mr Davis noted that, from an archaeological perspective, a minimum of 122 archaeological sites of Māori origin are located on the spit and are registered with the New Zealand Archaeological Association (‘NZAA’).¹²⁵ He also stated that several of these sites have yielded unique 15th century Taonga Tukurū, including the earliest examples of Te Waipounamu Māori Raranga (weaving). In his view, this lends support to recognising Kaitōrete as a Wāhi Tapu/Wāhi Taonga site within the CRDP.

[166] Mr Pauling’s evidence was that the refined extent of this site considers multiple known NZAA, rūnanga and DOC recorded sites, but that with further work separate and/or more specific Wāhi Tapu areas could be identified which could allow the larger site extent to be considered as a Ngā Tūranga Tūpuna site.¹²⁶

¹²⁴ Evidence in chief of Iacan Cranwell at 64-65.

¹²⁵ Supplementary evidence of Kyle Davis, 22 April 2016, at 21.

¹²⁶ Supplementary evidence of Craig Pauling at 5.14.

[167] We accept the evidence of Messrs Cranwell, Davis and Pauling on these matters.

[168] Farming activities are undertaken on parts of Kaitōrete Spit. Mr Michael Bayley has a reasonably large farm there and has worked on his farm for 53 years. He is the third generation of his family to have done so.¹²⁷

[169] Mr Bayley gave evidence at the resumed hearing and attended the facilitated drafting session. In his evidence, Mr Bayley expressed concerns about the lack of consultation with affected landowners in relation to Ngāi Tahu’s Initial Proposal. He also stated.¹²⁸

We have always known of the important connection of Ngāi Tahu with areas at Kaitōrete Spit and have always been respectful of particular sites that are known to us.

[170] Mr Bayley acknowledged the importance of the spit to Ngāi Tahu, accepted the appropriateness of using the CRDP to provide for the protection of SONTCS, and supported “a designation for Urupā and the like”.¹²⁹ His closing submissions were in relation to the Council’s 3 June 2016 Version which was similar in most respects to the Final Revised Version, but also allowed for what is termed an ‘opt in’ mechanism.¹³⁰ He accepted that there is scope to make the changes that the 3 June 2016 Version proposed to the Notified Version. However, he considered that scheduling the whole of the spit goes too far. His first preference was:¹³¹

... that the known specific Wāhi Tapu/Wāhi Taonga sites on Kaitōrete Spit be identified as such, with any further sites that may be identified being progressively added to Schedule 9.5.5.1 under the “opt-in” provision.

Whether ‘opt in’ or ‘opt out’ mechanisms appropriate

[171] By way of background to Mr Bayley’s preference for an ‘opt in’ provision, we note that the genesis of this came from the Panel’s questioning during the hearing. In broad terms, the idea of ‘opt in’ is to allow for sites to be inserted into Schedule 9.5.5.1 (9.5.6.1) and made subject to the related rules without the formality of a plan change, where there was landowner agreement and specified certification. As such, the Council included the concept in the 3 June

¹²⁷ Evidence in chief of Michael Bayley, 22 April 2016.

¹²⁸ Evidence in chief of Michael Bayley at 6.

¹²⁹ Closing submissions for Michael Bayley at 5.

¹³⁰ Closing submissions for the Council at 6.2.

¹³¹ Closing submissions for Michael Bayley at 11–12 and 17.

2016 Version simply to assist consideration of this matter by the parties, but it did not endorse the concept.

[172] Opt in was not supported by Ngāi Tahu, the Crown, Federated Farmers or the Council.¹³² The Council pointed out that no party challenged the provisions for Schedule 9.5.5.1 (9.5.6.1) sites.¹³³

[173] We find that it would be inappropriate to provide for an ‘opt in’ mechanism (or variation of such a mechanism, such as ‘opt out’). We accept the submissions of the various parties who have noted that such a mechanism would be unduly complex and confusing. As such, we find it would not be effective or appropriate in achieving related objectives.¹³⁴ In addition, we find that the approach of the Final Revised Version (including what is now numbered Policy 9.5.2.10) more appropriate in two respects. It would allow for a properly holistic approach in keeping with the nature of the cultural landscape of Kaitōrete Spit. Secondly, it would better address the need for both Ngāi Tahu and landowners to be involved in investigatory work that informs a plan change.

Inclusion of Kaitōrete Spit in Schedule 9.5.5.2 (now 9.5.6.2) the most appropriate

[174] As we have already discussed, the Council’s position acknowledges the fact that the spit is an important cultural landscape but that insufficient work has been done at this time to identify SONTCS and include them in Schedule 9.5.6.1 with the effect that additional resource consent requirements would be triggered. It submitted that it would be appropriate to go only so far as to have the additional assessment criterion concerning effects on SONTCS apply when relevant consent requirements are triggered by the underlying zone or district-wide rules. Related to that, it submitted that the Final Revised Version is a pragmatic and appropriate response to Mr Bayley’s primary concern.¹³⁵

[175] Ngāi Tahu supported the Final Revised Version’s approach to Kaitōrete Spit in the interim (i.e. until a plan change is notified). That was especially in view of the evidence that Kaitōrete Spit includes significant Wāhi Tapu and Wāhi Taonga sites. It submitted that the

¹³² Closing submissions for the Crown at 3.4.

¹³³ Closing submissions for the Council at 6.8.

¹³⁴ Closing submissions for the Council at 6.3; Closing submissions for the Crown at 2.4; Closing submissions for Federated Farmers at 17–20; Closing submissions for Ngāi Tahu at 56–57.

¹³⁵ Closing submissions for the Council at 9.2(a).

approach of the Final Revised Version was also properly balanced (although, as we discuss at [185]–[195], Ngāi Tahu’s position on that would appear to be based on some misconceptions about the true effect of the Council’s proposed earthworks rules).

[176] On the evidence, we find that it is more appropriate for Kaitōrete Spit to be included in Schedule 9.5.6.2 than Schedule 9.5.6.1. That is in the sense that, with the changes we make to associated earthworks and notification rules, it achieves a sufficient degree of protection of SONTCS (pending an anticipated plan change) on a basis that does not unduly or unreasonably restrict farming and other land uses. Hence, we find it the most appropriate outcome in terms of relative efficiency and effectiveness, and costs and benefits, for achieving the related objectives. Therefore, we have provided for this in the Decision Version.

Rules for activities in Schedule 9.5.5.2 to 9.5.5.4 (now 9.5.6.2 to 9.5.6.4) SONTCS

[177] An overall observation we make is that we encountered a range of problems with the drafting of the Final Revised Version’s proposed rules for earthworks in relation to Schedule 9.5.5.2 to 9.5.5.4 (now 9.5.6.2 to 9.5.6.4) SONTCS. As we explain, those included inconsistencies between what closing submissions indicated was intended and what was actually drafted, unexplained anomalies in terms of rules that the Final Revised Version proposes to amend and others that it leaves un-amended, and other drafting defects. Pressures on time and resourcing, now that we are towards the end of the time period specified in the OIC for completion of our enquiry, has made it impracticable for us to revert to the parties to rectify these drafting problems. Rather, we have had to attend to the issues ourselves and this has contributed to the time this lengthy decision has taken to be issued.

Earthworks rules in relation to Schedule 9.5.6.2 SONTCS

[178] For the reasons we now explain, we find the drafting inappropriate in that it would both:

- (a) Fail to provide adequate protection of Schedule 1 SONTCS or those at Kaitōrete Spit; and
- (b) Impose arbitrary costs and unreasonable costs and uncertainties, not only on farming but also on important other activities, including the maintenance of infrastructure and natural hazard management.

[179] Chapter 8, Subdivision, Development and Earthworks, includes a permitted activity Rule 8.8.1 for earthworks. The rule lists an extensive range of activity specific standards. They encompass matters such as maximum gradients, vibration, operation of mechanical or illuminating equipment during night time hours, and a raft of other matters pertaining to general amenity and other effects. They also include volumetric limits for earthworks. For earthworks in the Rural zone, that limit is 100m³/ha over a one year time period (formerly Rule 8.8.1, Table 1).

[180] Rule 8.8.5 (which the Decision Version rennumbers 8.5A.3) operates to specify exemptions from these permitted activity specific standards for specified permitted activities (P1, P2 and P6). These can be described as general earthworks (with listed exceptions), earthworks for land repair, and earthworks within 5m of any tree in specified parks, public open space and road corridors.

[181] In their closing submissions, Ngāi Tahu explains that, for earthworks in relation to Schedule 9.5.5.2 (9.5.6.2) SONTCS, it seeks the following:

... reliance would be had on other existing earthworks rules, and specified exemptions. Those exemptions include a range of normal rural activities, fencing, cultivation, cropping and silage making etc, and also foundations for buildings subject to a building consent.

[182] Ngāi Tahu's requested change to Rule 8.8.5 (8.5A.3) is as follows:

Within Sites of Ngāi Tahu Cultural Significance identified in Table 9.5.5.2 only the following exemptions apply: 1, 2, 3, 4, 5, 9, 14, and, the maintenance of existing farm tracks and ponds.

[183] The Council's closing submissions express support for what Ngāi Tahu seeks, although it proposes a slightly differently worded provision:

Within a Site of Ngāi Tahu Cultural Significance listed in Chapter 9.5, Schedule 9.5.5.2 only exemptions 1, 2, 3, 4, 5, 9 and 14 shall apply.

[184] Both proposals would both mean that the listed exemptions would cease to apply, if the earthworks take place within Schedule 9.5.5.2 (9.5.6.2) SONTCS. In essence, earthworks for specified utility purposes, drains or ponds, geotechnical assessments, fire ponds, stock tracks, and vehicle access tracks, and maintenance or establishment of farm access tracks would cease to be exempt from the raft of permitted activity standards in Rule 8.8.1.

[190] For those reasons, we reject this aspect of the Final Revised Version and Ngāi Tahu’s Final Proposal.

[191] In terms of our s 32AA obligation to assess the most appropriate rules for achieving related objectives, we are left with two options: rejecting earthworks rules for Schedule 9.5.6.2 SONTCS or providing an alternative rules’ regime.

[192] We recognise that the issues the evidence has revealed to us concerning Kaitōrete Spit could also exist for other Schedule 9.5.6.2 SONTCS. However, as the evidence on those other SONTCS was comparatively much more general, we find that we should confine our attention to what should occur at Kaitōrete Spit. In essence, the remainder is best left for the Council to address, through plan change, following the future work directed by Policy 9.5.2.10.

[193] In our consideration of costs and benefits, in addition to the risks for SONTCS, we have weighed the implications for farming operations, including those of Mr Bayley. For completeness, we record that we did not receive evidence that enables us to practicably quantify costs and benefits. Hence, we are not required to do so (s 32(2)(b)). We have noted Mr Bayley’s request that we make provision for offal pits.

[194] For those reasons, we find the most appropriate approach is to extend the Schedule 9.5.6.1 SONTCS RDA earthworks rule in Chapter 8 that the Final Revised Version proposed so that it also applies to Kaitōrete Spit (but subject to an exemption for offal pits at Kaitōrete Spit). We have also made changes to improve drafting clarity.

[195] The revised rule is renumbered Rule 8.5A.2.3 RD6, with exemption being found at Rule 8.5A.3.b. On the evidence, we find it properly responds to the statutory principles and Higher Order Documents and is the most appropriate for achieving related objectives (including Objectives 9.5.2.1 –9.5.2.3, and Strategic Objectives 3.3.1 and 3.3.2).

Rules for utilities within Schedule 9.5.6.2 to 9.5.6.4 SONTCS

[196] The Final Revised Version also proposes restricted discretionary activity (‘RDA’) classification, with associated assessment matters for some utilities located within all SONTCS. At [133]–[139], we set out our findings on the appropriateness of this for Schedule

9.5.6.1 SONTCS. We now address whether it is appropriate for the regime to be applied to Schedule 9.5.6.2 to 9.5.6.4 SONTCS as well.

[197] This is one example of what we have noted earlier, namely of the Final Revised Version not according with the Council’s closing submissions. Those submissions, in adopting Ngāi Tahu’s approach, explicitly say that new proposed rules that require resource consent are confined to Schedule 9.5.5.1 (9.5.6.1) and Schedule 9.5.5.4 (9.5.6.4) SONTCS. The submissions say that the approach for the remaining SONTCS is to add “... matters of discretion in relation to Ngāi Tahu cultural values in relation to various restricted discretionary activities”.¹³⁸

[198] We are also concerned about what the Council’s closing submissions record regarding those utility operators who made further submissions on Sub-chapter 9.5. The submissions note that, while those operators were invited to the mediation with the Council and Ngāi Tahu, none attended it. We cannot safely assume, on that basis, that the utility operators are content with these aspects of the Final Revised Version. That is particularly given that the changes the Final Revised Version proposes to make to Chapter 11 would significantly amend provisions that utility operators and the Council essentially agreed, as is recorded in Decision 40. Given the substantive implications of these proposed changes, and the fact they have surfaced so late after the hearing, we would have expected the Council and Ngāi Tahu to have at least tendered evidence, or a joint memorandum with the utility operators, in support of what is proposed. Without that, we have no safe way of knowing that the provisions would not give rise to inappropriate costs and uncertainties for utility operators.

[199] We find there is not sufficient evidence for us to safely conclude, in accordance with s 32 of the RMA, that these proposed utility controls should be applied to Schedule 9.5.5.2 (9.5.6.2) and Schedule 9.5.5.4 (9.5.6.4) SONTCS.

[200] For those reasons, we reject these proposals as inappropriate for responding to the statutory principles and Higher Order Documents, and achieving related objectives. In particular, on the evidence, we find that they could well conflict with Strategic Objectives 3.3.1 and 3.3.2 and they do not assist to achieve the related Sub-chapter 9.5 objectives.

¹³⁸ Closing submissions for the Council, dated 17 June 2016, at 11.3 – 11.5.

Other rules for assessment of activities within Schedule 9.5.5.1 (now 9.5.6.1) to 9.5.5.4 (now 9.5.6.4) SONTCS

[201] The Final Revised Version proposes changes to rules in other CRDP chapters concerning the assessment matters applicable to relevant resource consent applications. These closely parallel Ngāi Tahu's Final Proposal.¹³⁹

[202] In the Residential, Industrial and Rural Zones, the Final Revised Version proposes that assessment matters concerning all Schedule 9.5.5.1 (9.5.6.1) to 9.5.5.4 (9.5.6.4) SONTCS be added for applications for activities that do not meet the built form standards for site density or site coverage. The Final Revised Version does not seek this change for other built form standards. We were not given assistance on why this apparently arbitrary approach is proposed.

[203] In addition, given the evidence on the nature of SONTCS values, we find that this proposal to attach controls to built form standards for site density is not appropriately targeted. We note that the specific earthworks and subdivision rules included for Schedule 1 SONTCS would enable assessment of effects from those activities, prior to more intensive development proceeding. We find these proposals are a further example of reasonably significant changes to existing rules being proposed without evidence that helps us to understand the relative costs and benefits.

[204] For those reasons, we reject these aspects of the Final Revised Version as inappropriate for responding to the statutory principles and Higher Order Documents or for achieving related objectives. In particular, on the evidence, we find that they could well conflict with Strategic Objectives 3.3.1 and 3.3.2 and they do not assist to achieve the related Sub-chapter 9.5 objectives.

[205] The Final Revised Version proposes a range of other changes to various RDA rules of other chapters to add assessment matters pertaining to the Schedule 9.5.6.1 to 9.5.6.4 SONTCS. Those changes are proposed to Sub-chapter 9.2 (natural character, landscapes etc), and Chapters 8 (Subdivision, Development and Earthworks), 11 (Utilities and Energy), 14 (Residential), 15 (Commercial), 16 (Industrial), 17 (Rural) and 18 (Open Space). In

¹³⁹ Closing submissions for Ngāi Tahu, at 65, 66

Chapters 14 to 18, the Final Revised Version also proposes similar changes to rules for controlled activities and changes to some objectives and policies to add reference to SONTCS.

[206] None of those changes are contentious, and we find that they are well-supported on the evidence. We find the changes to be appropriate in substance, however, due to the limited time available we have not refined the drafting to the degree that we would have preferred. We have, however, refined them to more clearly reference the identified SONTCS in the different schedules in Appendix 9.5.6, and the specific matters of assessment in Rule 9.5.5. Subject to those refinements, we find these other changes the most appropriate for responding to the statutory principles and Higher Order Documents, and achieving related objectives.

[207] Those findings of appropriateness also pertain to the changes that the Final Revised Version proposes concerning the Sub-chapter 6.6 (Water Body Setbacks). The related provisions will be included (subject to any minor drafting refinements we find appropriate) in our later Chapter 6 (General Rules and Procedures) decision.

Notification provisions applicable to SONTCS in Schedules 9.5.5.2 to 9.5.5.4 (now 9.5.6.2 to 9.5.6.4)

[208] Closing submissions indicate some confined differences between Ngāi Tahu and the Council concerning the most appropriate notification regime for resource consent applications for Schedule 9.5.5.2 to 9.5.5.4 SONTCS:

- (a) Ngāi Tahu seeks that, where assessment matters relating to these SONTCS have been added, there should be an associated rule requiring limited notification to ngā rūnanga.¹⁴⁰ In essence, it seeks a rule in similar terms to the one it sought for Schedule 9.5.5.1 (9.5.6.1) SONTCS; and
- (b) The Council expresses concern that this would have the unintended consequences of precluding public notification of some application types and excluding limited notification to other potentially relevant parties.¹⁴¹

¹⁴⁰ Closing submissions for Ngāi Tahu, at 78 - 85

¹⁴¹ Closing submissions for the Council at 7.16.

[209] We agree with the Council that Ngāi Tahu's proposed notification regime could inappropriately preclude public notification and exclude other parties from limited notification. However, as we now explain, we also find several problems with the drafting the Council's Final Revised Version proposes.

[210] In its closing, the Council submits that what it proposes in the Final Revised Version would achieve Ngāi Tahu's drafting intent without preventing full public notification or limited notification to other parties where this is justified under the usual RMA notification tests.¹⁴²

[211] It goes on to describe what it has proposed in the Final Revised Version as follows:¹⁴³

Activities that do not comply with [insert rule] will be subject to the normal tests for notification under the relevant sections of the RMA. Where an activity is located within a site of Ngāi Tahu Cultural Significance the Council shall give limited notification to the relevant rūnanga, unless the relevant rūnanga have provided written approval.

[212] One difficulty we have with that submission is in the first sentence of it. That sentence appears to say that activities that do not comply with relevant rules would be subject to the normal tests for notification under the relevant sections of the RMA. However, there are a number of examples in the CRDP where, in such circumstances, rules on notification change those normal RMA notification tests.

[213] However, as we have found for a range of other matters, we find that the drafting in the Final Revised Version is inconsistent with what the Council would appear to be saying it is proposing in its closing submissions.

[214] Turning to the Final Revised Version itself, we note that it proposes a rule to be inserted into various zones requiring limited notification of consent applications to be given to the relevant rūnanga when specified activities are within Schedule 9.5.6.4 Ngā Wai. In the Rural Zones (Chapter 17), that regime is proposed for buildings within 40 metres of mean high water springs. In Chapter 11 (Utilities and Energy), that is proposed for applications for utilities. In Sub-chapter 6.6, it is proposed for earthworks and buildings within the water body setbacks.

[215] There is a considerable length of coast and water bodies that are part of Schedule 9.5. The Final Revised Version proposed a requirement for limited notification to rūnanga where

¹⁴² Closing submissions for the Council at 7.18.

¹⁴³ Closing submissions for the Council at 7.17.

activities are within Schedule 9.5.6.4 Ngā Wai. However, we do not have evidence to assist us to evaluate the reasonably significant potential costs and benefits of this provision. Given the provision we have made in the Decision Version for limited notification to rūnanga of Schedule 9.5.6.2 earthworks, subdivision and utilities and earthworks at Kaitōrete Spit, we are not satisfied on the evidence that the further costs and uncertainties of this additional notification regime is appropriate.

[216] In addition, we have identified a number of anomalies in how the Final Revised Version’s various notification rules are included in the zone rules. In the Commercial Core zone only, the Final Revised Version proposes limited notification to rūnanga for urban design consent applications. In the Industrial Heavy Zone, similar limited notification is proposed for the processing of quarried materials, but not for other industrial or quarrying activities. Limited notification to rūnanga is proposed for community facilities in several rural zones, but not for other facilities of potentially similar scale. All discretionary activities are targeted for limited notification to rūnanga in the Rural Port Hills Zone only. Those are by way of example of this problem of arbitrary notification proposals on which we have not been assisted, either in evidence or in legal submissions, on the rationale.

[217] The evidence and related legal submissions do not help us to understand how the various activities, to which these proposals for notification relate, have any relationship to particular SONTCS. Nor have we been helped to understand the costs and benefits of these proposals.

[218] Ultimately, we must identify the most appropriate regime considering all relevant matters. Those matters include the cultural values at risk. They also include the OIC Schedule 4 Statement of Expectations including that the CRDP clearly articulates how decisions about resource use and values will be made, in a manner consistent with an intention to reduce significantly (compared with the Existing Plan) “the requirements for notification and written approval”. We read that expectation subject to the RMA regime for the making of rules as to notification, including for precluding public or limited notification.

[219] With reference to those matters, and for the reasons we have given, we find that the Final Revised Version’s notification regime for Schedule 9.5.6.2 to 9.5.6.4 SONTCS is inappropriate for responding to the statutory principles and Higher Order Documents and achieving related objectives. In particular, on the evidence, we find that they could well conflict with Strategic

Objectives 3.3.1 and 3.3.2 and they do not assist to achieve the related Sub-chapter 9.5 objectives.

[220] As we have explained, we find that the evidence concerning Schedule 9.5.6.2 to 9.5.6.4 SONTCS is relatively less certain and geographically precise than that for Schedule 9.5.6.1 SONTCS. Under s 32(2)(c), we are directed to ‘assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.’ Those risks apply to both the SONTCS in issue and the costs, delay and uncertainty that can arise from notification of consent applications.

[221] We find that we should strike an appropriate balance on these matters, bearing in mind that it is acknowledged by Policy 9.5.2.10 that what we provide for at this time in the CRDP will need to be the subject of further development and refinement through further plan change.

[222] For those reasons, we find the most appropriate regime for achieving related objectives is to require limited notification to the relevant rūnanga when the activity in issue is already assigned (by the zone specific or district wide rules) to the limited notified track. In several other cases, that will leave the Council to determine the proper approach to notification according to the usual RMA tests. We find the Council able to do so. In some cases, however, it will mean applications are not notified to rūnanga. We find that outcome appropriate at this time, weighing all matters.

[223] Therefore, we are satisfied that this modified approach of the Decision Version is the most appropriate in responding to the Higher Order Documents, including the OIC Statement of Expectations, and achieving related objectives (including Strategic Objective 3.3.1, 3.3.2 and related Chapter 9 objectives).

Matters concerning land at North Belfast including in relation to Chapters 8 and 16

[224] We now address a related set of provisions concerning land at North Belfast, where relevant parties have agreed with the Council on the most appropriate outcome.

[225] By Minute on 6 May 2015 (‘Deferral Minute’), the Panel agreed to a joint request concerning the hearing and determination of the proposed Industrial General (North Belfast) zone for the land. That was on the basis, reported in a 30 April 2015 Memorandum of Counsel

for the Council (‘Council Deferral Memorandum’), that named parties were agreed that it would be appropriate for the Panel to defer determination of the zoning of the land until such time as the Panel heard and made decisions on Sub-chapter 9.5.

[226] The parties made this request so as to allow for an appropriately holistic consideration of the matters in issue, given information concerning ‘springs’ and Silent Files, pertaining to parts of the subject land¹⁴⁴. In terms of the joint request, the Panel heard evidence on the non-cultural provisions of the Industrial General (North Belfast) zone proposal as part of the Chapter 16 proposal hearing, but deferred its decision on that zoning proposal until now.

[227] On 30 September 2016, the Panel received a joint memorandum (‘Joint Memorandum’) on behalf of the following parties (together the ‘Joint Parties’), a number of whom were noted in the Council’s 30 April 2015 Memorandum as to deferral:¹⁴⁵

- (a) Radford Family Trust (660);
- (b) Ngāi Tahu;
- (c) Silver Fern Farms Limited (686);
- (d) Five Blend Holdings Limited and Foxtan Properties Limited (819, FS5074); and
- (e) 880 Main North Road Limited (1081, FS1283).

[228] The Joint Memorandum includes provisions which the Joint Parties agree as most appropriate for inclusion in Chapters 8 (Subdivision and Earthworks) and 16 (Industrial), and in Sub-chapter 9 (‘Requested Provisions’). The Requested Provisions include changes to Chapter 16 as follows:

- (a) A change to Rule 16.2.7.1.1 to add an additional permitted activity (‘P1’) described as ‘any development permitted under 16.2.2.1’, and specifying related activity

¹⁴⁴ Minute — Industrial General (North Belfast) zone, 6 May 2016.

¹⁴⁵ We note that the Council’s 30 April memorandum also referred to Lowe Corporation Limited (772). However, that submitter’s matters were in relation to other matters determined by Decision 11 at [529]–[550]. The Council’s memorandum did not list Five Blend Holdings Limited and Foxtan Properties Limited and 880 Main North Road Limited, but we are satisfied they have a relevant interest.

specific standards concerning key structuring elements (including concerning springs) and built form standards;

- (b) A new Rule 16.2.7.2.4 as to minimum setbacks from springs;
- (c) New and amended matters of discretion, pertaining to the Outline Development Plan ('ODP') and springs; and
- (d) A new Appendix 16.5iii which comprises a proposed ODP, entitled 'General Industrial Zone (North Belfast) — Blue Layer', depicting stormwater arrangements and other contextual features.

[229] The Requested Provisions seek changes to Chapter 8 as follows:

- (a) An additional activity standard 8.3.3.15 pertaining to the effects of subdivision and/or earthworks in the Industrial General (North Belfast) zone on Wāhi Taonga, Wāhi Tapu and urupā and requiring the implementation of a related protocol with Te Ngāi Tūāhuriri Rūnanga;
- (b) A set of changes concerning controlled activity subdivision rules, including:
 - (i) An addition to Rule 8.4.4.6 on matters of control and natural and cultural values as to whether the above-noted protocol has been agreed (including possible provision for a cultural monitor); and
 - (ii) Related changes to controlled activity Rule 8.3.2.2 C5 (as to subdivision in an area subject to a ODP);
- (c) A set of changes concerning restricted discretionary activity subdivision rules, including:
 - (i) New Rule 8.5.16 specifying matters of discretion in regard to natural and cultural heritage and the Industrial General (North Belfast) zone;

- (ii) A change to restricted discretionary activity Rule 8.3.2.3 to reference and apply that new rule; and
 - (iii) A further change to Rule 8.3.2.3 to add new RD14 as to subdivision within the Industrial General (North Belfast) zone which either creates an allotment within a new boundary less than 10m from the surveyed point of the spring shown on the ODP or meets an alternative description where a spring is not so identified;
- (d) Additions to earthworks rules, including:
- (i) An addition to permitted activity Rule 8.8.2 to the effect that earthworks are permitted beyond 20m of specified springs within the Industrial General (North Belfast) zone subject to meeting the standards in 8.3.3.15;
 - (ii) An additional controlled activity Rule 8.8.2b C1 for earthworks between 10-20m from specified springs, subject to specified matters of control in Rules 8.8.7, 8.4.4.6(i) and 16.2.7.3.4 (Springs);
 - (iii) Changes to restricted discretionary activity Rule 8.8.3 to provide new RD8 and RD9 concerning activity within 10m of the specified springs and activities not complying with the controlled activity standards (and specifying associated matters of discretion); and
- (e) An exemption for inclusion in Rule 8.8.5 for excavations to a depth less than 0.6m in the Industrial General (North Belfast) zone.

[230] Finally, the Requested Changes include the following confined addition of explanatory text to the Final Revised Version (i.e. as to Sub-chapter 9.5) (which now appears in a re-titled ‘How to interpret and apply the rules’ provision in the Decision Version):

9.5.3.1.10 in respect of the Belfast Mahaanui Iwi Management Plan silent file (ID 1 in Schedule 9.5.5.2) within the area identified on the Outline Development Plan in Appendix 16.7.5 the rules are contained within Chapter 8 and Chapter 16.

[231] We commend parties for their efforts and success in securing this full consensus. We find it sufficiently supported by the evidence we have heard, in relation to the Chapter 8 and 16 proposals, and on this occasion, for Sub-chapter 9.5. We find the provisions jointly sought properly respond to the statutory principles to which we have referred and the Higher Order Documents.

[232] To the extent that the provisions jointly sought go beyond those provisions deferred by our earlier decisions, we are satisfied that we have scope to confirm them for inclusion in the various chapters by this decision. In particular, cl 13(5) and (6), OIC effectively enables us to now reconsider and make ‘changes of no more than minor effect’ to our previous decisions if we consider it is necessary or desirable to ensure that the CRDP is ‘coherent and consistent’. In view of the consensus achieved, the lack of opposing submissions, and the evidence, we are satisfied that the threshold for making such changes is met.

[233] We are satisfied on the evidence that the geographic extent of the Industrial General (North Belfast) zone is appropriate. On closer review, we have found it necessary to make some minor drafting clarity and consistency changes. This includes a change to the nature of the rule prescribing the duration of provisions for rural activities, in order to avoid any confusion with a ‘deferred-zoning’. This better aligns with our Decision 11: Commercial and Industrial — Stage 1 on a similar situation in the Industrial Heavy Zone (South West Hornby). With those changes, we are satisfied that the Decision Version is the most appropriate for achieving related objectives to which we have referred.

[234] To give effect to this decision, we make associated directions for the Council to update the related CRDP zoning maps.

Other matters

Ngā Tūtohu Whenua sites

[235] As part of the evidence preparation undertaken in relation to the mapping of SONTCS, Mr Pauling proposed a further SONTCS category — Ngā Tūtohu Whenua. There were large catchment based areas, raised by Mr Pauling on the basis that they comprise an identified cultural landscape and catchment, embodying the concept of Ki Uta Ki Tai (from the mountains

to the sea).¹⁴⁶ However, these sites included large areas that were not included in Ngāi Tahu’s submission, and as such were not sought or pursued for inclusion in the CRDP by Ngāi Tahu of the Council.¹⁴⁷ As such, we have taken this matter no further.

Definitions

[236] We have included two definitions in our Decision Version. The Council’s Final Revised Version included a definition of ‘Sites of Ngāi Tahu cultural significance’, which we have included with minor changes for clarity. We have also included a definition of ‘Spring’, which was deferred from our Stage 1 Definitions decision in order to have decided as part of this decision. We have accepted the wording agreed between the Council, Ngāi Tahu and the Radford Family,¹⁴⁸ with a minor drafting change in accordance with the Council’s closing submissions on Definitions.¹⁴⁹

Drafting clarity and consistency matters

[237] The OIC Statement of Expectations refers to clarity of articulation as to “how decisions about resource use and values will be made”. Strategic Objective 3.3.2 is as to clarity of language and efficiency. Amongst other things, it refers to ‘Uses clear, concise language so that the District Plan is easy to understand and use’.

[238] The Council picked up on a number Ngāi Tahu’s drafting refinement proposals in its Final Revised Version. We have carried a number of these into the Decision Version, although on the basis that we have an overarching responsibility for the clarity and consistency of the CRDP as a whole and, therefore, have also made further refinements to the Final Revised Version.

¹⁴⁶ Supplementary evidence of Craig Pauling, at 4.3.

¹⁴⁷ Supplementary opening submissions for Ngāi Tahu at 67–68; Supplementary opening submissions for the Council at 3.6.

¹⁴⁸ Joint memorandum for the Council, Ngāi Tahu and Radford Family regarding the definition of ‘Spring’, seeking amendments to applications to cross-examine and application to excuse witnesses, 30 March 2016.

¹⁴⁹ Closing legal submissions for CCC, 11 August 2016 (Definitions).

Chapter 1 Introduction and 9.5.1 Introduction

[239] Consistent with our approach in other decisions, we have added this short introduction to the Sub-chapter. We have also included an explanation of the different types of schedules SONTCS into Chapter 1 Introduction.

9.5.3.1 — How to interpret and apply the rules

[240] Consistent with our approach in other decisions, we have renamed this section (from ‘how to use the rules’) to better reflect the substantive effect of this provision. We have made various minor clarity changes to the substance of this provision.

Direction concerning changes to SONTCS maps

[241] In its closing submissions, the Council noted that further detail could be added to the aerial maps showing the SONTCS. In particular, it noted that the detail could include cadastral boundaries, dimensions where the site does not follow a legal boundary, and contour information. That detail would not alter the boundaries of the SONTCS but give helpful further clarity to assist consenting processes. We consider this offer a helpful one, and we make related directions.

Consequential changes to other chapters from Sub-chapters 9.1 to 9.6

[242] We have made various consequential amendments, and included deferred provisions, into other zone and district-wide chapters of the CRDP, as a result of our decisions on Sub-chapters 9.1–9.6, particularly the inclusion of activity specific standards, restricted discretionary activity rules and assessment matters. For the reasons we have explained, we have confined the additional rules on Sites of Ecological Significance to those in Schedule A of Appendix 9.1.6.1. We have also improved the clarity of how provisions refer to matters in Chapter 9 and made other drafting clarity and consistency changes.

[243] The Final Revised Version proposed a built form standard for the Rural Banks Peninsula zone to require that buildings be located a buffer distance from the boundaries of specified Chapter 9 matters. Those are outstanding natural features and landscapes, areas of outstanding, very high or high natural character and Schedule 9.5.5.1 (9.5.6.1) SONTCS. We have not included this buffer distance requirement in our Decision Version. The rule would apply in

addition to the rules already in place within the identified areas themselves. We did not receive evidence to assist us to evaluate the costs and benefits and other implications of having such a rule included in the CRDP. On the evidence, we find it is inappropriate and would not achieve related Strategic Direction or other objectives.

[244] For those reasons, we have rejected this aspect of the Final Revised Version.

[245] The Final Revised Version proposes that a new objective and policies be added to Chapter 8 (Subdivision, Development and Earthworks) and that would relate to subdivision in the natural and built environment. The proposed objective and policies are broadly worded and we find that would not be consistent with the relevant Chapter 9 objectives and policies we have included in the Decision Version. Nor were they supported by evidence. For consistency and clarity, we find it more certain and appropriate to make a cross-reference, in Chapter 8, to the relevant Chapter 9 objectives and policies.

[246] Therefore, we have included such a cross-reference in the Decision Version.

[247] There were a range of other changes proposed by the Final Revised Version to various objectives and policies in Chapters 8 and Chapter 14 (Residential). Where we find the proposals to assist clarity and consistency and properly respond to the statutory principles and Higher Order Documents, we have made those changes. Where we find they do not satisfy us on those matters, we have rejected the proposed changes.

[248] We have made consequential amendments to reflect the relationship between the other chapters of the CDRP and Sub-chapters 9.1–9.6. For those changes to reflect the relationship between Chapter 11 Utilities and Energy and Chapter 9, we have relied on the evidence of Sarah Jenkins for the Council in finding the changes appropriate. We have also accepted the amendments that are proposed in the Final Revised Version for the purpose of achieving alignment of the cross-references in Chapter 11 to the Panel’s Chapter 9 decision. We have also placed equivalent provisions in each of the Chapter 9 sub-chapters. This includes consequential amendments to our Decisions on Sub-chapters 9.2, 9.3 and 9.4.

PLANNING MAPS

[249] In our Decision 44, 45, 46 and 50 we deferred the confirmation of updated planning maps until this decision. In light of the fact that there are minor correction applications before the panel on Decision 44, 45 and 46, and the likelihood that applications are inevitable in respect of this Decision and Decision 50, we direct the Council to file a memorandum, at the time of any application for minor corrections for this Decision, setting out a timetable for the filing of updated planning maps incorporating all of our Decisions on Chapter 9 and any minor corrections decision.

CONCLUSION

[250] For the reasons we have given, we confirm the Decision Version.

[251] We direct that, by **4pm, 31 October 2016**:

- (i) The Council confer as appropriate with parties and provide to the Secretariat an updated set of aerial maps of the SONTCS so as to include relevant available detail on cadastral boundaries, dimensions where the site does not follow a legal boundary, and contours;
- (ii) The Council provide to the Panel for approval an updated zoning map for the inclusion of the Industrial General (North Belfast) zone in the CRDP;
- (iii) The Council and any other party seeking minor corrections to this decision file a memorandum identifying those requested corrections.

[252] To effect the updating of the aerial maps of the SONTCS and the updating of the zoning maps concerning the Industrial General (North Belfast) zone, a supplementary decision will issue.

CONFIDENTIALITY ORDERS

[253] For completeness we record that the orders made by the Chair pursuant to OIC Schedule 3, cl 12(1)(a) in relation to culturally sensitive information received during the course of these proceedings endure and are not expunged by this decision.¹⁵⁰

¹⁵⁰ Transcript, page 1583, line 28 to page 1584, line 15.

For the Hearings Panel:



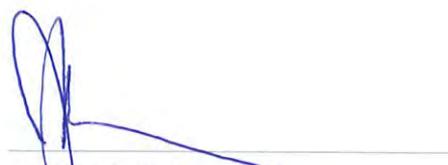
Sir John Hansen
Chair



Judge John Hassan
Panel Member



Ms Sarah Dawson
Panel Member



Ms Jane Huria
Panel Member



Dr Phil Mitchell
Panel Member

SCHEDULE 1

Changes our decision makes to the following chapters:

Chapter 9 Natural and Cultural Heritage – 9.5 Ngāi Tahu Values

Chapter 2 Definitions

Chapter 9 Natural and Cultural Heritage

9.5 Ngāi Tahu values and the natural environment

9.5.1 Introduction

This introduction is to assist the lay reader to understand how this sub-chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

This sub-chapter relates to the management of areas and sites of cultural significance to Ngāi Tahu Manawhenua. It recognises and provides for the relationship of Ngāi Tahu Manawhenua with their ancestral lands, water, sites, wāhi tapu and other taonga, in the rebuild and future development of Ōtautahi, Te Pātaka o Rākaihautū and the greater Christchurch Area.

The objectives, policies, rules, standards and matters of discretion in this sub-chapter are intended to protect Wāhi Tapu / Wāhi Taonga sites from inappropriate development, and manage the adverse effects of activities on those sites, and other sites of cultural significance including water bodies, waipuna / springs, repo / wetlands, and coastal areas identified as Ngā Wai.

In addition to the rules in this sub-chapter, its objectives and policies are implemented through rules that apply throughout the District Plan, in the zone and district-wide chapters.

The provisions in these chapters give effect to the Chapter 3 Strategic Directions Objectives.

9.5.2 Objectives and policies

9.5.2.1 Objective — Areas and sites of Ngāi Tahu cultural significance

- a. The historic and contemporary relationship of Ngāi Tahu Manawhenua with their ancestral lands, water, sites, wāhi tapu and other taonga is recognised and provided for in the rebuild and future development of Ōtautahi, Te Pātaka o Rākaihautū and the greater Christchurch Area.

9.5.2.2 Objective - Integrated management of land and water

- a. Ngāi Tahu cultural values, including as to natural character, associated with, water bodies, repo / wetlands, waipuna / springs and the coastal environment of Ōtautahi, Te Pātaka o Rākaihautū and the greater Christchurch Area are maintained or enhanced as part of the rebuild and future development of the District - Ki Uta Ki Tai (from the mountains to the sea).

9.5.2.3 Objective - Cultural significance of Te Tai o Mahaanui and the coastal environment to Ngāi Tahu

- a. The cultural significance of Te Tai o Mahaanui, including Te Ihutai, Whakaraupō, Koukourārata, Akaroa, Te Waihora, Te Roto o Wairewa and the coastal environment as a

whole to Ngāi Tahu is recognised and Ngāi Tahu are able to exercise kaitiakitanga and undertake customary uses in accordance with tikanga within the coastal environment.

9.5.2.4 Policy - Wāhi Tapu and Wāhi Taonga

- a. Avoid any disturbance of urupā, except for activities associated with the identification and protection of such sites which are undertaken by the relevant rōnanga or their authorised agent.
- b. Protect Wāhi Tapu / Wāhi Taonga sites from inappropriate development, disturbance, damage or destruction, and ensure activities adjoining these sites do not adversely affect them.

9.5.2.5 Policy - Ngā Tūranga Tūpuna

- a. Recognise the historic and contemporary relationship of Ngāi Tahu with the areas and landscapes identified as Ngā Tūranga Tūpuna and:
 - i. facilitate opportunities to provide information about the historic occupation or use of these areas by Ngāi Tahu and associated values;
 - ii. incorporate representation of the association of Ngāi Tahu with these areas into the design of public or community buildings and facilities, and in the subdivision and development or redevelopment of residential or commercial areas;
 - iii. manage earthworks involving disturbance of soils below a depth not previously disturbed by cultivation or building foundations;
 - iv. facilitate opportunities to enhance mahinga kai and other customary use of taonga species through planting and landscaping;
 - v. enhance the natural character and cultural values of water bodies, waipuna / springs and repo / wetlands, including reinstating original water courses where practicable;
 - vi. maintain or restore natural features with cultural values within these areas; and
 - vii. ensure that cultural values are recognised and provided for in the design, location and installation of utilities, while enabling their safe, secure and efficient installation.

9.5.2.6 Policy - Ngā Wai

- a. Recognise the cultural significance of the water bodies, waipuna / springs, repo / wetlands and those parts of the coastal environment identified as Ngā Wai, and manage the effects of land uses and activities on the surface of water to:
 - i. protect the natural character of these water bodies by maintaining their natural character where it is high and enhancing it where it is degraded, including through the reinstatement of original water courses where practicable;
 - ii. recognise historic and contemporary Ngāi Tahu customary uses and values associated with these water bodies and enhance opportunities for customary use and access;
 - iii. ensure any land uses or activities on the surface of water in or adjoining these sites do not adversely affect taonga species or Ngāi Tahu customary uses in these areas;

- iv. ensure new land uses do not create an additional demand to be able to discharge sewage or stormwater directly into Ngā Wai, other water bodies or the coastal marine area, and address the need for existing land uses to discharge untreated sewage or stormwater into these areas; and
- v. ensure that cultural values are recognised and provided for in the design, location and installation of utilities, while enabling their safe, secure and efficient installation.

9.5.2.7 Policy - Archaeological sites

- a. Avoid damage to or destruction of Ngāi Tahu Manawhenua archaeological sites within identified Sites of Ngāi Tahu Cultural Significance or any unmarked or unrecorded archeological site when undertaking earthworks, building or utility activities.

9.5.2.8 Policy - Engagement with Rūnanga

- a. Ngāi Tahu and Council to encourage and facilitate the engagement of landowners and resource consent applicants with the relevant rūnanga prior to undertaking activities and/or applying for resource consent, within or adjacent to identified Sites of Ngāi Tahu Cultural Significance (including silent file areas). Where prior applicant engagement has not been undertaken Council will consult with the relevant rūnanga.

9.5.2.9 Policy - Identified Sites of Ngāi Tahu Cultural Significance

- a. Kaitiakitanga, and the relationship of Ngāi Tahu and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga, shall be recognised and provided for by managing cultural values of identified Sites of Ngāi Tahu Cultural Significance in the manner set out in Policies 9.5.2.4 to 9.5.2.8.

9.5.2.10 Policy - Future work

- a. The Council will:
 - i. work with Te Rūnanga o Ngāi Tahu and Papatipu Rūnanga to provide recognition and protection through reclassifying the full extent of the silent file areas set out in the Mahaanui Iwi Management Plan 2013 and Kaitorete Spit (identified in Schedule 9.5.6.2), via a plan change;
 - ii. involve landowners when determining the appropriate approach to be taken to protection under i. above, and provide encouragement to landowners to protect identified Sites of Ngāi Tahu Cultural Significance; and
 - iii. facilitate the further identification and classification of sites of cultural significance to Ngāi Tahu Manawhenua for inclusion in the district plan, via a plan change, over time;
 - iv. monitor the effects of land uses on identified Sites of Ngāi Tahu Cultural Significance and address adverse effects through regulatory and non-regulatory methods, including via a plan change.

9.5.3 How to interpret and apply the rules

- a. Identified Sites of Ngāi Tahu Cultural Significance are classified as:
 - i. Wāhi Tapu / Wāhi Taonga;
 - ii. Mahaanui Iwi Management Plan Silent Files and Kaitorete Spit;
 - iii. Ngā Tūranga Tūpuna; and
 - iv. Ngā Wai (includes Te Tai o Mahaanui).
- b. The identified Sites of Ngāi Tahu Cultural Significance are shown:
 - i. on the planning maps as an overlay;
 - ii. listed within the schedules in Appendix 9.5.6; and
 - iii. shown on aerial maps in Appendix 9.5.7.

The planning and aerial maps show the land parcels which contain an overlay area and a unique identifier. The schedules in Appendix 9.5.6 are ordered by the unique identifier number and provide a list of the relevant planning maps, the classification, sub-class, location / name, description and cross-references to the rules that apply.

- c. Silent files are a tool to protect sites of significance in the takiwā. Silent files areas are mapped by tribal experts to indicate a higher probability of encounter with sensitive tangible and/or intangible Ngāi Tahu values, without revealing the exact location. The location / name in the schedules and aerial maps is for the purposes of assisting with geographic identification of silent files and is not an exact location of sensitive Wāhi Tapu values.

The extent of the silent files identified in Schedule 9.5.6.1 and Schedule 9.5.6.2 were derived using different processes, and those listed in Schedule 9.5.6.1 are smaller areas on Banks Peninsula that sit within the Mahaanui Iwi Management Plan 2013 silent files identified in Schedule 9.5.6.2. For clarity, the separation of the silent files into two parts does not reflect the Mahaanui Iwi Management Plan.

- d. The rules that apply to Wāhi Tapu / Wāhi Taonga sites identified in Schedule 9.5.6.1 are contained in the activity status tables in Rule 9.5.4, the matters of discretion in Rule 9.6.5, and in the relevant zone and/or district wide chapters.
- e. Sub-chapter 9.5 does not contain activity status rules in respect of sites identified in the following Schedules, however rules in zone and district wide chapters apply along with the matters of discretion in Rule 9.5.5:
 - i. Schedule 9.5.6.2 - Mahaanui Iwi Management Plan Silent Files and Kaitorete Spit;
 - ii. Schedule 9.5.6.3 - Ngā Tūranga Tūpuna; and
 - iii. Schedule 9.5.6.4 - Ngā Wai.
- f. Activities undertaken within or adjacent to Ngā Wai water bodies and Te Tai o Mahaanui / the coastal environment identified in Schedule 9.5.6.4 Ngā Wai are subject to the objectives and policies in Chapter 9, the rules in zone chapters (including Chapter 18 in respect of surface of water) and district wide chapters (in particular Sub-chapter 6.6 Water Body Setbacks), and the matters of discretion in Rule 9.5.5.3.

- g. Where an activity requires resource consent due to the relevant zone and/or district wide chapters, and is identified as a Site of Ngāi Tahu Cultural Significance, an assessment of the effects on the cultural values of the sites will be required under the restricted discretionary, discretionary or non-complying activity rules, where certain activities have been identified. Where identified activities in zone and/or district wide chapters require resource consent for a restricted discretionary activity, a matter of discretion has been added along with a hyperlink to:
- i. Rule 9.5.5.1 - Wāhi Tapu / Wāhi Taonga for Mahaanui Iwi Management Plan Silent Files and Kaitōrete spit;
 - ii. Rule 9.5.5.2 - Ngā Tūranga Tūpuna; and
 - iii. Rule 9.5.5.3 - Ngā Wai.
- Identified discretionary activities or non-complying activities in zone and/or district wide chapter rules may also apply.
- h. Where a site has more than one classification the policies, rules and matters of discretion for each classification apply.
- i. Activities undertaken within identified Sites of Ngāi Tahu Cultural Significance are also subject to the rules in the zone chapters and the following district wide chapters (where relevant):
- 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 The other sub-chapters of Natural and Cultural Heritage;
 - 11 Utilities and Energy; and
 - 12 Hazardous Substances and Contaminated Land.
- j. The rules in Sub-chapter 9.5 do not apply to any activity undertaken within a Papakāinga/Kāinga Nohanga Zone on land which is held as Māori land. The rules for activities within a Papakāinga/Kāinga Nohanga Zone on land which is held as Māori land are contained within Chapter 4.
- k. The rules in Sub-chapter 9.5 do not apply to utilities, other than the matters of discretion in Rule 9.5.5, as relevant to the site classification. Chapter 11 includes rules that apply to utilities within any Site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1.
- l. In respect of the Belfast Mahaanui Iwi Management Plan silent file (ID 1 in Schedule 9.5.6.2) within the area identified on the Outline Development Plan in Appendix 16.8.5, the rules are contained within Chapter 8 and Chapter 16. Activities undertaken within the balance of Belfast Mahaanui Iwi Management Plan silent file (ID 1 in Schedule 9.5.6.2) are subject to the objectives and policies in Chapter 9, the rules in other parts of the District Plan and the matters of discretion in Rule 9.5.5.1.

Advice Notes:

1. In addition to the requirements under these rules, all archaeological sites, whether recorded or unrecorded, are protected under the provisions of section 42 of the Heritage New Zealand Pouhere Taonga Act 2014 and cannot be modified or destroyed or caused to be modified or destroyed without obtaining an authority from Heritage New Zealand Pouhere Taonga.
2. Attention is drawn to the Mahaanui Iwi Management Plan 2013 (including the Accidental Discovery Protocol and Subdivision and Development Guidelines), and to Te Whakatau Kaupapa.
3. In respect of Ngā Wai attention is drawn to the Ngāi Tahu Freshwater Policy and the Joint Management Plan for Te Waihora (Lake Ellesmere).

9.5.4 Rules - Activity status tables

9.5.4.1 Restricted discretionary activities - Wāhi Tapu / Wāhi Taonga

The activities listed below are restricted discretionary activities within any Site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1.

Discretion to grant or decline consent and impose conditions is restricted the matters of discretion in Rule 9.5.5, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters
RD1	a. Any buildings.	a. Wāhi Tapu / Wāhi Taonga – Rule 9.5.5.1

Any resource consent application arising from Rule 9.5.4.1 RD1 need not be publicly notified, but shall be notified to the relevant rūnanga, and Heritage New Zealand Pouhere Taonga in respect of sites on the New Zealand Heritage List / Rārangī Korero, unless those affected parties have provided written approval.

Advice Note:

1. Reference should also be made to:

Chapter 8 Subdivision Rule 8.3.2.2 RD11;

Chapter 8 Earthworks Rule 8.5A.2.3 RD6;

Chapter 11 Utilities and Energy Rules 11.4.1 P1 and 11.4.2 RD5, Rules 11.5.1 P1 and 11.5.2 RD1 and Rules 11.6.1 P1 and 11.6.2 RD1;

for rules that apply within any Site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1.

9.5.5 Rules — Matters of discretion

9.5.5.1 Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit.

- a. The potential adverse effects, including on sensitive tangible and/or intangible Ngāi Tahu values as identified by engagement with the relevant Papatipu Rūnanga;
- b. Effects on sites of archaeological value including consideration of the need to impose an accidental discovery protocol or have a cultural monitor present;
- c. The extent to which Sites of Ngāi Tahu Cultural Significance are protected;
- d. Whether a cultural impact assessment has been undertaken and the proposal's consistency with values identified;
- e. The effects of the proposed activity on Ngāi Tahu values and the appropriateness of any mitigation measures, including cultural monitoring;
- f. Whether a protocol has been agreed with the Rūnanga for managing accidental discovery;
- g. Whether the relevant Papatipu Rūnanga has been consulted, the outcome of that consultation, and whether the development or activity responds to, or incorporates the outcome of that consultation;
- h. In respect of sites on the New Zealand Heritage List / Rārangi Korero whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation; and
- i. In respect of utilities, the extent to which the proposed utility has technical or operational needs for its location.

9.5.5.2 Ngā Tūranga Tūpuna

- a. The effects of the proposed activity on Ngāi Tahu values and the appropriateness of any mitigation measures;
- b. Effects on sites of archaeological value including consideration of the need to impose an accidental discovery protocol or have a cultural monitor present;
- c. The extent to which the proposed development or activity recognises and incorporates Ngāi Tahu history, identity and values into development or redevelopment within these areas;
- d. Whether the proposal maintains or restores natural features with cultural values within these areas;
- e. Whether the relevant Papatipu Rūnanga has been consulted, the outcome of that consultation and whether the development or activity responds to, or incorporates the outcome of that consultation;
- f. Whether the proposal provides an opportunity to recognise Ngāi Tahu culture, history and identity associated with specific places and affirms connection between Manawhenua and place;
- g. Whether any site of historic Ngāi Tahu occupation will be disturbed;

- h. The provision of information on Ngāi Tahu history and association with the area;
- i. The effect of removing indigenous vegetation on mahinga kai and other customary uses; and
- j. In respect of utilities, the extent to which the proposed utility has technical or operational needs for its location.

9.5.5.3 Ngā Wai

- a. Whether the relevant Papatipu Rūnanga has been consulted, the outcome of that consultation and whether the development or activity responds to, or incorporates the outcome of that consultation;
- b. Effects on sites of archaeological value including consideration of the need to impose an Accidental Discovery Protocol or have a cultural monitor present;
- c. The effects of the proposed activity on Ngāi Tahu values and the appropriateness of any mitigation measures including new planting and improved access for customary use;
- d. Whether the proposal will remove indigenous vegetation and any effects on mahinga kai and other customary uses;
- e. The extent to which the proposed activity will affect the natural character of the waterbody and its margins, or Te Tai o Mahaanui / the coastal environment.
- f. The provision of information on Ngāi Tahu history and association with the area;
- g. Whether wastewater disposal and stormwater management systems recognise the cultural significance of ngā wai, and do not create additional demand to discharge directly; and
- h. In respect of utilities, the extent to which the proposed utility has technical or operational needs for its location.

Advice Note:

With respect to Ngā Wai Te Tai o Mahaanui / the coastal environment reference should also be made to Chapter 9.6 Objectives, Policy 9.6.2.3 Extent of the coastal environment, and the matters of discretion in Rules 9.6.3.1 a, b, c, and d.

9.5.6 Appendix - Schedules of Sites of Ngāi Tahu Cultural Significance

9.5.6.1 Schedule of Wāhi Tapu / Wāhi Taonga

Table 1: Wāhi Tapu / Wāhi Taonga – Silent Files – ID 2b to 6b and 8b to 16b

* Advice note – the name is provided for purposes of assisting with geographic identification of silent files and is not an exact location of sensitive Wāhi Tapu values.

ID	Planning Map Number/s	Classification	Sub-class	Location / Name*	Description	Cross-reference to rules
2b	57	Wāhi Tapu / Wāhi Taonga	Silent file	Whakaraupō (Lyttelton Harbour) - Rāpaki, excluding settlement	Located within the area referred to as silent file 030 in the Mahaanui Iwi Management Plan 2013 – refer ID 2a.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
3b	51, 52	Wāhi Tapu / Wāhi Taonga	Silent file	Whakaraupō (Lyttelton Harbour) - Taukahara, Ōhinetahi (Governors Bay), excluding settlement.	Located within the areas referred to as silent file 031 in the Mahaanui Iwi Management Plan 2013 – refer ID 3a.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
4b	R1	Wāhi Tapu / Wāhi Taonga	Silent file	Koukourārata (Port Levy) - Te Piaka (Adderley Head)	Located within the area referred to as silent file 032 in the Mahaanui Iwi Management Plan 2013 - refer ID 4a.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
5b	R1	Wāhi Tapu / Wāhi Taonga	Silent file	Koukourārata (Port Levy) - Koukourārata, excluding township	Located within the area referred to as silent file 021 in the Mahaanui Iwi Management Plan 2013 – refer ID 5a.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.

ID	Planning Map Number/s	Classification	Sub-class	Location / Name*	Description	Cross-reference to rules
6b	R4	Wāhi Tapu / Wāhi Taonga	Silent file	Waipuna saddle	Located within the area referred to as silent file 019 in the Mahaanui Iwi Management Plan 2013 – refer ID 6a.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
8b	78	Wāhi Tapu / Wāhi Taonga	Silent file	Poranui ki Timutimu (Southern Bays) - Ōruaka, Poranui (Birdlings Flat – east of and excluding Birdlings Flat settlement).	Located within the areas referred to as silent file 034 in the Mahaanui Iwi Management Plan 2013 – refer ID 8a.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
9b	R8 and 78	Wāhi Tapu / Wāhi Taonga	Silent file	Poranui ki Timutimu (Southern Bays) – Ōtūwhare, Oashore, Te Motumotu (Tokoroa) and Hikuraki Bays.	Located within the areas referred to as silent file 029 in the Mahaanui Iwi Management Plan 2013 – refer ID 9a.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
10b	70	Wāhi Tapu / Wāhi Taonga	Silent file	Akaroa Harbour – Duvauchelle Bay.	Located within the areas referred to as silent file 026 in the Mahaanui Iwi Management Plan 2013.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
11b	70, 73 and R4	Wāhi Tapu / Wāhi Taonga	Silent file	Akaroa Harbour – Ōnawe Peninsula.	Located within the areas referred to as silent file 025 in the Mahaanui Iwi Management Plan 2013.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
12b	74 and 75	Wāhi Tapu / Wāhi Taonga	Silent file	Akaroa Harbour – Ōpukutahi and Ōkoroapeke / Tikao Bays.	Located within the areas referred to as silent file 024 in the Mahaanui Iwi Management Plan 2013.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
13b	74	Wāhi Tapu / Wāhi Taonga	Silent file	Akaroa Harbour - Ōpakia (Petit Carenage Bay) and Ōkoroapeke / Tikao Bay.	Located within the areas referred to as silent file 027 in the Mahaanui Iwi Management Plan 2013.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.

ID	Planning Map Number/s	Classification	Sub-class	Location / Name*	Description	Cross-reference to rules
14b	75	Wāhi Tapu / Wāhi Taonga	Silent file	Akaroa Harbour – Takamatua.	Located within the areas referred to as silent file 027 in the Mahaanui Iwi Management Plan 2013.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
15b	77	Wāhi Tapu / Wāhi Taonga	Silent file	Akaroa Harbour – Ōtipua / Takamatua Hill and Ōtahuahua (Childrens Bay).	Located within the areas referred to as silent file 028 in the Mahaanui Iwi Management Plan 2013.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
16b	R8	Wāhi Tapu / Wāhi Taonga	Silent file	Akaroa Harbour - Timutimu Head	Located within the areas referred to as silent file 022 in the Mahaanui Iwi Management Plan 2013.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.

Table 2: Wāhi Tapu / Wāhi Taonga– ID 17 to 29, and 97

ID	Planning Map Number/s	Classification	Sub-class	Location	Name / Description	Cross-reference to rules
17		Wāhi Tapu / Wāhi Taonga	Heritage New Zealand Pouhere Taonga list 7776 (Wāhi Tapu)	Tuhiraki (Mt Bossu)	Tuhiraki (Mt. Bossu) peak and upper area – a maunga formed from the Kō (digging stick) of Rākaihautū.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
18		Wāhi Tapu / Wāhi Taonga	Heritage New Zealand list 7715 (Wāhi Tapu)	Tautahi Pā - encompassing the banks of the Ōtākaro between Madras and Barbadoes Streets, central city Christchurch.	Tautahi Pā - acknowledgement of the significance of Tautahi to Ngāi Tūāhuriri, Ngāi Tahu.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
19		Wāhi Tapu / Wāhi Taonga	Heritage New Zealand list 7716 (Wāhi Tapu)	Location of the now St. Luke’s Vicarage property- 185 Kilmore Street West, central city Christchurch.	Tautahi Rua Kōiwi - acknowledgement of the significance of Tautahi to Ngāi Tūāhuriri, Ngāi Tahu.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.

ID	Planning Map Number/s	Classification	Sub-class	Location	Name / Description	Cross-reference to rules
20		Wāhi Tapu / Wāhi Taonga	Heritage New Zealand list 7607 (Wāhi Tapu)	109 Cambridge Terrace (corner with Hereford Street), central city Christchurch.	Puāri Pā - acknowledgement of the significance of the site to Ngāi Tūāhuriri, Ngāi Tahu.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
21		Wāhi Tapu / Wāhi Taonga	Heritage New Zealand list 7643 (Wāhi Tapu)	Ōnawe Peninsula, Akaroa Harbour, Te Pātaka o Rākaihautū (Banks Peninsula).	Ōnawe Pā – significant headland and pā.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
22		Wāhi Tapu / Wāhi Taonga	Heritage New Zealand list 265 (Wāhi Tapu)	Ōnuku Road, The Kaik, Akaroa, Te Pātaka o Rākaihautū (Banks Peninsula).	Ōnuku Church (Anglican) - key site and gathering area for the Christianisation of Te Pātaka o Rākaihautū (Banks Peninsula) Māori.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
23		Wāhi Tapu / Wāhi Taonga	Heritage New Zealand list 9554 (Wāhi Tapu)	Ōnuku Road, Ōnuku, Akaroa, Te Pātaka o Rākaihautū (Banks Peninsula)	Te Urupā o Kāti Mamoe ki Ōnuku is the urupā tawhito/ancient burial place for Ngāti Mamoe and other ancestors and is under guardianship by, and out the front of the, Ōnuku Marae.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
24		Wāhi Tapu / Wāhi Taonga	Heritage New Zealand list 9507 (Wāhi Tapu)	Ōteauheke (Brasenose), Akaroa, Te Pātaka o Rākaihautū (Banks Peninsula)	Ōteauheke is a tūpuna maunga/mountain that presides over Ōnuku and is home to the puna/spring that feed the streams which provide drinking water to the Kaik at Ōnuku.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
25		Wāhi Tapu / Wāhi Taonga	Heritage New Zealand Pouhere Taonga list 9067 (Historic Place Category 1)	Main Road and Cave Terrace, Redcliffs, Christchurch.	Moncks Cave - Nationally significant archaeological site.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6. Also listed in Chapter 9.3 Historic Heritage – Heritage Item Number 1367.

ID	Planning Map Number/s	Classification	Sub-class	Location	Name / Description	Cross-reference to rules
26		Wāhi Tapu / Wāhi Taonga	Heritage New Zealand Pouhere Taonga list 7468 (Historic Place Category 2).	Puari Road, Koukourārata (Port Levy), Te Pātaka o Rākaihautū (Banks Peninsula)	Site of Māori Church, Te Whare Karakia Ki Puāri - a key site and gathering area for the Christianisation of Te Pataka o Rākaihautū (Banks Peninsula) Māori.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
27		Wāhi Tapu / Wāhi Taonga	Heritage New Zealand list 7671 (Wāhi Tapu Area).	Bossu Road Birdlings Flat, Te Pātaka o Rākaihautū (Banks Peninsula)	Ōruaka Pā – includes the sites known as Ōruaka, Poutaiki and Te Ana o Koko.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
28		Wāhi Tapu / Wāhi Taonga	Heritage New Zealand list 7521 (Wāhi Tapu Area).	269 – 293 Beach Road, Akaroa, Te Pātaka o Rākaihautū (Banks Peninsula)	Takapūneke – site of the pā of Te Maiharanui, Upoko Ariki of Ngāi Tahu.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
29		Wāhi Tapu / Wāhi Taonga	NZAA N36/3	Rīpapa Island, Whakaraupō (Lyttelton Harbour)	Taununu’s Pā and the surrounding reefs (important for mahinga kai associated with the pā).	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
97		Wāhi Tapu / Wāhi Taonga	Heritage New Zealand list 7601 (Wāhi Tapu)	Within Ōmaru Stream Gully, Rapaki Bay, Lyttelton,	Ōmaru at Rāpaki, Whakaraupō (Lyttelton).	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.

Table 3: Wāhi Tapu / Wāhi Taonga – ID 30 to 38 and 66

ID	Planning Map Number/s	Classification	Sub-class	Location	Name / Description	Cross-reference to rules
30		Wāhi Tapu / Wāhi Taonga		Main Road, Redcliffs.	Raekura - archaeological sites and cave - Te Ana a Hineraki.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.

ID	Planning Map Number/s	Classification	Sub-class	Location	Name / Description	Cross-reference to rules
31		Wāhi Tapu / Wāhi Taonga	NZAA N36/73	Long Lookout point, east of little Akaloa bay, Te Pātaka o Rākaihautū (Banks Peninsula)	Panau Pā - ancestral pā site with remnant intact archaeological features.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6
32		Wāhi Tapu / Wāhi Taonga	NZAA N36/111	Pa Island, south of Okains Bay, Te Pātaka o Rākaihautū (Banks Peninsula)	Te Puke ki Waitaha Pā - ancestral pā site with remnant intact archaeological features.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6
33		Wāhi Tapu / Wāhi Taonga	NZAA N36/110	South of Pa Island, Te Pātaka o Rākaihautū (Banks Peninsula)	Pā Bay Pā - ancestral pā site with remnant intact archaeological features.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6
34		Wāhi Tapu / Wāhi Taonga	NZAA N37/1	Fishermans Bay, Te Pātaka o Rākaihautū (Banks Peninsula)	Ngā Toko Ono Pā - ancestral pā site with remnant intact archaeological features.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6
35		Wāhi Tapu / Wāhi Taonga	NZAA N37/22	Flea Bay, Te Pātaka o Rākaihautū (Banks Peninsula)	Pae Karoro Pā, - an ancestral pā site with remnant intact archaeological features.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6
36		Wāhi Tapu / Wāhi Taonga	NZAA M36/76	Christchurch-Akaroa Road, South of Birdlings Road, Te Pātaka o Rākaihautū (Banks Peninsula)	Te Puia Pā, - an ancestral pā site with remnant intact archaeological features.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6.
37		Wāhi Tapu / Wāhi Taonga	NZAA N36/79	Ōkaruru (Goughs Bay), Te Pātaka o Rākaihautū (Banks Peninsula)	Ōkaruru Pā - an ancestral pā site with remnant intact archaeological features.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6

ID	Planning Map Number/s	Classification	Sub-class	Location	Name / Description	Cross-reference to rules
38		Wāhi Tapu / Wāhi Taonga	NZAA N36/32	Eastern side of Koukourārata (Port Levy).	Kaitara Pā - an ancestral pā site with remnant intact archaeological features.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6
45		Wāhi Tapu / Wāhi Taonga	NZAA sites: clustered	Centered on Waikākahi Pā, Christchurch-Akaroa Road, in vicinity of Birdlings Road, Te Pātaka o Rākaihautū (Banks Peninsula)	Waikākahi Pā - ancestral pā with significant tribal history.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6
66		Wāhi Tapu / Wāhi Taonga	NZAA site M36/229	Site on corner of Norwich Quay and Oxford Street, Lyttelton.	Ōhinehou Archaeological site	The following rules apply within the commercial and transport zoned part of the site only: Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6 Within Specific Purpose Lyttelton Port Zone refer to Chapter 21.

Table 4: Wāhi Tapu / Wāhi Taonga – ID 40 to 43

ID	Planning Map Number/s	Classification	Sub-class	Location	Name / Description	Cross-reference to rules
40		Wāhi Tapu / Wāhi Taonga	Maunga / mountain	Summit Road / Castel Rock reserve, Port Hills (Ngā Kōhatu Whakarakaraka o Tamatea Pōkai Whenua)	Te Tihi o Kahukura is the Māori name for Castle Rock and is associated with the atua Kahukura	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6

ID	Planning Map Number/s	Classification	Sub-class	Location	Name / Description	Cross-reference to rules
41		Wāhi Tapu / Wāhi Taonga	Maunga / mountain	Te Poho o Tamatea overlooks Rapaki, (Port Hills) (Ngā Kōhatu Whakarakaraka o Tamatea Pōkai Whenua)	Te Poho Tamatea - principal maunga of Ngāti Wheke	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6
42		Wāhi Tapu / Wāhi Taonga	Maunga / mountain	Purau Port Levy Road, Te Pātaka o Rākaihautū (Banks Peninsula)	Te Pōhue - Principal maunga of Ngāti Huikai.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6
43		Wāhi Tapu / Wāhi Taonga	Maunga / mountain NTCSA 98	Te Ahu Pātiki (Mt Herbert), Te Pātaka o Rākaihautū (Banks Peninsula)	Te Ahu Pātiki - Te Ahu Pātiki is the Māori name for Mt. Herbert. Te Ahu Pātiki was a tūpuna on the Araiteuru Waka.	Rule 9.5.4.1 Subdivision rule 8.3.2.3 RD12. Earthworks rule 8.8.3 RD6

9.5.6.2 Schedule Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit

Table 1: Mahaanui Iwi Management Plan Silent Files – ID 1, 2a to 6a, 7, and 8a to 16a

ID	Planning Map Number/s	Classification	Sub-class	Location / Name*	Description
1	12	Mahaanui Iwi Management Plan 2013 silent file	Silent file	Ōtūkaikino (Belfast)	Area mapped by tribal experts to indicate a higher probability of encounter with sensitive tangible and/or intangible Ngāi Tahu values. Referred to as silent file 015 in the Mahaanui Iwi Management Plan 2013.
2a	51, 52, 57 and 58.	Mahaanui Iwi Management Plan 2013 silent file	Silent file	Whakaraupō (Lyttelton Harbour) - Rāpaki	Area mapped by tribal experts to indicate a higher probability of encounter with sensitive tangible and/or intangible Ngāi Tahu values.
3a	51, 52, 57 and 58.	Mahaanui Iwi Management Plan 2013 silent file	Silent file	Whakaraupō (Lyttelton Harbour) - Taukahara, Ōhinetahi (Governors Bay).	Area mapped by tribal experts to indicate a higher probability of encounter with sensitive tangible and/or intangible Ngāi Tahu values.
4a	R1	Mahaanui Iwi Management Plan 2013 silent file	Silent file	Koukourārata (Port Levy) - Te Piaka (Adderley Head)	Area mapped by tribal experts to indicate a higher probability of encounter with sensitive tangible and/or intangible Ngāi Tahu values. 032.
5a	R1	Mahaanui Iwi Management Plan 2013 silent file	Silent file	Koukourārata (Port Levy) - Koukourārata	Area mapped by tribal experts to indicate a higher probability of encounter with sensitive tangible and/or intangible Ngāi Tahu values. 021
6a	R4	Mahaanui Iwi Management Plan 2013 silent file	Silent file	Waipuna saddle	Area mapped by tribal experts to indicate a higher probability of encounter with sensitive tangible and/or intangible Ngāi Tahu values. 019
7	R3	Mahaanui Iwi Management Plan 2013 silent file	Silent file	Kaituna.	Area mapped by tribal experts to indicate a higher probability of encounter with sensitive tangible and/or intangible Ngāi Tahu values. Referred to as silent file 020 in the Mahaanui Iwi Management Plan 2013.

ID	Planning Map Number/s	Classification	Sub-class	Location / Name*	Description
8a	R4, R8 and 78.	Mahaanui Iwi Management Plan 2013 silent file.	Silent file	Poranui ki Timutimu Southern Bays – Ōruaka, Poranui (Birdlings Flat).	Area mapped by tribal experts to indicate a higher probability of encounter with sensitive tangible and/or intangible Ngāi Tahu values. Referred to as silent file 034 in the Mahaanui Iwi Management Plan 2013
9a	R8 and 78	Mahaanui Iwi Management Plan 2013 silent file.	Silent file	Poranui ki Timutimu Southern Bays – Ōtūwhare, Oashore, Te Motumotu (Tokoroa) and Hikuraki Bays.	Area mapped by tribal experts to indicate a higher probability of encounter with sensitive tangible and/or intangible Ngāi Tahu values. Referred to as silent file 029 in the Mahaanui Iwi Management Plan 2013.
10a	70	Mahaanui Iwi Management Plan 2013 silent file	Silent file	Akaroa Harbour -Duvauchelle Bay.	Area mapped by tribal experts to indicate a higher probability of encounter with sensitive tangible and/or intangible Ngāi Tahu values. 026
11a	70, 73 and R4	Mahaanui Iwi Management Plan 2013 silent file	Silent file	Akaroa Harbour – Ōnawe Peninsula	Area mapped by tribal experts to indicate a higher probability of encounter with sensitive tangible and/or intangible Ngāi Tahu values. 025.
12a	74 and 75	Mahaanui Iwi Management Plan 2013 silent file	Silent file	Akaroa Harbour – Ōpukutahi and Ōkoropeke / Tikao Bays.	Area mapped by tribal experts to indicate a higher probability of encounter with sensitive tangible and/or intangible Ngāi Tahu values. 024.
13a	74	Mahaanui Iwi Management Plan 2013 silent file	Silent file	Akaroa Harbour - Ōpakia (Petit Carenage Bay) and Ōkoropeke / Tikao Bay.	Area mapped by tribal experts to indicate a higher probability of encounter with sensitive tangible and/or intangible Ngāi Tahu values. 023 Referred to as silent file 0 in the Mahaanui Iwi Management Plan 2013.
14a	75	Mahaanui Iwi Management Plan 2013 silent file	Silent file	Akaroa Harbour – Takamatua.	Area mapped by tribal experts to indicate a higher probability of encounter with sensitive tangible and/or intangible Ngāi Tahu values. 027
15a	77, H35 and H36.	Mahaanui Iwi Management Plan 2013 silent file	Silent file	Akaroa Harbour – Ōtipua, Takamatua Hill and Ōtahuahua (Childrens Bay).	Area mapped by tribal experts to indicate a higher probability of encounter with sensitive tangible and/or intangible Ngāi Tahu values. 028

ID	Planning Map Number/s	Classification	Sub-class	Location / Name*	Description
16a	R8	Mahaanui Iwi Management Plan 2013 silent file	Silent file	Akaroa Harbour -Timutimu Head	Area mapped by tribal experts to indicate a higher probability of encounter with sensitive tangible and/or intangible Ngāi Tahu values. 022

Table 2: Kaitōrete Spit – ID 64

ID	Planning Map Number/s	Classification	Sub-class	Location	Name / Description
64		Wāhi Tapu / Wāhi Taonga sites on Kaitōrete Spit.	Kaitōrete Spit	Kaitōrete Spit	Kaitōrete Spit

9.5.6.3 Schedule of Ngā Tūranga Tūpuna

Table 1: Ngā Tūranga Tūpuna – ID 54, 58, 75 and 76

ID	Planning Map Number/s	Classification	Sub-class	Location	Name / Description
54		Ngā Tūranga Tūpuna	Ti Kouka Fishing Marker	Sites fronts Avonside Drive near the Corner of Fitzgerald Avenue, east of Central City Christchurch.	Ti Kouka Fishing Marker - tī kouka (cabbage tree) commemorates the Ngāi Tahu allocation of fishing sites in the area.
58		Ngā Tūranga Tūpuna	Natural feature	Waitākiri Drive, north-east Christchurch	Waitākiri (Bottle Lake) – remnant part of a wider wetland system and important mahinga kai in this area.
75		Ngā Tūranga Tūpuna	Natural feature	Tuawera (Cave Rock), Sumner.	Tuawera (Cave Rock) including geological outcrop at low-tide.
76		Ngā Tūranga Tūpuna	Natural feature	Rapanui (Shag Rock), Sumner.	Rapanui (Shag Rock), including remnant lithic material and geological outcrop at low-tide.

Table 2: Ngā Tūranga Tūpuna – Motu / Islands

ID	Planning Map Number/s	Classification	Sub-class	Location	Name / Description
59		Ngā Tūranga Tūpuna	Island	Ōtamahua (Quail Island), Whakaraupō (Lyttelton Harbour).	Ōtamahua – Island in Whakaraupō harbour.
67		Ngā Tūranga Tūpuna	Island	Aua (King Billy Island), Chateris Bay, Whakaraupō (Lyttelton Harbour).	Aua (King Billy Island) and associated reefs.
68		Ngā Tūranga Tūpuna	Island	Horomaka Island, Koukourārata (Port Levy harbour).	Horomaka Island and associated reefs.
69		Ngā Tūranga Tūpuna	Island	Pukerauaruhe (Brownes Island), Koukourārata (Port Levy harbour).	Pukerauaruhe (Brownes Island) and associated reefs.

Table 3: Ngā Tūranga Tūpuna

ID	Planning Map Number/s	Classification	Sub-class	Location	Name / Description
39		Ngā Tūranga Tūpuna	Pā NZAA sites: M36/27 and M36/10	Main Road, Governors Bay, Whakaraupō (Lyttelton Harbour).	Te Pā Whakataka - Pā associated with the tūpuna Manuwhiri.
44		Ngā Tūranga Tūpuna	NZAA sites: clustered	Mt Pleasant, Redcliffs, Sumner to Taylors Mistake and including southern part of New Brighton Spit.	Raekura ki Matuku Takotako
46		Ngā Tūranga Tūpuna	Pā NZAA sites: M36-27 M36/10	Governors Bay to Teddington Road, Allandale, head of Whakaraupō (Lyttelton Harbour).	Ōhinetahi Pā - associated with tūpuna Manuwhiri and located closely to Te Pā Whakataka.
47		Ngā Tūranga Tūpuna	NZAA sites: Includes Tautahi Pā refer Wāhi Tapu / Wāhi Taonga site ID18.	Centered on Ōtākaro (Avon River), between Manchester Street and Fitzgerald Ave, Central City Christchurch.	Tautahi pā is a mahinga kai (food and resource gathering place) and kāinga nohoanga (village settlement) located on the banks of the Ōtākaro (Avon River).
48		Ngā Tūranga Tūpuna	NZAA sites:	Centered on Ōtākaro (Avon River) and encompassing the sites occupied today by the Provincial Chambers, Law Courts, Town Hall and Victoria Square, Central City Christchurch.	Puāri Pā.
49		Ngā Tūranga Tūpuna	NZAA sites:	Te Riu o Te Aika Kawa (Brooklands Lagoon) and surrounds to Pūharakekenui (Styx River), including Brooklands settlement and Pūharakekenui Māori Reserve, Christchurch North/East.	Te Riu o Te Aika Kawa (Brooklands Lagoon) and Pūharakekenui (Styx river) - an important mahinga kai for local Ngāi Tahu.

ID	Planning Map Number/s	Classification	Sub-class	Location	Name / Description
50		Ngā Tūranga Tūpuna	NZAA M36/25	Ōruapaeroa (Travis Wetlands) - bounded by Mairehau, Frosts, and Travis Roads, Christchurch East.	Ōruapaeroa - an important mahinga kai nohoanga for local Ngāi Tahu hapū and whānau.
51		Ngā Tūranga Tūpuna	NZAA sites:	Waikākāriki (Horseshoe Lake), between New Brighton Road and Lake Terrace Road, Christchurch East.	Te Oranga / Waikākāriki – an important mahinga kai nohoanga for local Ngāi Tahu.
52		Ngā Tūranga Tūpuna	Pā NZAA sites: M35/293 M35/294.	South New Brighton reserve and estuary foreshore, Christchurch East.	Te Kai a Te Karoro - an important pā with associated mahinga kai values at Te Ihutai (Avon-Heathcote Estuary)
53		Ngā Tūranga Tūpuna		Te Karoro (South New Brighton) and spit, Christchurch East.	Te Karoro – an important mahinga kai nohoanga for local Ngāi Tahu hapū and whānau, particularly for fishing at Te Ihutai (Avon-Heathcote Estuary). Te Karoro was also an important travel route between Kaiapoi Pā and the Ngāi Tahu settlements of Whakaraupō (Lyttelton Harbour) and the wider Te Pātaka a Rākaihautū (Banks Peninsula) area.
55		Ngā Tūranga Tūpuna		Market / Victoria Square, corner of Colombo and Amagh Streets, Central City Christchurch.	Market Square – important site of early trading and part of the expansive Puāri mahinga kai area.
56		Ngā Tūranga Tūpuna		Waipapa (Little Hagley Park), Harper Avenue, west of Central City, Christchurch.	Waipapa (Little Hagley Park) and adjacent Ōtakaro (Avon river).
57		Ngā Tūranga Tūpuna		Pūtarikamotu (Riccarton Bush), west Christchurch.	Pūtarikamotu (Riccarton Bush) – an important mahinga kai nohoanga for Ngāi Tahu
62		Ngā Tūranga Tūpuna	NZAA sites N36/77, N36/78 and N36/80.	Ōkeina (Okains Bay), Te Pātaka o Rākaihautū (Banks Peninsula).	Ōkeina (Okains Bay) and Kawatea (Little Okains Bay) are associated with several important pā settlements and events and is ancestrally, and contemporarily significant as a mahinga kai for Ngāi Tahu.

ID	Planning Map Number/s	Classification	Sub-class	Location	Name / Description
63		Ngā Tūranga Tūpuna	NZAA sites M35/305, M35/296, M35/295, M35/301, M35/300, M35/325, M35/322, M36/44 and M35/45.	Ihutai (Avon-Heathcote Estuary), Christchurch.	Te Ihutai – is a significant mahinga kai nohoanga on the shores of the estuary with numerous archaeological sites. It also includes the site of former Māori Reserve – MR 900 taken for the construction of the Bromley Oxidation ponds.
65		Ngā Tūranga Tūpuna	NZAA sites: M36/229 M36/42 M36/43	Ōhinehou (Lyttelton) settlement and port.	Ōhinehou – has been occupied by Māori for many centuries. A Pā, nohoanga and a former Māori hostel were located here. Also important as a mahinga kai. Recent Port activities related with port recovery have revealed taonga and archaeological sites of Māori origin
70		Ngā Tūranga Tūpuna	NZAA sites M36/7, 13, 14, 98 and N36/3, 36, 37, 38, 39, 40, 41, 46	Pūrau, southern side of Whakaraupō (Lyttelton Harbour).	Purau – the catchment of Purau has been home Māori for many centuries. Pā sites, kāinga, urupā and a former Māori reserve are located here. Also significant as a mahinga kai.
71		Ngā Tūranga Tūpuna	Elipse	Whakaraupō (Lyttelton)	Areas of cultural landscapes with large concentrations of significant tribal history and archaeological sites, and prominent natural features that form landmarks.
72		Ngā Tūranga Tūpuna	Elipse	Koukourārata -Te Ara Whānui o Makawhiua (Port Levy)	Areas of cultural landscapes with large concentrations of significant tribal history and archaeological sites, and prominent natural features that form landmarks.
73		Ngā Tūranga Tūpuna	Elipse	Akaroa Harbour	Areas of cultural landscapes with large concentrations of significant tribal history and archaeological sites, and prominent natural features that form landmarks.
74		Ngā Tūranga Tūpuna	Elipse	Te Roto o Wairewa (Lake Forsyth)	Areas of cultural landscapes with large concentrations of significant tribal history and archaeological sites, and prominent natural features that form landmarks.

9.5.6.4 Schedule of Ngā Wai

Table 1: Ngā Wai – Ōtautahi (Christchurch) rivers and streams

ID	Planning Map Number/s	Classification	Sub-class	Name	Description
79		Ngā Wai	River	Ōtākaro (Avon River)	The Ōtākaro meanders its way from a spring source in Avonhead through the city and out to sea through Te Ihutai (Avon-Heathcote Estuary).
85		Ngā Wai	Stream	Wairārapa	Tributary of Ōtākaro (Avon River).
86		Ngā Wai	Stream	Waimaero (Waimairi Stream)	Tributary of Ōtākaro (Avon River).
87		Ngā Wai	Stream	Ōrakipaoa	Main south branch of Ōtākaro (Avon River). Flows past Pūtarikamotu (Riccarton Bush).
80		Ngā Wai	River	Ōpāwaho (Heathcote River)	The Ōpāwaho meanders its way from south-west Christchurch and out to sea through Te Ihutai (Avon-Heathcote Estuary).
81		Ngā Wai	Stream	Te Heru o Kahukura	Upper tributary of the Ōpāwaho (Heathcote River), running at the back of the former Addington Hospital
82		Ngā Wai	Stream	Waimokihi (Spreydon Stream)	Middle section of Ōpāwaho (Heathcote River) running through Spreydon / Hoon Hay.
83		Ngā Wai	Stream	Kā Pūtahi (Kaputone Creek)	Upper tributary of the Pūharakekenui (Styx River)
84		Ngā Wai	Stream	Otukaikino (South Branch of Waimakariri)	Significant tributary of the Waimakariri, associated with a large area of former wetlands
95		Ngā Wai	River	Pūharakekenui (Styx River)	The Pūharakekenui meanders from the Belfast area to Te Riu o Te Aika Kawa (Brooklands Lagoon)

Table 2: Ngā Wai – Te Pātaka o Rākaihautū (Banks Peninsula) lakes, rivers and streams

ID	Planning Map Number/s	Classification	Sub-class	Name	Description
88		Ngā Wai	River	Ōhiriri / Ōkana River	Main awa (river) of Ngāti Mako. Feeds into Te Roto o Wairewa (Lake Forsyth)
89		Ngā Wai	Lake	Te Waihora (Lake Ellesmere)	Tribal Property, and the significant cultural values (including mahinga kai) that fall within it, or lie immediately adjacent to it. Tribal property – lake bed – returned as part of the 1998 Ngāi Tahu Settlement.
90		Ngā Wai	Lake	Te Roto o Wairewa (Lake Forsyth)	Wairewa statutory acknowledgement area and the significant cultural values (including mahinga kai) that fall within it, or lie immediately adjacent to it.
91		Ngā Wai	Stream	Ōinaka (Grehan Stream)	A significant stream flowing into Akaroa Harbour
92		Ngā Wai	Stream	Wai-iti (Balguerie Stream)	A significant stream flowing into Akaroa Harbour
93		Ngā Wai	Stream	Waipirau (Walnut Stream)	A significant stream flowing into Akaroa Harbour
94		Ngā Wai	Stream	Pakaiairiki	A significant stream flowing into Akaroa Harbour – from Aylmers Valley

Table 3: Ngā Wai - Te Tai o Mahaanui (Christchurch and Banks Peninsula) coast

ID	Planning Map Number/s	Classification	Sub-class	Name	Description
78		Ngā Wai	Coast Statutory acknowledgment area under the Ngāi Tahu Claims Settlement Act 1998 - Schedule 101: Statutory Acknowledgement for Te Tai O Mahaanui (Selwyn – Banks Peninsula Coastal Marine Area).	Te Ihutai	Te Ihutai (Avon-Heathcote Estuary). Note: Site below MHWS - for information only.
96		Ngā Wai	Coast Statutory acknowledgment area under the Ngāi Tahu Claims Settlement Act 1998 - Schedule 101: Statutory Acknowledgement for Te Tai O Mahaanui (Selwyn – Banks Peninsula Coastal Marine Area).	Te Tai o Mahaanui (Christchurch and Banks Peninsula Coast)	Te Tai o Mahaanui statutory acknowledgement area and the significant cultural values that fall within it, or lie immediately adjacent to it.

9.5.7 Appendix - Aerial Maps of Sites of Ngāi Tahu Cultural Significance

9.5.7.1 Aerial maps of Wāhi Tapu / Wāhi Taonga (Schedule 9.5.6.1) and Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit (Schedule 9.5.6.2)

9.5.7.2 Aerial maps of Ngā Tūranga Tūpuna (Schedule 9.5.6.3)

9.5.7.3 Aerial maps of Ngā Wai (Schedule 9.5.6.4)

Chapter 2 Definitions

Include the following definitions:

Sites of Ngāi Tahu Cultural Significance

means sites identified in Appendix 9.5.6 Schedules of Sites of Ngāi Tahu Cultural Significance and Appendix 9.5.7 Aerial Maps of Sites of Ngāi Tahu Cultural Significance, and shown on the planning maps, as:

- a. Wāhi Tapu / Wāhi Taonga;
- b. Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit;
- c. Ngā Tūranga Tūpuna; and
- d. Ngā Wai.

Spring

means the point where groundwater driven by artesian pressure emerges to the surface and from a pool, the head of a waterbody, or discharges within or into a waterbody on a permanent or intermittent basis.

SCHEDULE 2

Changes our decision makes to the following chapters:

Chapter 1	Introduction
Chapter 3	Strategic Directions
Chapter 8	Subdivision
Chapter 9	Natural and Cultural Heritage
	9.2 Landscapes and Natural Character
	9.3 Historic Heritage
	9.4 Significant and Other Trees
Chapter 11	Utilities and Energy
Chapter 14	Residential
Chapter 15	Commercial
Chapter 16	Industrial
Chapter 17	Rural
Chapter 18	Open Space
Chapter 21	Specific Purpose Cemetery Zone (21.2)

Chapter 1 Introduction

– incorporating consequential amendments from Natural and Cultural Heritage decisions 21 October 2016

The chapter is amended by our decisions as follows.

This version includes Decisions 1, 16 and includes minor corrections (3 June 2016).

Red text shows amendments from decision on Sub-chapter 9.5 Ngāi Tahu values and the natural environment

Chapter 1 Introduction

1 What is a District Plan?

- 1.1 A district plan is a document prepared under the Resource Management Act 1991 in conjunction with the community. It sets a framework for development and the management of resources in the district in a manner that meets the goal of sustainable management of those resources. It includes objectives, policies and rules to manage the environmental effects of land use activities. It defines the various zones and the rules for what activities are permitted to occur in each zone. In this way a district plan has a very strong influence over all activities that occur in the district.
- 1.2 This Operative Christchurch District Plan ("the Plan") applies to all areas above the line of mean high water springs within the territorial boundaries of Christchurch district and to all users of land and the surface of water bodies within the district.
- 1.3 The relationship between district plans and other Resource Management Planning Documents is set out in Sections 4 and 5 of this chapter.
- 1.4 The Plan replaces the district's two previous operative plans, namely the Christchurch City Plan and the Banks Peninsula District Plan.

2 Background

- 2.1 In 2010 and 2011 a series of seismic events devastated Christchurch, resulting in the death of 185 people. Widespread damage and destruction was caused to thousands of homes and businesses, most of the central business district, and much of the city's infrastructure.
- 2.2 The Plan responds to the recovery needs following those seismic events. It also provides a focus for longer term development that will help rebuild Christchurch and make it a great place to live and work in the years ahead. Section 3.2 (Strategic Directions) provides additional description of the context within which:
- a. The Proposed Christchurch Replacement District Plan was prepared; and
 - b. Decisions on the provisions of the Operative Christchurch District Plan were made.
- 2.3 The Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 ("the Order") modified the Act by providing a process for the review of the previous district plans and preparation of a comprehensive replacement district plan for the Christchurch district. The Order includes a Statement of Expectations (Schedule 4) that sets out the expectations that both the Minister for Canterbury Earthquake Recovery and Minister for the Environment seek within the Replacement District Plan. In summary, the Ministers' expectations are that the Plan will:

- a. reduce significantly the reliance on the resource consent process, along with reduction in development controls, design standards and notification/written approvals;
- b. clearly state the intended outcomes in objectives and policies;
- c. provide for the effective functioning of the urban environment;
- d. facilitate an increase in the supply of housing;
- e. ensure sufficient and suitable land is provided for commercial, industrial and residential activities;
- f. provide for a range of temporary and construction activities;
- g. set out transitional provisions for temporary activities;
- h. avoid or mitigate natural hazards; and
- i. use clear, concise language and be easy to use.

2.4 Because of the need to facilitate the recovery, the Council, in consultation with its key statutory partners, decided to prepare the Plan in three stages. The first stage dealt with all or part of those chapters most directly related to earthquake recovery. These are:

- Strategic Directions
- Residential
- Commercial
- Industrial
- Transport
- Contaminated Land
- Subdivision, Development and Earthworks
- Natural Hazards

2.5 The second and third stages of notification dealt with the remaining proposals for the replacement plan.

2.6 Many of the wide range of issues identified in the Plan are also managed and influenced to some degree by other organisations, including through their planning documents. A collaborative partnership approach was taken to the drafting of the Plan. This included the Council, Canterbury Regional Council, Canterbury Earthquake Recovery Authority, New Zealand Transport Agency, Te Rūnanga o Ngāi Tahu, and the adjoining Selwyn and Waimakariri District Councils. This process ensured that the Plan is consistent with and gives effect to the relevant statutory plans and documents, and integrates with the responsibilities of other affected organisations.

3 Ngāi Tahu Mana Whenua

3.1 Explanation of Ngāi Tahu Values and Terms

3.1.1 The Ngāi Tahu framework for managing natural resources originated from a distinct Polynesian world view which acknowledges that people are part of the world around them and not masters of it. It then evolved and developed through more than 40 generations of collective experience in Te Waipounamu (South Island). The following description of terms when considered as a whole, outlines the core tenets of that framework for Ngāi Tahu. Some of the terms are used in the Plan and their description will assist in understanding and administering the Plan provisions.

Customary purposes or uses

3.1.2 The expression of many of the concepts and values described in other terms occurs through customary uses of freshwater, land and associated natural resources, and maintaining a physical and spiritual connection to that land, water body or other resource. Mahinga kai is a common customary use, but other uses include access to waipuna (springs) or water bodies for rituals such as baptism, to exercise customary authority and to maintain ahi kā roa (continuous occupation) and mana whenua status.

Customary access

3.1.3 Customary access is a term used in some of the provisions of this plan. It describes the provision for access of mana whenua to or along water bodies and other sites of cultural significance for customary purposes or to carry out customary uses.

Kaitiaki

3.1.4 Traditionally, kaitiaki were the non-human guardians of the environment (e.g. birds, animals, fish and reptiles) which, in effect, communicated the relative health and vitality of their respective environments to local tohunga (experts) and rangatira (leaders) who were responsible for interpreting the ‘signs’ and making decisions accordingly. In essence, there is no real difference to scientific practices of today, which continue to use specific indicator species and observe their behaviours to measure the state of the environment.

Kaitiakitanga

3.1.5 Kaitiakitanga is the inherited responsibility of mana whenua to manage the environment and natural resources within their takiwā (area of customary authority), in accordance with Ngāi Tahu resource management traditions. The responsibility of those exercising kaitiakitanga is twofold:

- first, the aim of protecting the mauri of the resource; and

- second, there is a duty to leave the environment and natural resources for successive generations in as good or a better state than currently.

Ki Uta Ki Tai

- 3.1.6** The principle of Ki Uta Ki Tai (from mountains to sea) reflects the holistic nature of traditional resource management, particularly the inter-dependent nature and function of the various elements of the environment within a catchment.

Mauri ora ana te wai, kirimaia ai te kai, ki uta ki tai
Quality water flowing, abundant foods growing, mountains to sea.

Mahinga Kai

- 3.1.7** The Ngāi Tahu Claims Settlement Act 1998 describes mahinga kai as “the customary gathering of food and natural materials and the places where those resources are gathered.” Mahinga kai is central to Ngāi Tahu culture, identity and relationship with the landscapes and waterways of Christchurch and all of Te Waipounamu.

Mana Whenua

- 3.1.8** The term mana whenua describes the customary authority given to whānau or hapū within a takiwā to make decisions concerning the resources and people in that takiwā in accordance with Ngāi Tahu resource management traditions. Mana whenua can also be used as a term to describe those who hold that authority. Mana (respect, standing, authority) is derived from and passed on via whakapapa and is protected and secured through continued occupation of ancestral lands (ahi kā roa), the continued use of resources (eg mahinga kai) and the protection of the mauri of resources and the environment — Mō tātou, ā, mō kā uri ā muri ake nei.

Mātaitai and Taiapure

- 3.1.9** Since settlement, Ngāi Tahu have also established a number of customary fisheries protection areas (i.e. mātaitai and taiapure) under the Fisheries Act 1996 and the Fisheries (South Island Customary Fishing) Regulations 1999. The intent of these legislative mechanisms is to give effect to the obligations stated in the Treaty of Waitangi Fisheries Claims Settlement Act 1992 and enable Tangata Tiaki (i.e. local Ngāi Tahu fisheries managers) to exercise greater rangatiratanga over customary fishing grounds.

Mauri

- 3.1.10** Mauri is often described as the ‘life force’ or ‘life principle’ of any given place or being. It can also be understood as a measure or an expression of the health and vitality of that place or being. The notion embodies Ngāi Tahu’s understanding that there are both physical and metaphysical elements to life and that both are essential to our overall wellbeing.

- 3.1.11** It also associates the human condition with the state of the world around it. Mauri, therefore, is central to kaitiakitanga; that is, the processes and practices of active protection and responsibility by mana whenua for the natural and physical resources of the takiwā.
- 3.1.12** Mauri can change either naturally or through intervention and Ngāi Tahu use both physical and spiritual indicators to assess its relative strength. Physical indicators include, but are not limited to, the presence and abundance of mahinga kai fit for consumption or cultural purpose (e.g. disease free bull-kelp that can be used for the long-term storage of preserved foods). Spiritual indicators are the kaitiaki referred to in the explanation of this term.
- 3.1.13** They are often recalled in kōrero pūrākau (oral traditions) to explain the intrinsic connection between the physical and metaphysical realms of our world.

Nohoanga

- 3.1.14** Traditional nohoanga (seasonal ‘camp’ sites) were found throughout Te Waipounamu, giving Ngāi Tahu access to mahinga kai from season to season. Their value was recognised in the Canterbury Purchase agreement (Kemp’s Deed) 1848 which reserved and protected both nohoanga and mahinga kai for the present and future needs of Ngāi Tahu whānau in Canterbury. The Ngāi Tahu Claims Settlement Act 1998 identifies 72 traditional nohoanga sites throughout the Ngāi Tahu takiwā, providing tribal members with temporary rights to occupy.

Rāhui

- 3.1.15** A rāhui is a temporary prohibition placed on an area or resource as either:
- a conservation measure; or
 - a means of social and political control.
- 3.1.16** With respect to the former, a rāhui will effectively separate people from any ‘polluted’ area of land or water, preventing the ability to harvest potentially contaminated products from these areas. Rāhui are initiated by someone of rank and were placed and lifted with appropriate karakia (ceremony) by a tohunga (expert).

Sites of Ngāi Tahu Cultural Significance

- 3.1.17** For Ngāi Tahu whānau all of the greater Christchurch Area is regarded as ancestral land and Ngāi Tahu has interests in the management of all natural resources in the takiwā. Within this area there are sites and places which were used more prominently for settlement and mahinga kai. Some of these areas are classified, scheduled and mapped in this plan as Wāhi Tapu / Wāhi Taonga; Ngā Tūranga Tūpuna; or Ngā Wai. The list is not comprehensive (sometimes Ngā Rūnanga prefer not to disclose sites), but reflects where Ngāi Tahu whanau consider that the interests of protecting areas, outweigh potential risks from their identification. Wāhi Tapu/Wāhi Taonga, Ngā Tūranga Tupuna, and Ngā Wai, are all sites of Ngāi Tahu cultural significance.

3.1.18 Of the sites that are classified, scheduled and mapped in this plan:

- a. Wāhi Tapu / Wāhi Taonga - includes places that are considered by Ngāi Tahu to be wāhi tapu and/or wāhi taonga. In some instances the precise location of sacred places may not be disclosed by whanau (silent files), and in other instances the site is drawn around a specific archaeological survey.
- b. Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit - includes places that are considered by Ngāi Tahu to be wāhi tapu and/or wāhi taonga. In some instances the precise location of sacred places may not be disclosed by whanau (silent files). Kaitōrete Spit is known to contain a high number of archaeological sites.
- c. Ngā Tūranga Tūpuna - places of settlement or occupation in the past. These are areas or landscapes of Ngāi Tahu cultural significance. There is not usually known physical features on the sites to be protected, (however, there may be archaeological sites) but there is an opportunity to incorporate Ngāi Tahu history and values into the development or redevelopment of these areas.
- d. Ngā Wai - selected water bodies and their margins, including wetlands, waipuna (springs) and coastal waters which are significant areas of mahinga kai or other customary use for Ngāi Tahu. Ngā Wai sites include Te Tai o Mahaanui – the coastal area of Te Pātaka o Rākaihautū/Banks Peninsula and Wairewa/Lake Forsyth – both areas listed as areas of statutory acknowledgement in the Ngai Tahu Claims Settlement Act 1998. With respect to Ngā Wai Te Tai o Mahaanui / the coastal environment.

3.1.19 Some areas may be shown as Ngā Tūranga Tūpuna and include Wāhi Tapu / Wāhi Taonga or Ngā Wai sites within them. In that instance, the values of both classifications need to be considered.

Wāhi Tapu and Wāhi Taonga

3.1.20 Wāhi tapu are places of particular significance that have been imbued with an element of sacredness or restriction (tapu) following a certain event or circumstance (e.g. death). Wāhi tapu sites are treated according to local customs (tikanga and kawa) that seek to ensure that the tapu nature of those sites is respected. Of all wāhi tapu, urupā (burial sites) are considered to be the most significant.

3.1.21 Wāhi taonga are “places treasured” due to their high intrinsic values and critical role they have in maintaining a balanced and robust ecosystem (e.g. spawning grounds for fish, nesting areas for birds and fresh water springs). They are prized because of their capacity to shape and sustain the quality of life experience and provide for the needs of present and future generations.

Whakapapa

3.1.22 Whakapapa (genealogy) is the central pillar of the mana whenua framework, setting out and effectively explaining the relationships between the various elements of the world around us, including human beings.

Wakawaka

- 3.1.23** Access to mahinga kai was managed through the division of natural resources (lakes, rivers, islands, etc) into wakawaka, defined areas within which a particular whānau had exclusive rights to “work the food” (mahi ngā kai) and responsibilities to uphold the associated cultural values.

3.2 Te Tiriti o Waitangi/ Treaty of Waitangi

- 3.2.1** The Crown first recognised and provided for Ngāi Tahu mana whenua in 1840 with the signing of Te Tiriti o Waitangi ("Te Tiriti"). With respect to the right to exercise authority over natural resources, Article II of Te Tiriti states:

English Text:

“Her Majesty the Queen of England confirms and guarantees to the Chiefs and Tribes of New Zealand and to the respective families and individuals thereof *the full exclusive and undisturbed possession of their Lands and Estates Forests Fisheries and other properties* which they may collectively or individually possess so long as it is their wish and desire to retain the same in their possession...” (emphasis added in italics).

Māori Text:

“Ko te Kuini o Ingarani ka wakarite ka wakaae ki Ngā Rangitira ki Ngā hapu – ki Ngā tangata katoa o Nu Tirani *te tino rangatiratanga o ratou whenua o ratou kainga me o ratou taonga katoa...*” (same emphasis added in italics).

Translation:

“The Queen of England agrees to protect the chiefs, the sub-tribes and all the people of New Zealand in *the unqualified exercise of their chieftainship over their lands, villages and all their treasures...*” (same emphasis added in italics).

- 3.2.2** The legitimacy of Ngāi Tahu mana whenua in the South Island was reiterated through the contracts for sale and purchase of traditional Ngāi Tahu lands to the Crown from 1844 to 1864, including (within the Canterbury region):

- The Canterbury Purchase 1848
- The Port Cooper Purchase 1849
- The Port Levy Purchase 1849
- The Akaroa Purchase 1856
- The North Canterbury Purchase 1857
- The Kaikōura Purchase 1859

- 3.2.3** In total, the Crown purchased around 34.5 million acres of Ngāi Tahu land (80% of the South Island and more than half of the land mass of NZ) for just over £14,750. While this amounted to less than a penny per acre, it was encumbered with a number of commitments that included setting aside ‘adequate’ reserves for the present and future needs of Ngāi Tahu.

- 3.2.4** When considering Te Kerēme (the Ngāi Tahu Treaty Claim), the Waitangi Tribunal found that in acquiring this land the Crown had repeatedly breached its Treaty obligations and its actions left Ngāi Tahu with insufficient land to maintain its way of life and for the tribe to fully participate in subsequent economic development.
- 3.2.5** Article II of Te Tiriti records the Crown’s recognition and protection of rangatiratanga. For Ngāi Tahu, rangatiratanga includes the ability to exercise kaitiakitanga – an inherited obligation to manage and protect the natural resources within a tribal area, including land, waterways and springs, natural features, flora and fauna and wāhi tapu and taonga.
- 3.2.6** The Resource Management Act 1991 requires the principles of the Treaty (s8) to be taken into account and particular regard be had to kaitiakitanga (s7(a)) and to recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga under 6(e), in achieving the purpose of the Act. Council recognises the significance of the principles of Te Tiriti and the importance of its relationship with ngā rūnunga and Te Rūnanga o Ngāi Tahu.

3.3 Mandated Representatives

- 3.3.1** The entire area of Christchurch district lies within the traditional boundaries of Ngāi Tahu¹ which run south from Te Pari-nui-o-Whiti (White Bluffs) on the East Coast of the South Island, around the southern coastline and off-shore islands and then back up the West Coast to Kahurangi Point (between Karamea and Farewell Spit).
- 3.3.2** Ngāi Tahu is the largest iwi (tribe) in the South Island, comprising of hundreds of hapū (sub-tribes) and whānau (extended families). They continue to express their mana whenua within their respective areas (takiwā) through the following key actions:
- a. Protection and perpetuation of their whakapapa (genealogy);
 - b. Continued occupation of their ancestral lands (ahi-kā-roa);
 - c. Continued use of traditional and contemporary natural resources (customary use and mahinga kai);
 - d. Taking responsibility to protect and maintain the mauri of their environment for the benefit and enjoyment of future generations.
- 3.3.3** Following the confinement of Ngāi Tahu property rights to native reserves, local Ngāi Tahu communities began to establish ‘rūnanga’ (i.e. an assembly or council) to facilitate the representation of their rights and interests in the evolving new system of local governance and resource management.
- 3.3.4** Pāpatipu rūnunga are the organisations who represent those who hold mana whenua over particular areas within the takiwā of Ngāi Tahu. Mana whenua represents the ability to

¹ The term ‘Ngāi Tahu’ literally means “the descendants of Tahu” and refers to the collective of families (whānau) who descend from the 5 primary hapū (sub-tribes) of Ngāi Tahu as described in Section 2 of the Te Rūnanga o Ngāi Tahu Act (1996), namely: Ngāti Kuri, Ngāi Tūāhuriri, Ngāti Irakehu, Ngāi Te Ruahikihiki & Ngāti Huirapa.

3.4 Consultation with Ngāi Tahu Mana Whenua

3.4.1 In matters of consultation under the Resource Management Act 1991 (RMA), Te Rūnanga o Ngāi Tahu is the iwi authority established under the Te Rūnanga o Ngāi Tahu Act 1996. Under that Act, Te Rūnanga is required to consult with pāpatipu rūnanga in relation to district plan (and other) matters. Te Rūnanga encourages councils to consult directly with pāpatipu rūnanga on planning matters and considers the views of pāpatipu rūnanga when taking a position on such matters as the iwi authority.

3.4.2 For Ngāi Tahu, consultation between the Crown and Ngāi Tahu is a cornerstone of the principles of Te Tiriti. The RMA requires the principles of Te Tiriti and any iwi management plan to be taken into account when developing the district plan. In addition the Council must consult with the iwi authority in preparing a plan or plan change under the RMA (Schedule 1) and the Order. The Council recognises the significance of the principles of Te Tiriti and the importance of its relationship with Ngāi Tahu.

3.5 Iwi Management Plans

3.5.1 Sections 74 and 75 of the Act list matters which the Council must consider in preparing a district plan and these are set out at Section 5 of this chapter.

3.5.2 The preparation of district plans must take into account relevant iwi documents. For the Christchurch District, Ngāi Tahu has set out its resource management values, issues, objectives and policies in a number of documents. These documents have been prepared in order to facilitate the exercise of Ngāi Tahu rangatiratanga over their lands, villages and all their treasures as per Article II of Te Tiriti, including the exercise of their kaitiaki responsibilities as mana whenua. The relevant documents include the following:

- Te Whakatau Kaupapa – Ngāi Tahu Resource Management Strategy;
- Ngāi Tahu Freshwater Policy; and
- Mahaanui Iwi Management Plan.

3.5.3 Mahaanui Iwi Management Plan identifies objectives, issues and policies for natural resource and environmental management for the six pāpatipu rūnanga and seeks to ensure that the taonga and resources of Ngāi Tahu mana whenua are recognised and protected in the decision-making of statutory agencies. Accordingly, the Mahaanui Iwi Management Plan is a particularly relevant document to the preparation of the Plan.

3.6 Statutory Acknowledgements

Introduction

3.6.1 Areas of statutory acknowledgement are areas formally recognised by the Crown as being of cultural significance to iwi and can include an area of land, a landscape feature, a lake, a

river or wetland, or a specified part of the coastal marine area. The association of an iwi with a statutory area is outlined in the schedules to a claims settlement act.

- 3.6.2** The Ngāi Tahu Claims Settlement Act 1998 records the apology given by the Crown to Ngāi Tahu in a deed of settlement executed on 21 November 1997 and gives effect to the provisions of that deed. It includes areas of statutory acknowledgement within the takiwā of Ngāi Tahu as well as the vesting of some land areas as tribal property and other forms of statutory recognition.
- 3.6.3** The Council is legally obliged to have regard to statutory acknowledgements and to record them on statutory plans. The Council must have regard to an area of statutory acknowledgement in forming an opinion as to whether Te Rūnanga o Ngāi Tahu is an affected party in relation to resource consent applications for activities within, adjacent to or impacting directly on an area of statutory acknowledgement.

Statutory Acknowledgements within Christchurch District

- 3.6.4** There are two statutory acknowledgements within Christchurch District being:
- Wairewa (Lake Forsyth); and
 - Te Tai o Mahaanui (Selwyn-Banks Peninsula Coastal Marine Area).
- 3.6.5** Descriptions of the two areas of statutory acknowledgement are included as Appendices 1.1 and 1.2 respectively for public information only.
- 3.6.6** The Ngāi Tahu Claims Settlement Act 1998 (s208) requires that where Council is forming an opinion on a resource consent application as to whether Te Rūnanga o Ngāi Tahu may be adversely affected by the granting of the resource consent, it must consider activities within, adjacent to or impacting directly on a statutory area.

Other Relevant Forms of Recognition

- 3.6.7** Ripapa Island is within Christchurch District. It is recognized as a 'tōpuni' under the Ngāi Tahu Claims Settlement Act 1998. Tōpuni status imposes obligations on Conservation Authorities, Conservation Boards and the Minister of Conservation (refer s239 - 252 of the Ngāi Tahu Claims Settlement Act 1998).
- 3.6.8** In addition much of the bed of Te Waihora (Lake Ellesmere) is now vested in Te Rūnanga o Ngāi Tahu as an estate in fee simple.

Mo tātou, a, mo ka uri a muri ake nei
(For us and our children after us)

4 Statutory Context

4.1 The Resource Management Act 1991 (the "Act")

4.1.1 The Act sets out those matters which must be addressed by councils in the preparation of district plans, to meet their obligations and functions under the Act. The key provisions are contained in Part 2 (Sections 5, 6, 7 and 8) and Sections 31, 72, 74 and 75 of the Act. In summary, the Council's functions under the Act are:

- a. To achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources;
- b. Control effects of the use, development or protection of land, including for the purpose of:
 - i. Avoiding or mitigating natural hazards;
 - ii. Managing hazardous substances and the use of contaminated land; and
 - iii. Recognising and providing for a range of matters of national importance;
- c. Control the emission and effects of noise; and
- d. Control effects of activities on the surface of lakes and rivers.

4.1.2 As part of preparing a district plan, Council is also required under section 32 and 32AA of the Act to examine all objectives, policies and rules in its district plan to ensure they are necessary, efficient, effective and do not impose costs on the community that exceed their benefits. The Plan has been prepared in accordance with this requirement and the costs and benefits of each provision have been assessed. The evaluations prepared under section 32 and 32AA² are not part of the Plan itself, but are available on the Council's website at: <http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/districtplanning/districtplanreview/index.aspx>

4.1.3 There are other sections of the Act which are important in plan preparation; readers of this document are referred to the Act itself for the details of these provisions.

4.2 Integration of the District Plan with Other Plans and Documents

4.2.1 The District Plan is one tool available to Council to assist in the sustainable management of the natural and physical resources of Christchurch district. There are a range of other plans and documents that are either implemented through the Plan or taken into account during its preparation.

4.2.2 Earthquake Recovery Plans and Documents

² Section 32AA evaluations are contained in the Decisions of the Hearing Panel on the notified proposals..

Canterbury Earthquake Recovery Act 2011

- 4.2.2.1** In addition to those national and regional plans and documents described in Section 5 of this chapter, the preparation of the Plan has been undertaken within the context of strategies, plans and programmes prepared under the Canterbury Earthquake Recovery Act 2011 (CER Act).
- 4.2.2.2** The CER Act conferred powers on the executive to achieve the full social, economic, cultural and environmental recovery (in its widest sense) of Greater Christchurch. Recovery is defined in the CER Act as including "restoration and enhancement". Rebuilding is defined to include "extending, repairing, improving, subdividing, or converting any land, infrastructure, or other property; and rebuilding communities." The scale of the rebuild and recovery required a change to the planning and regulatory environment to address the unique challenges that faced Greater Christchurch. The Plan is one of the documents prepared under the CER Act that sets the foundation that will provide for the long term recovery of Christchurch district from the Canterbury earthquakes.

Recovery Strategy for Greater Christchurch – Mahere Haumanutanga

- 4.2.2.3** The Recovery Strategy for Greater Christchurch – Mahere Haumanutanga was prepared under the CER Act to provide a high level approach to recovery, including guiding principles, a vision and goals for recovery. All goals in the Recovery Strategy (including social, economic, cultural, environmental and built) are inextricably linked, and most importantly, focussed on the outcomes for the greater Christchurch community.
- 4.2.2.4** The Recovery Strategy is to be read with, and forms part of, plans prepared under the RMA, including the Plan. The guiding principles of the Recovery Strategy are:
- work together;
 - take an integrated approach;
 - look to the future;
 - promote efficiency;
 - use best available information;
 - care about each other;
 - innovate;
 - aim for balanced decision making; and
 - keep it simple.
- 4.2.2.5** The Recovery Strategy states that the recovery of the built environment will leave the greatest legacy. Decisions made during the life of the Plan about urban form, investment in infrastructure, and resource consents for activities and buildings that should have a life extending many decades or more, will all influence the long term sustainability of the city,

and the health and wellbeing of residents. The Recovery Strategy for Greater Christchurch can be viewed at: cera.govt.nz/recovery-strategy.

Recovery Plans

4.2.2.6 Section 24 of the CER Act provides that a Recovery Plan can require a council to amend its district plan in a manner directed by the Recovery Plan. The following Recovery Plans had been approved by the Minister for Canterbury Earthquake Recovery. The Plan has been prepared in a manner that is not inconsistent with these Recovery Plans.

Christchurch Central Recovery Plan 2012 - Te Mahere 'Maraka Ōtautahi'

4.2.2.7 The Christchurch Central Recovery Plan 2012 – Te Mahere 'Maraka Ōtautahi' ('CCRP'). The vision is for central Christchurch to become the thriving heart of an international city. It will draw on its rich natural and cultural heritage, and the skills and passion of its people to embrace opportunities for innovation and growth. Building on the Christchurch City Council's draft Central City Plan, and on over 106,000 ideas submitted by the community during the public consultation process, the CCRP sets out how that vision can be achieved. The CCRP defines the form of the central city, sets out the location of key anchor projects and outlines block plans which show what the city could look like in the future. The Plan must also not be inconsistent with the CCRP and any amendments to it. The CCRP includes the following addendums:

- An Accessible City Te Taone Wātea – addresses issues with the transport system;
- Noise and Entertainment Provisions He tikanga pūoru, he tikanga whakangahau – contains specific noise provisions that relate to the entertainment and hospitality industry;
- South Frame Pūtahi Whakatetonga – includes specific provisions to enable the development of the Health and Innovation Precincts; and
- A Liveable City He tāone e whai wāhi ai te whānau – includes provisions to enable the centre of Christchurch to be a highly desirable place to live for people who seek an urban lifestyle.

Land Use Recovery Plan

4.2.2.8 The Land Use Recovery Plan 2013 ('LURP') identifies critical actions required in the short and medium term to coordinate and advance decision making about land use and who is responsible for those actions, and sets a timetable for when they must be completed. The Plan must not be inconsistent with the LURP. The LURP contains 15 specific 'Actions' that have been provided for in the review of the Plan. These relate to provisions for housing, enhancing centres and providing for community facilities, zoning greenfield priority areas, providing for the development of Māori reserves, providing for business (commercial and industrial needs), integrating land use and infrastructure, supporting an integrated transport network, avoiding hazards, establishing a clear planning framework, promoting a quality urban environment and an overall requirement to reduce consenting requirements.

Lyttelton Port Recovery Plan

- 4.2.2.9** The Lyttelton Port Recovery Plan ('LPRP') has been prepared by Environment Canterbury. The relevant provisions of the LPRP have been incorporated into the Plan within the "Specific Purpose (Lyttelton Port) Zone".

4.3 The Relationship with Other Plans and Documents

- 4.3.1** Section 74 of the Act requires the Council, when developing its Plan, to have regard to management plans and strategies prepared under other Acts. Some of these are summarised below.

The Summit Road (Canterbury) Protection Act 2001

- 4.3.2** This local Act applies to an area of land in the vicinity of the Summit Road, broadly defined as being the area from the summit to 30 vertical metres below the road. The Summit Road (Canterbury) Protection Act provides for:
- a. the preservation and protection of the scenic amenity associated with the Summit Road and other roads, walkways, paths, and public open spaces within the protected land;
 - b. the preservation and protection of natural amenities associated with land within the protected area; and
 - c. the improvement of facilities for the public enjoyment of the scenic amenity and the natural amenities.
- 4.3.3** Within this area, the development of structures, planting of trees, quarrying and subdivision are subject to the provisions of the Summit Road (Canterbury) Protection Act and consent must be sought from a Summit Road Protection Authority.

Long Term Plan, the 3 Year Plan and Annual Plan

- 4.3.4** The Local Government Act 2002 requires councils to consult with their local communities to determine what public goods and services the community wants provided. Through this process a council will adopt community outcomes that form part of the Long Term Plan. The Long Term Plan is a 10 year strategic planning document that covers all council functions and sets out how they will be paid for.
- 4.3.5** A Long Term Plan does not override a district plan, nor is there any requirement that a district plan must comply with the requirement of a Long Term Plan. However, because the Long Term Plan records outcomes identified by the community and describes how the Council will contribute to these, there is an expectation that the Council will use this process to inform other plans and strategies.

- 4.3.6** In 2013 the Council and Government agreed to delay Christchurch City Council's Long Term Plan until 2015, so an earthquake recovery cost-sharing method could be worked out together. It was considered that the city needed a more appropriate planning mechanism with more immediate goals than the 10 year framework of a Long Term Plan. The Christchurch City Three Year Plan 2013-2016 was developed after consultation with the public. This plan sets out the community outcomes that the Council aims to achieve, the projects and services the Council will provide over the three financial years, how much they will cost and where the money will come from. The community outcomes describe what the Christchurch City Council aims to achieve.
- 4.3.7** The Annual Plan sets out what the Council will do over the next year, how much it will cost and where the money will come from.

Christchurch Transport Strategic Plan

- 4.3.8** This non-statutory plan updates Christchurch's local transport policy, having regard to relevant statutory plans - in particular the Canterbury Regional Land Transport Strategy, the Canterbury Regional Policy Statement, the Greater Christchurch Urban Development Strategy and the Regional Public Transport Plan - placing a strong emphasis on travel choice by establishing strong networks for all transport options during the next 30 years.

Council Strategies and Policies

- 4.3.9** The Council has developed a large number of strategies and policies to which regard must be had in preparing the Plan. These strategies can be viewed at:
www.ccc.govt.nz/thecouncil/policiesreportsstrategies/

Other Strategies

- 4.3.10** A number of regional and other strategies are relevant to, and have been considered in, the preparation of the District Plan. They include:
- a. Greater Christchurch Urban Development Strategy 2007 which provides the long term direction for enhancing the economic, social, environmental, and cultural conditions of the greater Christchurch area.
 - b. Canterbury Regional Land Transport Strategy 2012 -2042 which sets the strategic direction for land transport within the Canterbury region over a 30 year period. It identifies the region's transport needs and the roles of all land transport modes. It identifies how planning, engineering, education, encouragement and enforcement methods are to be utilised to provide for the future land transport system of Canterbury.
 - c. Greater Christchurch Transport Statement 2012 was prepared by key government agencies and councils together with the strategic transport agencies operating within Christchurch. It provides an overarching framework to enable a consistent, integrated approach to planning, prioritising, implementing and managing the transport network and services in the greater Christchurch area.

5 The relationship between District Plans and other Resource Management Planning Documents

District Plans form part of a group of planning and policy documents from all levels of government that together are required to achieve integrated management of natural and physical resources.

At a national level, the Resource Management Act 1991 provides for:

- i. National Policy Statements which set out objectives and policies for resource management matters of national significance that are relevant to achieving the purpose of the Act. Such statements guide subsequent decision-making under the Act at the national, regional and district levels.

The preparation of a New Zealand Coastal Policy Statement by the Minister of Conservation is mandatory, but other national policy statements, which must be approved by the Minister for the Environment, are optional (for example the National Policy Statement for Freshwater Management, the National Policy Statement for Renewable Electricity Generation and the National Policy Statement on Electricity Transmission). The District Plan must give effect to National Policy Statements.

- ii. National Environmental Standards which are regulations that apply nationally to the use, development and protection of natural and physical resources and which prescribe technical standards, methods or other requirements for implementing the standards in a consistent manner. National standards generally override existing provisions in plans that have a lower standard. Conversely, if a District Plan has a standard that is stricter than a national standard then that plan standard prevails.

At a regional level, the Act provides for:

- i. A Regional Policy Statement required to be prepared by each regional council. These statements enable regional councils to provide broad direction and a framework for resource management within their regions. A regional policy statement must give effect to all national policy statements. The District Plan must give effect to the Canterbury Regional Policy Statement.
- ii. Regional Plans to be prepared by a regional council. These plans focus on particular issues or areas and assist regional councils to carry out their functions under the Act. A regional council must prepare a regional coastal plan (applying below mean high water springs) but other regional plans are optional (subject to any directions in a national policy statement). Regional plans must give effect to national policy statements and regional policy statements. They must also not be inconsistent with water conservation orders and other regional plans for the region. The District Plan must not be inconsistent with regional plans.

6 Guide to the District Plan

6.1 Content of the District Plan

6.1.1 The District Plan has two primary components:

- a. The written text which contains all of the resource management objectives, policies and rules.

- b. The planning maps which indicate in graphic form the area to which certain rules in the written text apply.

6.1.2 The written text should be read as a whole so that the common themes of the Plan and the relationship between the various chapters can be understood.

6.1.3 The District Plan is presented in chapters. These are summarised and described below.

Chapters	Summary
Plan Overview Chapters 1 and 2	General introduction and abbreviations and definitions.
Strategic Policy Framework Chapter 3	District-wide strategic context and direction including direction on implementing activities affecting tangata whenua.
District Wide Provisions Chapters 5–12	Contains rules that apply across the whole district.
Zone Provisions Chapters 4 and 13–21	Contains rules that apply only within the specified areas shown on the planning maps.
Planning Maps	

Plan overview chapters

6.1.4 These two chapters contain material to assist Plan users to understand the Plan. The Introduction Chapter outlines the purpose of the Plan, set outs the statutory context in which it is prepared and provides guidance on how to use it.

6.1.5 A chapter of abbreviations and definitions of words and phrases used in the Plan is included. Definitions are critical to the interpretation of the Plan. Where deemed necessary, they help the Plan achieve the purpose of the Act by enhancing its usability and providing greater certainty to the meaning of objectives, policies and rules. Definitions apply to all rules and on a case by case basis in the objectives and policies where words or phrases warrant definition.

6.1.6 Defined words and phrases are shown in the plan as dashed line and can be electronically accessed from the text of the plan.

Strategic policy framework chapter

6.1.7 This chapter sets out the strategic context for the Plan and the overarching direction for other chapters, including the strategic direction for implementing activities affecting tangata whenua across the district. They provide information on the impact of the earthquake events in 2010 and 2011, set out the long term vision for the district, describe the key resource management issues and opportunities, summarise the direction provided by Council

strategies and other regional and national strategic documents, and set out high level objectives for the future direction of the district.

District-wide provisions chapters

- 6.1.8** This part of the plan contains general rules and procedures as well as objectives, policies and rules that apply across the district. Chapters cover topics such as transport, subdivision, heritage and natural environment, utilities, noise, glare, hazardous substances, signs, financial contributions and designations.

Zone provisions chapters

- 6.1.9** All land within the district is zoned. Zones are areas where common land uses and activities are anticipated. The chapters in this part of the Plan contain objectives, policies and rules relating to each of the Plan's zones.

Planning maps

- 6.1.10** The planning maps of the district spatially identify the various zones in the Plan and features referred to in the text of the Plan, such as the extent of designated land; protected buildings, spaces and trees; the National Grid transmission lines and electricity distribution lines; the boundaries of airport approach slopes and noise contours; and hazard areas.

6.2 Structure of the District Plan

- 6.2.1** District plans must state the objectives for the district, the policies to implement the objectives and the rules (if any) to implement the policies. They may also contain a number of other matters.
- 6.2.2** Objectives are quite general and outcome-oriented (what the city is wanting to achieve) while policies are more specific and means oriented (how it is proposed to implement objectives). Together they establish a framework for the direction the Council intends to take in relation to its functions and responsibilities under the Act, and guide decision making when there is a departure from rules or where the Council has retained discretion in its decision making.
- 6.2.3** Rules and policies are the methods by which the Council achieves its objectives. In this Plan each chapter, other than chapters 1-3 inclusive, contains a set of rules which require consent for activities or prohibit activities. The term "activity" includes the use and subdivision of land and activities on the surface of water. Broadly speaking, activities are categorised in order of increasing actual or potential adverse effects.
- 6.2.4** The District Plan is divided spatially into various zones and these are shown on the planning maps. Zoning recognises that different areas of the district have different character, levels of amenity, resources and residents' expectations about environmental outcomes. It also

provides opportunities for future development to be in keeping with the character and amenity established in each zone.

6.2.5 The maps display features that are referred to in the text of the Plan, such as protected buildings, sites and trees; the extent of designated areas; natural hazard areas; airport noise contours and protection areas; and transmission and transport corridors.

6.2.6 In the Plan activities are classified as being permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited.

6.2.7 A description of the different activity classes used in this Plan is set out below.

Permitted activities:	are allowed without the need for resource consent providing they comply with the relevant site and zone standards and all general rules.
Controlled activities:	require resource consent and are subject to standards and provisions of the Plan. The Council must grant consent if standards are met. If consent is granted, the Council may impose conditions.
Restricted discretionary activities:	require resource consent and are subject to standards and provisions specified in the Plan. The Council will assess only the matters of non-compliance and may grant or refuse consent. If granting consent conditions may be imposed.
Discretionary activities:	require resource consent and are subject to standards and provisions specified in the Plan. The Council may grant or refuse consent to a discretionary activity and may impose conditions if consent is granted.
Non-complying activities:	require resource consent and are those that cannot comply with a standard in the Plan or which are specified as non-complying because the Plan has anticipated that they would normally be inappropriate. Non-complying proposals require careful justification as to why they should be approved. Resource consent applications are likely to cost more, take longer and have a greater chance of being refused consent.
Prohibited activities:	are those which a rule in the plan expressly prohibits. No application can be made for an activity described as prohibited and resource consent cannot be granted.

6.2.8 Activity tables are used in the Plan to identify activities and the specific standard/s that apply to them. For ease of use activities are grouped by activity class, e.g. permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited.

6.2.9 Each chapter of the District Plan has been structured to follow the same layout. The layout is explained in the table below.

Section of Chapter	Purpose
Objectives	set out the environmental outcomes the Council seeks to achieve.
Policies	identify the ways the objectives will be achieved.
Activity Status Tables	identify specific activities and the specific standards (rules) that apply to them.
Built Form Standards Tables	set out for each zone the bulk and location rules that apply to each activity class.
Matters of Discretion	identify the matters that the Council will assess in considering any resource consent application for activities where the Council has reserved its discretion.

6.3 How to use the District Plan

To determine if an activity is provided for by the Plan, or is provided for in a certain area, users of the Plan should take the following steps:

Step 1 - Check the zone that applies

Check the planning maps to locate the property and determine its zoning.

Step 2 - Confirm if any notation, overlay or designation applies

Use the planning maps to confirm whether the property has any special feature or designation on it.

Step 3 – Confirm the activity status

1. Go to the relevant chapters for the zone that the property is located in. Check for any special feature or designation that applies and for any general rules that apply. Refer to the abbreviations and definitions in Chapter 2 for assistance to interpret those rules, where linked by dashed underlined text.
2. Check the Activity Status Table and the Built Form Standards for the activity you wish to undertake. Every activity will be indicated as being either a permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited activity. Refer to the abbreviations and definitions in Chapter 2 for assistance to interpret those rules, where linked by dashed underlined text.
3. Read the Activity Specific Standards and the Built Form Standards that apply to your activity.
4. Determine the activity class.
5. If your activity is permitted you can proceed without obtaining resource consent.

Step 4 – Apply for resource consent

1. If your activity is classified as controlled, restricted discretionary, discretionary, or non-complying you will need to apply to the Council for a resource consent.

2. If your activity is classified as restricted discretionary or discretionary the Plan provides guidance on the matters of discretion that the Council will apply in its consideration of the resource consent application. Consideration is also given to the Plan's objectives and policies.
3. Applications for resource consents must be made in writing to the Council. Application forms, and information brochures detailing the information that must accompany an application, are available from Council offices or online at the Council's website. Fees are payable.

APPENDIX 1.1

Schedule 71 Statutory Acknowledgement for Wairewa (Lake Forsyth)

Statutory area

The statutory area to which this statutory acknowledgement applies is the lake known as Wairewa (Lake Forsyth), the location of which is shown on Allocation Plan MD 45 (SO 19839).

Preamble

Under section 206, the Crown acknowledges Te Rūnanga o Ngāi Tahu's statement of Ngāi Tahu's cultural, spiritual, historic, and traditional association to Wairewa, as set out below.

Ngāi Tahu association with Wairewa

Wairewa is one of the lakes referred to in the tradition of “Ngā Puna Wai Karikari o Rākaihautū” which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rākaihautū. Rākaihautū was the captain of the canoe, Uruao, which brought the tribe, Waitaha, to New Zealand. Rākaihautū beached his canoe at Whakatū (Nelson). From Whakatū, Rākaihautū divided the new arrivals in two, with his son taking one party to explore the coastline southwards and Rākaihautū taking another southwards by an inland route. On his inland journey southward, Rākaihautū used his famous kō (a tool similar to a spade) to dig the principal lakes of Te Wai Pounamu, including Wairewa.

There are place names connected with Wairewa which evoke earlier histories. One example is the mountain which Wairewa lies in the lee of, “Te Upoko o Tahu Mataa”. This name refers to the Ngāi Tahu ancestor Tahu Mataa who lived and fought in Hawkes Bay. Like many other lakes, Wairewa was occupied by a taniwha called Tū Te Rakiwhānoa, whose origins stem back to the creation traditions.

For Ngāi Tahu, traditions such as this represent the links between the cosmological world of the gods and present generations, these histories reinforce tribal identity and solidarity, and continuity between generations, and document the events which shaped the environment of Te Wai Pounamu and Ngāi Tahu as an iwi.

The local hapū of this region is Ngāti Irakehu. Irakehu was the descendant of Mako, the Ngāi Tuhaitara chief who took Banks Peninsula with his cohort, Moki. Tradition has it that both Moki and Mako are buried near Wairewa. Poutaiki and Ōtūngākau are two principal urupā associated with Wairewa. Urupā are the resting places of Ngāi Tahu tūpuna and, as such, are the focus for whānau traditions. These are places holding the memories, traditions, victories and defeats of Ngāi Tahu tūpuna, and are frequently protected by secret locations.

Wairewa has been used by the descendants of Rākaihautū ever since it was formed. It is famous for the tuna (eels) that it holds and which migrate out to the sea in the autumn months. Ngāi Tahu gather here annually to take the tuna.

The tūpuna had considerable knowledge of whakapapa, traditional trails and tauranga waka, places for gathering kai and other taonga, ways in which to use the resources of the lake, the relationship of people with the lake and their dependence on it, and tikanga for the proper and sustainable utilisation of resources. All of these values remain important to Ngāi Tahu today.

The mauri of Wairewa represents the essence that binds the physical and spiritual elements of all things together, generating and upholding all life. All elements of the natural environment possess a life force, and all forms of life are related. Mauri is a critical element of the spiritual relationship of Ngāi Tahu Whānui with the lake.

Purposes of statutory acknowledgement

Pursuant to section 215, and without limiting the rest of this schedule, the only purposes of this statutory acknowledgement are —

- a. to require that consent authorities forward summaries of resource consent applications to Te Rūnanga o Ngāi Tahu as required by regulations made pursuant to section 207 (clause 12.2.3 of the deed of settlement); and
- b. to require that consent authorities, the Historic Places Trust, or the Environment Court, as the case may be, have regard to this statutory acknowledgement in relation to Wairewa, as provided in sections 208 to 210 (clause 12.2.4 of the deed of settlement); and
- c. to empower the Minister responsible for management of Wairewa or the Commissioner of Crown Lands, as the case may be, to enter into a Deed of Recognition as provided in section 212 (clause 12.2.6 of the deed of settlement); and
- d. to enable Te Rūnanga o Ngāi Tahu and any member of Ngāi Tahu Whānui to cite this statutory acknowledgement as evidence of the association of Ngāi Tahu to Wairewa as provided in section 211 (clause 12.2.5 of the deed of settlement).

Limitations on effect of statutory acknowledgement

Except as expressly provided in sections 208 to 211, 213, and 215, —

- a. this statutory acknowledgement does not affect, and is not to be taken into account in, the exercise of any power, duty, or function by any person or entity under any statute, regulation, or bylaw; and
- b. without limiting paragraph a., no person or entity, in considering any matter or making any decision or recommendation under any statute, regulation, or bylaw, may give any greater or lesser weight to Ngāi Tahu's association to Wairewa (as described in this statutory acknowledgement) than that person or entity would give under the relevant statute, regulation, or bylaw, if this statutory acknowledgement did not exist in respect of Wairewa.

Except as expressly provided in this Act, this statutory acknowledgement does not affect the lawful rights or interests of any person who is not a party to the deed of settlement.

Except as expressly provided in this Act, this statutory acknowledgement does not, of itself, have the effect of granting, creating, or providing evidence of any estate or interest in, or any rights of any kind whatsoever relating to, Wairewa.

APPENDIX 1.2

Schedule 71 Statutory Acknowledgement for Te Tai o Mahaanui (Selwyn-Banks Peninsula Coastal Marine Area)

Statutory area

The statutory area to which this statutory acknowledgement applies is Te Tai o Mahaanui (Selwyn – Banks Peninsula Coastal Marine Area), the Coastal Marine Area of the Selwyn – Banks Peninsula constituency of the Canterbury region, as shown on SO Plan 19407, Canterbury Land District as shown on Allocation Plan NT 505 (SO 19901).

Preamble

Under section 313, the Crown acknowledges Te Rūnanga o Ngāi Tahu’s statement of Ngāi Tahu’s cultural, spiritual, historic, and traditional association to Te Tai o Mahaanui as set out below.

Ngāi Tahu association with Te Tai o Mahaanui

The formation of the coastline of Te Wai Pounamu relates to the tradition of Te Waka o Aoraki, which foundered on a submerged reef, leaving its occupants, Aoraki and his brothers, to turn to stone. They are manifested now in the highest peaks in the Kā Tiritiri o Te Moana (the Southern Alps). The bays, inlets, estuaries and fiords which stud the coast are all the creations of Tū Te Rakiwhānoa, who took on the job of making the island suitable for human habitation.

The naming of various features along the coastline reflects the succession of explorers and iwi (tribes) who travelled around the coastline at various times. The first of these was Māui, who fished up the North Island, and is said to have circumnavigated Te Wai Pounamu. In some accounts the island is called Te Waka a Māui in recognition of his discovery of the new lands, with Rakiura (Stewart Island) being Te Puka a Māui (Māui’s anchor stone). A number of coastal place names are attributed to Māui, particularly on the southern coast.

There are a number of traditions relating to Te Tai o Mahaanui. One of the most famous bays on the Peninsula is Akaroa, the name being a southern variation of the word “Whangaroa”. The name refers to the size of the harbour. As with all other places in the South Island, Akaroa placenames recall the histories and traditions of the three tribes which now make up Ngāi Tahu Whānui: Waitaha, Ngāti Mamoe and Ngāi Tahu.

Waitaha traditions tell that after Rākaihautū had dug the southern lakes with his kō (a tool similar to a spade)—Tūwhakarōria—he and his son, Rokohouia, returned to Canterbury with their people. On the return, Rākaihautū buried his kō (a tool similar to a spade) on a hill overlooking the Akaroa harbour. That hill was called Tuhiraki (Bossu). Rākaihautū remained in this region for the rest of his life.

For Ngāi Tahu, traditions such as these represent the links between the cosmological world of the gods and present generations. These histories reinforce tribal identity and solidarity, and continuity between generations, and document the events which shaped the environment of Te Wai Pounamu and Ngāi Tahu as an iwi.

Because of its attractiveness as a place to establish permanent settlements, including pā (fortified settlements), the coastal area was visited and occupied by Waitaha, Ngāti Mamoe and Ngāi Tahu in succession, who through conflict and alliance, have merged in the whakapapa (genealogy) of Ngāi Tahu Whānui. Battle sites, urupā and landscape features bearing the names of tūpuna (ancestors) record this history. Prominent headlands, in particular, were favoured for their defensive qualities and became the headquarters for a succession of rangatira and their followers.

Ngāi Tahu connections to Akaroa came after the settling of Kaiapoi Pā in North Canterbury. Akaroa harbour was soon allocated to a number of chiefs by Tūrākautahi of Kaiapoi. One chief, Te Ruahikihiki, settled at Whakamoia near the Akaroa Heads at the south east end of the harbour. Te

Ruahikihiki fell in love with the elder sister of his wife, Hikaiti. As it was customary at that time for chiefs to have several wives, Te Ruahikihiki took the elder sister, Te Ao Taurewa, as his wife.

Hikaiti fell into a deep depression and resolved to kill herself. She arose early in the morning, combed her hair and wrapped her cloak tightly around herself. She went to the edge of the cliff where she wept and greeted the land and the people of her tribe. With her acknowledgements made, she cast herself over the cliff where she was killed on the rocks. The body remained inside the cloak she had wrapped around herself. This place became known as Te Tarere a Hikaiti (the place where Hikaiti leapt). After a long period of lamentation, Te Ruahikihiki and his people moved to the south end of Banks Peninsula to Te Waihora (Lake Ellesmere).

Another one of the senior chiefs within the Akaroa harbour was Te Ake whose hapū was Ngāi Tuhaitara. Ōtokotoko was claimed by Te Ake when he staked his tokotoko (staff) at that end of the bay. Te Ake's daughter, Hine Ao, is now represented as a taniwha that dwells with another taniwha, Te Rangiorahina, in a rua (hole) off Opukutahi Reserve in the Akaroa Harbour. Hine Ao now carries the name Te Waahine Marukore. These taniwha act as (kaitiaki) guardians for local fishermen.

The results of the struggles, alliances and marriages arising out of these migrations were the eventual emergence of a stable, organised and united series of hapū located at permanent or semi-permanent settlements along the coast, with an intricate network of mahinga kai (food gathering) rights and networks that relied to a large extent on coastal resources.

The whole of the coastal area offered a bounty of mahinga kai, including a range of kaimoana (sea food); sea fishing; eeling and harvest of other freshwater fish in lagoons and rivers; marine mammals providing whale meat and seal pups; waterfowl, sea bird egg gathering and forest birds; and a variety of plant resources, including harakeke (flax), fern and tī root.

The coast was also a major highway and trade route, particularly in areas where travel by land was difficult. Travel by sea between settlements and hapū was common, with a variety of different forms of waka, including the southern waka hunua (double-hulled canoe) and, post-contact, whale boats plying the waters continuously. Hence tauranga waka occur up and down the coast in their hundreds and wherever a tauranga waka is located there is also likely to be a nohoanga (settlement), fishing ground, kaimoana resource, rimurapa (bull kelp) with the sea trail linked to a land trail or mahinga kai resource. The tūpuna had a huge knowledge of the coastal environment and weather patterns, passed from generation to generation. This knowledge continues to be held by whānau and hapū and is regarded as a taonga. The traditional mobile lifestyle of the people led to their dependence on the resources of the coast.

Numerous urupā are being exposed or eroded at various times along much of the coast. Water burial sites on the coast, known as waiwhakaheketūpāpaku, are also spiritually important and linked with important sites on the land. Places where kaitāngata (the eating of those defeated in battle) occurred are also wāhi tapu. Urupā are the resting places of Ngāi Tahu tūpuna and, as such, are the focus for whānau traditions. These are places holding the memories, traditions, victories and defeats of Ngāi Tahu tūpuna, and are frequently protected in secret locations.

The mauri of the coastal area represents the essence that binds the physical and spiritual elements of all things together, generating and upholding all life. All elements of the natural environment possess a life force, and all forms of life are related. Mauri is a critical element of the spiritual relationship of Ngāi Tahu Whānui with the coastal area.

Purposes of statutory acknowledgement

Pursuant to section 215 and without limiting the rest of this schedule, the only purposes of this statutory acknowledgement are—

- a. to require that consent authorities forward summaries of resource consent applications to Te Rūnanga o Ngāi Tahu as required by regulations made pursuant to section 207 (clause 12.2.3 of the deed of settlement); and
- b. to require that consent authorities, Heritage New Zealand Pouhere Taonga, or the Environment Court, as the case may be, have regard to this statutory acknowledgement in relation to Te Tai o Mahaanui, as provided in sections 208 to 210 (clause 12.2.4 of the deed of settlement); and
- c. to enable Te Rūnanga o Ngāi Tahu and any member of Ngāi Tahu Whānui to cite this statutory acknowledgement as evidence of the association of Ngāi Tahu to Te Tai o Mahaanui as provided in section 211 (clause 12.2.5 of the deed of settlement).

Limitations on effect of statutory acknowledgement

Except as expressly provided in sections 208 to 211, 213, and 215,—

- a. this statutory acknowledgement does not affect, and is not to be taken into account in, the exercise of any power, duty, or function by any person or entity under any statute, regulation, or bylaws; and
- b. without limiting paragraph a., no person or entity, in considering any matter or making any decision or recommendation under any statute, regulation, or bylaw, may give any greater or lesser weight to Ngāi Tahu's association to Te Tai o Mahaanui (as described in this statutory acknowledgement) than that person or entity would give under the relevant statute, regulation, or bylaw, if this statutory acknowledgement did not exist in respect of Te Tai o Mahaanui.

Except as expressly provided in this Act, this statutory acknowledgement does not affect the lawful rights or interests of any person who is not a party to the deed of settlement.

Except as expressly provided in this Act, this statutory acknowledgement does not, of itself, have the effect of granting, creating, or providing evidence of any estate or interest in, or any rights of any kind whatsoever relating to, Te Tai o Mahaanui.

Chapter 3 Strategic Directions – incorporating consequential amendments from Natural and Cultural Heritage decisions 21 October 2016

The chapter is amended by our decisions as follows.

This version includes Decisions 1 and 34.

Red text shows amendments from decision on Sub-chapter 9.5 Ngāi Tahu values and the natural environment.

Chapter 3 Strategic directions

3.1 Introduction

1. This Chapter:
 - a) Provides the overarching direction for the District Plan, including for developing the other chapters within the Plan, and for its subsequent implementation and interpretation; and
 - b) Has primacy over the objectives and policies in the other chapters of the Plan, which must be consistent with the objectives in this Chapter.
2. This Chapter recognises and sets the statutory planning context for the other chapters of the Plan, in order that they:
 - a) Clearly articulate how decisions about resource use and values will be made in order to minimise:
 - (i) reliance on resource consent processes; and
 - (ii) the number, extent, and prescriptiveness of development controls and design standards in the rules, in order to encourage innovation and choice; and
 - (iii) the requirements for notification and written approval;
 - b) Set objectives and policies that clearly state the outcomes that are intended for the Christchurch district;
 - c) Recognise and provide for the relationships of Ngāi Tahu Manawhenua and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga, have particular regard to their role as kaitiaki and take into account the principles of the Treaty of Waitangi;
 - d) Provide for the effective functioning of the urban environment of the Christchurch district, reflecting the changes resulting from the Canterbury earthquakes, including changes to population, land suitability, infrastructure, and transport;
 - e) Facilitate an increase in the supply of housing, including by:
 - (i) confirming the immediate residential intensification changes included in the Land Use Recovery Plan; and
 - (ii) ensuring that the District Plan has capacity to accommodate up to 23,700 additional dwellings by 2028 (as compared with the number of households in the 2012 post-earthquake period); and
 - (iii) addressing further intensification opportunities, in line with the Land Use Recovery Plan principle of supporting the Central City and Key Activity Centres; and
 - (iv) having regard to constraints on environmental and infrastructure capacity, particularly with regard to natural hazards; and
 - (v) providing for a wide range of housing types and locations;
 - f) Ensure sufficient and suitable development capacity and land for commercial, industrial, and residential activities;
 - g) Provide for a range of temporary and construction activities as permitted activities, recognising the temporary and localised nature of the effects of those activities;

- (h) Provide, as appropriate, for transitional provisions for the future of temporary activities established under the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011 after that order expires;
 - (i) Set a clear direction on the use and development of land for the purpose of avoiding or mitigating natural hazards; and
 - (j) Use clear, concise language so that the Plan is easy to understand and use.
3. The Council must commence a review of the provisions of an operative district plan within 10 years of the provisions having last been reviewed or changed, meaning that this Plan is likely to have a life of not less than 10 years. Whilst certain parts of the district's built environment will have been re-established and aspects of peoples' lives will have returned to normal within that timeframe, the district as a whole will still be in a state of recovery. In this Plan, therefore, the term "recovery" is intended to span the entire ten year timeframe, and in so doing facilitate the return to normality as quickly as possible, while also creating a strong platform for the longer term future of the district.
4. Focussing as it does on Strategic Directions, this Chapter provides a series of high-level objectives for the district, and leaves the articulation of activity-specific and location-specific objectives and policies to the subsequent chapters of the Plan. However, the objectives and policies in the other chapters of the Plan must be consistent with the objectives in this Chapter.
5. Within this Chapter, Objectives 3.2.1 and 3.2.2 have primacy, meaning that the remaining objectives must be expressed and achieved in a manner consistent with Objectives 3.2.1 and 3.2.2. The other objectives in this Chapter are to be read as a whole and no statutory hierarchy applies.
6. In all other Chapters of the Plan, the objectives and policies must be expressed and achieved in a manner consistent with the objectives in this Chapter.

3.2 Context

3.2.1 Impact of the Canterbury earthquakes

The earthquakes of 2010 and 2011 devastated Christchurch, resulting in the death of 185 people, many serious injuries and widespread damage to, and destruction of, thousands of homes and businesses, including most of the Central City, and much of the city's infrastructure.

Christchurch people were significantly affected by the earthquakes. The pattern of damage was uneven, with some areas, such as the Central City and the east, devastated. A substantial number of people have lived, and continue to live, in substandard accommodation for extended periods.

Population levels fluctuated — there was an initial net loss of people from the city, followed by net population growth as the city's rebuild got underway. Households, particularly in the Central City and the east, relocated to the north and west of the city and to Waimakariri and Selwyn Districts. Many people had to leave their established communities. In some cases, people had to live further from their jobs or attempt to find new employment. The composition of communities changed. Many households, particularly those with children, moved out of Christchurch. There was also an influx of new people to the city to assist with the rebuild.

More than 7,000 of the most significantly affected residential properties were purchased by the Government and the housing removed. The total number of badly damaged homes in Christchurch

was considerably higher, with an estimated 10,000-15,000 houses rendered uninhabitable. Social and affordable housing were disproportionately represented in the housing stock lost. As a consequence, the housing shortfall needs to be replaced as a matter of urgency, in addition to providing for ongoing growth and changes in housing demand.

The earthquakes also had a disastrous impact on commercial and industrial activity, interrupting the operation of many businesses and forcing others to relocate temporarily or permanently, or close. Over 50,000 workers were displaced from the Central City. There was a redistribution of business activity, particularly from the eastern and central city, to the north and west. Travel patterns for both people and freight changed substantially.

There was considerable damage to public infrastructure, including roads, bridges and underground services. Many of the district's community facilities were lost or damaged. The district lost many of its heritage features, and considerable damage was caused to natural and cultural values, particularly associated with waterways.

3.2.2 A city in transition

The earthquake rebuild is estimated as a \$40 billion investment in greater Christchurch, on top of business-as-usual development activity. This includes a \$4 billion cost to repair infrastructure, and the repair or replacement of more than 130,000 residential properties.

The effects of the earthquakes will be felt for many years and the shape of urban Christchurch will continue to change during the recovery period, particularly over the next 10 to 15 years. Further movement of people and households is likely as homes are repaired, new development is undertaken, and demographic changes occur as Christchurch evolves. As the rebuild proceeds, many businesses will need to relocate again and many are likely to move into the Central City as it recovers as the city's thriving heart.

The tourism sector remains seriously affected. Many businesses and community organisations continue to operate from temporary premises.

The District Plan must respond to the evolving needs of the community to enable rebuilding, recovery and future growth. Considering the scale of damage and rebuild, decisions made through the District Plan will have a significant, long-term influence on the city, its urban form and how the city functions. It will also influence how the city addresses the risks from future earthquakes and other natural hazards.

There is an unprecedented opportunity for this District Plan to expedite the efficient recovery and future for Christchurch as a dynamic and internationally competitive city, which meets the community's immediate and longer-term needs.

3.2.3 Ngāi Tahu Manawhenua

Prior to European settlement of Nga Pakihi Whakatekata o Waitaha (Canterbury Plains) and Te Pataka o Rakaihautu (Banks Peninsula), Ngāi Tahu maintained numerous permanent and temporary settlements among, and gathered resources from, the network of springs, waterways, swamps, coastline, grasslands and lowland podocarp forests in the area. These associations remain important to Ngāi Tahu and are key to its ongoing cultural identity and wellbeing.

Following the signing of the Treaty of Waitangi, the Crown purchased traditional Ngāi Tahu lands through a series of deeds, including Kemp's Deed under which the largest land sale, the 1848 Canterbury Purchase, took place. One of the conditions of sale was that Ngāi Tahu communities would continue to have adequate areas of land to occupy on a permanent and seasonal basis to provide for their present and ongoing needs, including access to the natural resources they had hunted and gathered for generations.

While certain areas were gazetted as Māori reserves, many of the Crown's guarantees were not upheld. As a result, Ngāi Tahu whānui have become alienated from the land that should have been set aside for them to live on. The Ngāi Tahu Claims Settlement Act 1998 records the Crown's apology to Ngāi Tahu and gives effect to the settlement of Ngāi Tahu's claims.

As described in Chapter 1, six papatipu Rūnanga are the organisations which represent Manawhenua within Christchurch District - Ngāi Tūāhuriri Rūnanga, Te Hapū o Ngāti Wheke Rūnanga (Rāpaki), Te Rūnanga o Koukourārata, Ōnuku Rūnanga, Wairewa Rūnanga, and Te Taumutu Rūnanga.

Ngāi Tahu Manawhenua's role as kaitiaki (guardian) is fundamental to their relationship with the environment. This is readily understood in relation to the protection of natural resources, such as water and biodiversity, and access to and protection of sites and areas of historic and cultural significance. Ngāi Tahu Manawhenua's interests in the rebuild and future development of Ōtautahi and its surroundings are much broader. They encompass a significant role and interest in the rebuilding and ongoing development of the city and the ability of Ngāi Tahu Manawhenua to provide for their economic and social wellbeing through access to affordable housing, appropriate education and community facilities, and economic opportunities.

Ngāi Tahu Manawhenua see an unprecedented opportunity to rediscover and incorporate Ngāi Tahu heritage alongside that of colonial Christchurch in the rebuild and future development of Ōtautahi and its surroundings, as well as to enhance the social, economic, cultural and environmental wellbeing of greater Christchurch.

3.2.4 Longer-term population change

Whilst there is uncertainty about the rate of recovery and growth, on current projections Christchurch will need to accommodate and provide services for a population that is still expected to grow by approximately 130,000 people by 2041. The demographic composition of the district is also projected to change significantly during the next 30 years. Like the rest of New Zealand, the district's population is ageing. The proportion of those aged 65 years and over will increase, nearly doubling in number by 2031.

Population growth, ageing and increasing cultural diversity will result in demands for additional housing (with a range of housing types and locations), commercial facilities and services, and infrastructure (such as transport), as well as changing the demand for community services and their delivery (for example, recreation activities).

The policy decisions already made and to be made over the next few years by central and local government (including through this District Plan), together with decisions by all other participants in the recovery, will influence the city's population growth, and its demographic and socio-economic composition.

3.2.5 Supporting recovery and the city's future

It is critical to ensure that the recovery of Christchurch is expedited. The District Plan plays an important role by providing certainty about where and how development will occur, and making integrated provision for the community's immediate and longer term needs for housing, business, infrastructure and community facilities. It is essential that the District Plan clearly and actively supports the rebuilding of Christchurch and its social, economic, cultural and environmental recovery, at the same time as providing for the long-term sustainability of the city and the wellbeing of its residents.

3.3 Objectives

Interpretation

For the purposes of preparing, changing, interpreting and implementing this District Plan:

- a. All other objectives within this Chapter are to be expressed and achieved in a manner consistent with Objectives 3.3.1 and 3.3.2; and
- b. The objectives and policies in all other Chapters of the District Plan are to be expressed and achieved in a manner consistent with the objectives in this Chapter.

3.3.1 Objective — Enabling recovery and facilitating the future enhancement of the district

The expedited recovery and future enhancement of Christchurch as a dynamic, prosperous and internationally competitive city, in a manner that:

- a. Meets the community's immediate and longer term needs for housing, economic development, community facilities, infrastructure, transport, and social and cultural wellbeing; and
- b. Fosters investment certainty; and
- c. Sustains the important qualities and values of the natural environment.

3.3.2 Objective — Clarity of language and efficiency

The District Plan, through its preparation, change, interpretation and implementation:

- a. Minimises:
 - i. transaction costs and reliance on resource consent processes; and
 - ii. the number, extent, and prescriptiveness of development controls and design standards in the rules, in order to encourage innovation and choice; and
 - iii. the requirements for notification and written approval; and
- b. Sets objectives and policies that clearly state the outcomes intended; and

- c. Uses clear, concise language so that the District Plan is easy to understand and use.

3.3.3 Objective — Ngāi Tahu Manawhenua

A strong and enduring relationship between the Council and Ngāi Tahu Manawhenua in the recovery and future development of Ōtautahi (Christchurch City) and the greater Christchurch district, so that:

- a. Ngāi Tahu Manawhenua are able to actively participate in decision-making; and
- b. Ngāi Tahu Manawhenua’s aspirations to actively participate in the revitalisation of Ōtautahi are recognised; and
- c. Ngāi Tahu Manawhenua’s culture and identity are incorporated into, and reflected in, the recovery and development of Ōtautahi; and
- d. Ngāi Tahu Manawhenua’s historic and contemporary connections, and cultural and spiritual values, associated with the land, water and other taonga of the district are recognised and provided for; and
- e. Ngāi Tahu Manawhenua can retain, and where appropriate enhance, access to sites of cultural significance.
- f. Ngāi Tahu Manawhenua are able to exercise kaitiakitanga.

3.3.4 Objective — Housing capacity and choice

- a. For the period 2012 to 2028, an additional 23,700 dwellings are enabled through a combination of residential intensification, brownfield and greenfield development; and
- b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including:
 - i. a choice in housing types, densities and locations; and
 - ii. affordable, community and social housing and papakāinga.

3.3.5 Objective — Business and economic prosperity

The critical importance of business and economic prosperity to Christchurch’s recovery and to community wellbeing and resilience is recognised and a range of opportunities provided for business activities to establish and prosper.

3.3.6 Objective — Natural hazards

[The requirement for further or alternative strategic direction in respect of “Natural hazards” will be reconsidered by the Panel as part of considering the Chapter 5 Proposal.]

- a. New subdivision, use and development, shall:

- i. be avoided in areas where the risks of natural hazards to people, property and infrastructure are assessed as being unacceptable; and
 - ii. otherwise be undertaken in a manner that ensures the risks of natural hazards to people, property and infrastructure are appropriately mitigated;
- b. Except that new strategic infrastructure may be located in areas where the risks of natural hazards to people, property and other infrastructure are assessed as being unacceptable, provided that:
- i. there is no reasonable alternative; and
 - ii. the strategic infrastructure has been designed to maintain, as far as practicable, its integrity and form during natural hazard events.

3.3.7 Objective — Urban growth, form and design

A well-integrated pattern of development and infrastructure, a consolidated urban form, and a high quality urban environment that:

- a. Is attractive to residents, business and visitors; and
- b. Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and
- c. Provides for urban activities only:
 - i. within the existing urban areas; and
 - ii. on greenfield land on the periphery of Christchurch's urban area identified in accordance with the Greenfield Priority Areas in the Canterbury Regional Policy Statement Chapter 6, Map A; and
- d. Increases the housing development opportunities in the urban area to meet the intensification targets specified in the Canterbury Regional Policy Statement, Chapter 6, Objective 6.2.2 (1); particularly:
 - i. in and around the Central City, Key Activity Centres (as identified in the Canterbury Regional Policy Statement), larger neighbourhood centres, and nodes of core public transport routes; and
 - ii. in those parts of Residential Greenfield Priority Areas identified in Map A, Chapter 6 of the Canterbury Regional Policy Statement; and
 - iii. in suitable brownfield areas; and
- e. Maintains and enhances the Central City, Key Activity Centres and Neighbourhood Centres as community focal points; and
- f. Identifies opportunities for, and supports, the redevelopment of brownfield sites for residential, business or mixed use activities; and
- g. Promotes the re-use and re-development of buildings and land; and
- h. Improves overall accessibility and connectivity for people, transport (including opportunities for walking, cycling and public transport) and services; and

- i. Promotes the safe, efficient and effective provision and use of infrastructure, including the optimisation of the use of existing infrastructure; and
- j. Co-ordinates the nature, timing and sequencing of new development with the funding, implementation and operation of necessary transport and other infrastructure.

3.3.8 Objective — Revitalising the Central City

- a. The Central City is revitalised as the primary community focal point for the people of Christchurch; and
- b. The amenity values, function and viability of the Central City are enhanced through private and public sector investment.

3.3.9 Objective — Natural and cultural environment

A natural and cultural environment where:

- a. People have access to a high quality network of public open space and recreation opportunities, including areas of natural character and natural landscape; and
- b. Important natural resources are identified and their specifically recognised values are appropriately managed, including:
 - i. outstanding natural features and landscapes, including the Waimakariri River, Lake Ellesmere/Te Waihora, and parts of the Port Hills/Nga Kohatu Whakararakara o Tamatea Pokai Whenua and Banks Peninsula/Te Pātaka o Rakaihautu; and
 - ii. the natural character of the coastal environment, wetlands, lakes and rivers, springs/puna, lagoons/hapua and their margins; and
 - iii. indigenous ecosystems, particularly those supporting significant indigenous vegetation and significant habitats supporting indigenous fauna, and/or supporting Ngāi Tahu Manawhenua cultural and spiritual values; and
 - iv. the mauri and life-supporting capacity of ecosystems and resources; and
- c. Objects, structures, places, water/wai, landscapes and areas that are historically important, or of cultural or spiritual importance to Ngāi Tahu Manawhenua, are identified and appropriately managed.

3.3.10 Objective — Commercial and industrial activities

The recovery and stimulation of commercial and industrial activities in a way that expedites recovery and long-term economic and employment growth through:

- a. Enabling rebuilding of existing business areas, revitalising of centres, and provision in greenfield areas; and
- b. Ensuring sufficient and suitable land development capacity.

3.3.11 Objective — Community facilities and education activities

- a. The expedited recovery and establishment of community facilities and education activities in existing and planned urban areas to meet the needs of the community; and
- b. The co-location and shared use of facilities between different groups is encouraged.

3.3.12 Objective — Infrastructure

[The requirement for alternative strategic direction in respect of Objectives 3.3.12 (b) (iii) and (iv) will be reconsidered by the Panel as part of its further hearing of relevant proposals.]

- a. The social, economic, environmental and cultural benefits of infrastructure, including strategic infrastructure, are recognised and provided for, and its safe, efficient and effective development, upgrade, maintenance and operation is enabled; and
- b. Strategic infrastructure, including its role and function, is protected by avoiding adverse effects from incompatible activities, including reverse sensitivity effects, by, amongst other things:
 - i. avoiding noise sensitive activities within the Lyttelton Port Influences Overlay area; and
 - ii. managing activities to avoid adverse effects on the National Grid, including by identifying a buffer corridor within which sensitive activities will generally not be provided for; and
 - iii. avoiding noise sensitive activities within the 50dBA Ldn noise contour for Christchurch International Airport, except:
 - within an existing residentially zoned urban area; or
 - within a Residential Greenfield Priority Area identified in the Canterbury Regional Policy Statement Chapter 6, Map A; or
 - for permitted activities within the Open Space 3D (Clearwater) Zone of the Christchurch City Plan, or activities authorised by a resource consent granted on or before 6 December 2013; and
 - iv. managing the risk of bird strike to aircraft using Christchurch International Airport; and
- c. The adverse effects of infrastructure on the surrounding environment are managed, having regard to the economic benefits and technical and operational needs of infrastructure.

3.3.13 Objective — Emergency services and public safety

Recovery of, and provision for, comprehensive emergency services throughout the city, including for their necessary access to properties and the water required for firefighting.

3.3.14 Objective — Incompatible activities

- a. The location of activities is controlled, primarily by zoning, to minimise conflicts between incompatible activities; and

- b. Conflicts between incompatible activities are avoided where there may be significant adverse effects on the health, safety and amenity of people and communities.

3.3.15 Objective — Temporary recovery activities

Temporary construction and related activities (including infrastructure recovery), and temporarily displaced activities, as a consequence of the Canterbury earthquakes are enabled by:

- a. Permitting a range of temporary construction and related activities and housing, accommodation, business, services and community facilities, recognising the temporary and localised nature of such activities, and the need to manage any significant adverse effects; and
- b. Providing an additional transitional period for consideration of temporary construction and related activities and temporarily displaced activities, taking into account:
 - i. the need for the activity to remain for a longer period; and
 - ii. the effects on the surrounding community and environment; and
 - iii. any implications for the recovery of those areas of the district where the activity is anticipated to be located; and
- c. Accommodating the adverse effects associated with the recovery of transport and infrastructure networks recognising:
 - i. the temporary and localised nature of the effects of these activities; and
 - ii. the long-term benefits to community wellbeing; and
 - iii. the need to manage and reduce adverse effects; and
- d. Recognising the importance of aggregate extraction, associated processing (including concrete manufacturing) and transportation of extracted and processed product to support recovery.

3.3.16 Objective — A productive and diverse rural environment

- a. A range of opportunities is enabled in the rural environment, primarily for rural productive activities, and also for other activities which use the rural resource efficiently and contribute positively to the economy.
- b. The contribution of rural land to maintaining the values of the natural and cultural environment, including Ngāi Tahu values, is recognised.

3.3.17 Objective — Wai (Water) features and values, and Te Tai o Mahaanui

- a. The critical importance of wai (water) to life in the District, including surface freshwater, groundwater, and Te Tai o Mahaanui (water in the coastal environment) is recognised and provided for by:

- i. taking an integrated approach to managing land use activities that could adversely affect wai (water), based on the principle of ‘Ki Uta Ki Tai’ (from mountains to the sea);
- ii. ensuring that the life supporting and intrinsic natural and cultural values and characteristics associated with water bodies, their catchments and the connections between them are maintained, or improved where they have been degraded;
- iii. ensuring subdivision, land use and development of land is managed to safeguard the District’s potable wai (water) supplies, waipuna (springs), and water bodies and their margins; particularly Ōtākaro (Avon River), Ihutai (Avon-Heathcote Estuary), Whakaraupō (Lyttelton Harbour), Whakaroa (Akaroa Harbour) and Te Tai o Mahaanui;
- iv. ensuring that Ngāi Tahu values and cultural interests in wai (water) as a taonga are recognised and protected.

Chapter 8 Subdivision, Development and Earthworks – incorporating consequential amendments from Natural and Cultural Heritage decisions 21 October 2016

The chapter is amended by our decisions as follows.

This version is based on the Decision 43 - Central City - Chapter 8

This includes updated Outline Development Plans for Halswell West arising from Decision 17, and Prestons arising from Decision 33.

Red text shows amendments from decisions on Chapter 9 Natural and Cultural Heritage, including for the Industrial General Zone at North Belfast.

Chapter 8 Subdivision, Development and Earthworks

8.0 Introduction

This Introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

This chapter relates to subdivision and earthworks that may occur throughout the city. In addition to managing subdivision, the objectives, policies and rules of this chapter also manage earthworks, which are necessary to facilitate subdivision, development, the provision of utilities, hazard mitigation and the repair of land damaged by the earthquakes.

The provisions in the chapter give effect to the Chapter 3 Strategic Directions objectives.

The lay reader will observe that, by comparison with other parts of this Plan, provisions of this chapter (particularly its rules) are significantly more detailed and prescriptive. That is a necessary aspect of ensuring subdivision consent processes properly integrate with Council infrastructure programming and funding and legal processes for securing title to subdivided land.

The principal purpose of subdivision is to provide a framework for land ownership so that development and activities can take place. Subdivision is of strategic significance and plays an important role in determining the location and density of development and its impact on the character of both rural and urban areas. It provides a physical framework that reflects and implements urban growth, form and structure policies, and enables activities to be carried out as anticipated by the zone provisions in the various areas covered by the District Plan. Because subdivision enables intensification, the impacts of it are often irreversible, so it requires careful planning.

The subdivision process regulates the provision of services for development and activities, including reserves, network infrastructure and community infrastructure. The adverse effects of activities are generally controlled by the provisions for each zone. However, some potential effects of those activities that may be undertaken on sites are most appropriately managed at the time of subdivision. For example, earthworks, and the formation of vehicle access, may have an impact on the amenity of an area, and the most effective means of addressing such effects may be conditions of consent.

The subdivision of land to create sites on undeveloped land creates expectations and property rights. It requires consideration of the need for public open spaces, reserves, community infrastructure and connections to and servicing by other infrastructure. Cost-effective servicing by infrastructure is an important consideration for greenfield developments. However, infrastructure servicing and access can also be an issue for the subdivision of already developed land. A significant reason for that is the considerable damage to public infrastructure caused by the earthquakes of 2010 and 2011. Those events resulted in parts of the City having limited ability to service new development pending further capital investment on improvements.

The Council's Development contributions Policy (made under the Local Government Act 2002) is one method by which these servicing issues can be addressed, in addition to controls provided for through this Chapter 8. The Development contributions Policy provides for development contributions to be levied for any subdivisions that generate a demand for reserves, network infrastructure, or community infrastructure (excluding the pipes or lines of a network utility operator).

The process of subdividing land provides an appropriate opportunity to consider a variety of issues including natural and other hazards in terms of the suitability of subdivided land for anticipated land uses, the provision of reserves and esplanade reserves. It allows for consideration of the potential for reverse sensitivity effects, or other ways in which new land uses may conflict with existing activities.

The subdivision process is also a means by which Ngāi Tahu cultural values can be **recognised and provided for as set out in Chapter 1 and Sub-chapter 9.5.**

8.1 Objectives and policies

8.1.1 Objectives and policies – Chapter 9 Natural and Cultural Heritage

Advice Note:

Reference should also be made to the objectives and policies in Chapter 9 Natural and Cultural Heritage.

~~8.1.1.4 Policy – Access to waterways / Mana whakahaere~~ *[Moved to Policy 8.1.2.11]*

- ~~a. Provide for appropriate public access and customary access to and along the margins of rivers, lakes, waterways and the coastline, including through esplanade reserves and strips, except in respect of Lyttelton Port of Christchurch where such provision is inappropriate due to the necessity to ensure public safety and the security of adjoining cargo and adjoining activities.~~

8.1.2 Objective – Design and amenity

- a. An integrated pattern of development and urban form through subdivision and comprehensive development that:
- i. provides allotments for the anticipated or existing land uses for the zone;
 - ii. consolidates development for urban activities;
 - iii. improves people’s connectivity and accessibility to employment, transport, services and community facilities;
 - iv. improves energy efficiency and provides for renewable energy and use; and
 - v. enables the recovery of the district.

8.1.2.1 Policy – Recovery activities

- a. Ensure that subdivision processes enable recovery initiatives including by facilitating:

- i. subdivision of greenfield and intensification areas;
 - ii. the issue of fee simple title where the following permitted or approved initiatives occur:
 - A. conversion of a residential unit into two residential units;
 - B. conversion of a family flat into a residential unit;
 - C. replacement of a residential unit with two residential units;
 - D. comprehensive development using the Enhanced development mechanism; or
 - E. comprehensive development using the Community housing redevelopment mechanism;
 - iii. conversion of the type of tenure from a cross lease or unit title to fee simple; and
 - iv. subdivision of a cross lease or unit title site arising from the updating of a flat plan or unit plan;
- b. Recognise that quarrying and other interim activities may be a suitable part of preparing identified greenfields priority areas for urban development, provided that their adverse effects can be adequately mitigated and they do not compromise use of the land for future urban development.

8.1.2.2 Policy – Design and amenity / Tohungatanga

- a. Ensure that subdivision:
 - i. incorporates the distinctive characteristics of the place’s context and setting;
 - ii. promotes the health and wellbeing of residents and communities; and
 - iii. provides an opportunity to recognise Ngāi Tahu culture, history and identity associated with specific places, and affirms connections between manawhenua and place, **particularly with Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6.**

8.1.2.3 Policy – Allotments

- a. Ensure that the layouts, sizes and dimensions of allotments created by subdivision are appropriate for the anticipated or existing land uses.
- b. In residential subdivisions (outside the central city), provide for a variety of allotment sizes to cater for different housing types and affordability.

8.1.2.4 Policy – Identity

- a. Create or extend neighbourhoods which respond to their context and have a distinct identity and sense of place, by ensuring that subdivision, where relevant:
 - i. incorporates and responds to existing site features (including trees, natural drainage systems, buildings), cultural elements and values and amenity values (including by taking advantage of views and outlooks);

- ii. incorporates public spaces that provide opportunities for formal and informal social interaction;
- iii. has a pattern of development that responds to the existing urban context;
- iv. is designed with a focus on the use of open space, commercial centres, community facilities, and the use of views;
- v. outside the central city, in addition to iv., is designed with a focus on density, roads, land form, stormwater facilities and, in the Residential New Neighbourhood Zone, development requirements in an outline development plan, as key structuring elements; and
- vi. incorporates and responds to Rangatiratanga – the expression of te reo kawa, tikanga, history, identity and the cultural symbols of Ngāi Tahu.

8.1.2.5 Policy – Sustainable design

- a. Enable resource efficiency, use of renewable energy, and community safety and development, by:
 - i. ensuring that the blocks and lots maximise solar gain, including through orientation and dimension;
 - ii. providing a development pattern that supports walking, cycling and public transport; and
 - iii. ensuring visibility and interaction between private and public spaces, and providing well-lit public spaces.

8.1.2.6 Policy – Integration and connectivity

- a. Ensure effective integration within and between developments and existing areas, including in relation to public open space networks, infrastructure, and movement networks.
- b. Ensure that the boundaries between new and existing developments are, where appropriate, managed to avoid or mitigate adverse effects.
- c. Outside the central city, avoid significant adverse effects and remedy or mitigate other adverse effects on existing businesses, rural activities or infrastructure.

8.1.2.7 Policy – Open space

- a. Ensure, where appropriate, the provision and development of public open space networks which:
 - i. are accessible and safe and provide for various forms of recreation, including active recreation, for the health and wellbeing of communities;
 - ii. outside the central city, are within 400m of new residential allotments in greenfields and brownfields areas;

- iii. recognise the landscape and natural features in the wider area and link or connect to other green or open space, community facilities, commercial centres, areas of higher density residential development, landforms and roads;
- iv. recognise and protect values associated with significant natural features and significant landscapes, and protect or enhance ecological function and biodiversity;
- v. reinforce and uphold the Garden City landscape character of urban Christchurch City and the heritage landscapes and plantings of Banks Peninsula townships and settlements;
- vi. provide access to heritage places and natural and cultural landscapes including the coastline, lakes and waterways and wetlands; and
- vii. strengthen the relationship that Ngāi Tahu and the community have with the land and water, including by protecting or enhancing natural features, customary access, mahinga kai and **Sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1, and by recognising other Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 where practicable.**

8.1.2.8 Policy – Urban density

- a. Subdivision in the Residential Medium Density Zone must enable development which achieves a net density of at least 30 households per hectare.
- b. In the Residential New Neighbourhood Zone residential development areas:
 - i. a minimum net density of 15 households per hectare shall be achieved when averaged across the whole of the residential development area within the relevant outline development plan, except:
 - A. in the Residential New Neighbourhood (Prestons) Zone a minimum net density between 13 and 15 households per hectare shall be achieved; and
 - B. in areas shown on an outline development plan as being subject to development constraints;
 - ii. any subdivision, use and development which results in a residential net density lower than the required density shall demonstrate, through the use of legal mechanisms as appropriate, that the residential net density required across residential development areas of the outline development plan can still be achieved; and
 - iii. except as provided for in (ii) above, where an application is made for subdivision that would not achieve the required residential density, Council will regard all owners of greenfield (undeveloped) land within the outline development plan area as affected parties.
- c. In the Residential New Neighbourhood Zone, encourage higher density housing to be located to support, and have ready access to, commercial centres, community facilities, public transport and open space, and to support well-connected walkable communities.
- d. Subdivision in the Residential Central City Zone must enable development which achieves a net density of at least 50 households per hectare.

8.1.2.9 Policy — Outline development plans

- a. An outline development plan (as relevant) must demonstrate that:
- i. land uses will be distributed in a way that is consistent with Policy 8.1.2.8;
 - ii. land for community uses will be provided in locations convenient to the community and of an adequate size to serve the intended population;
 - iii. adequate infrastructure capacity will be available to service the intended population and/or business activities;
 - iv. infrastructure and transport connections will be integrated effectively with networks in neighbouring areas, and with strategic infrastructure;
 - v. infrastructure and transport connections through the outline development plan area will support co-ordinated development between different landowners;
 - vi. natural hazards will be managed in an integrated way across the area; and
 - vii. significant natural and cultural heritage features, **Sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1**, and the quality of surface water and groundwater, will be protected;
- and where required to give effect to the Canterbury Regional Policy Statement Policy 6.3.3, include the necessary information set out in that policy.
- b. Information in outline development plans:
- i. should be presented in the form of one or two plans that show a distribution of land uses, infrastructure and transport networks and connections, areas set aside from development and other land use features; and
 - ii. may include an accompanying narrative that:
 - A. is concise and addresses matters in Policy 8.1.2.9(a) and any matters required to give effect to the Canterbury Regional Policy Statement Policy 6.3.3 that cannot be shown on the plans;
 - B. describes the context and provides guidance on the outcomes sought;
 - C. specifies development requirements that must be achieved to be considered in accordance with the outline development plan; and
 - D. states any staging requirements that give consideration to the provision, funding, implementation and operation of new and upgraded infrastructure and will guide infrastructure planning processes of the Council and other network providers.
- c. Subdivision, use and development shall be in accordance with the development requirements in the relevant outline development plan, or otherwise achieve similar or better outcomes.
- d. Any quarrying or other interim activity shall not compromise the timely implementation of, or outcomes sought by, the outline development plan.

8.1.2.10 Policy – Comprehensive Residential Development

- a. In the Residential New Neighbourhood Zone, encourage comprehensive residential developments that are in accordance with the relevant outline development plan as a means of achieving co-ordinated, sustainable and efficient development outcomes.

8.1.2.11 Policy – Access to waterways / Mana whakahaere ~~[Moved from Policy 8.1.1.4]~~

- a. Provide for appropriate public access and customary access to and along the margins of rivers, lakes, waterways and the coastline, including through esplanade reserves and strips, except in respect of Lyttelton Port of Christchurch where such provision is inappropriate due to the necessity to ensure public safety and the security of adjoining cargo and adjoining activities.

8.1.3 Objective — Infrastructure and transport

- a. Subdivision design and development promotes efficient provision and use of infrastructure and transport networks.
- b. A legible, well connected, highly walkable, and comprehensive movement network for all transport modes is provided.
- c. Outside the central city, land is set aside for services which can also be used for other activities, such as pedestrian or cycle ways.

8.1.3.1 Policy – Identification of infrastructure constraints

- a. areas subject to infrastructure capacity constraints will be identified by the Council to assist public understanding and decision-making regarding network capacity available to service subdivision and subsequent land use.

8.1.3.2 Policy — Availability, provision and design of, and connections to, infrastructure

- a. Manage the subdivision of land to ensure development resulting from the creation of additional allotments:
 - i. does not occur in areas where infrastructure is not performing, serviceable or functional; and
 - ii. will be appropriately connected to and adequately serviced by infrastructure, including through any required upgrade to existing infrastructure.
- b. Ensure that new network infrastructure provided in relation to, or as part of, subdivision development is constructed, designed and located so that it is resilient to disruption from significant seismic or other natural events including by ensuring that, as far as practicable, damage from such events is minimised.

- c. Ensure that, as part of subdivision, there is adequate provision, with sufficient capacity, to service the scale and nature of anticipated land uses resulting from the subdivision, for:
 - i. wastewater disposal, including lawful trade waste disposal for anticipated industrial development, consistent with maintaining public health and minimising adverse effects on the environment;
 - ii. water supply, including water of a potable standard for human consumption, and water for fire fighting purposes;
 - iii. telecommunication services including connection to a telecommunication system, with new lines being generally underground in new urban areas; and
 - iv. electric power supply, with new lines being generally underground in new urban areas - including, if necessary, ensuring the provision of new or additional or the upgrading of existing infrastructure in a manner that is appropriate for the amenities of the area.
- d. Where wastewater disposal is to a reticulated system, ensure all new allotments are provided with a means of connection to the system.
- e. Where a reticulated wastewater system is not available, ensure appropriate onsite or standalone communal treatment systems are installed.
- f. Promote use of appropriate on-site measures to manage the effects of trade wastes and reduce peak flows and loading on wastewater systems.

8.1.3.3 Policy – Transport and access

- a. Ensure the provision and development of comprehensive movement networks for all transport modes that:
 - i. are legible, well connected, highly walkable, safe and efficient; and:
 - ii. enable access by people of all ages and physical abilities to public open space facilities, public transport, suburban centres, and community facilities and to move between neighbourhoods and the wider urban area.
- b. Ensure movement networks enable:
 - i. vehicle parking, which in the central city should be in accordance with the road classification;
 - ii. access to properties, including for fire appliances;
 - iii. street landscaping, including street trees;
 - iv. safety and visibility;
 - v. ease of navigation;
 - vi. surface water management, in relation to movement networks; and
 - vii. utility services.
- c. Ensure that, where road or property access to an existing road is created, the existing road is of an appropriate standard.

8.1.3.4 Policy – Stormwater disposal

District wide:

- a. Avoid any increase in sediment and contaminants entering water bodies as a result of stormwater disposal.
- b. Ensure that stormwater is disposed of in a manner which maintains or enhances the quality of surface water and groundwater.
- c. Ensure that any necessary stormwater control and disposal systems and the upgrading of existing infrastructure are sufficient for the amount and rate of anticipated runoff.
- d. Ensure that stormwater is disposed of in a manner which is consistent with maintaining public health.

Outside the central city:

- e. Encourage stormwater treatment and disposal through low-impact or water-sensitive designs that imitate natural processes to manage and mitigate the adverse effects of stormwater discharges.
- f. Ensure stormwater is disposed of in stormwater management areas so as to avoid inundation within the subdivision or on adjoining land.
- g. Where feasible, utilise stormwater management areas for multiple uses and ensure they have a high quality interface with residential or commercial activities.
- h. Incorporate and plant indigenous vegetation that is appropriate to the specific site.
- i. Ensure that realignment of any watercourse occurs in a manner that improves stormwater drainage and enhances ecological, mahinga kai and landscape values.
- j. Ensure that stormwater management measures do not increase the potential for bird strike to aircraft in proximity to the airport.
- k. Encourage on-site rain-water collection for non-potable use.
- l. Ensure there is sufficient capacity to meet the required level of service in the infrastructure design standard or if sufficient capacity is not available, ensure that the effects of development are mitigated on-site.

8.1.3.5 Policy – Adverse effects on infrastructure

- a. Ensure that the requirements of infrastructure, including their ongoing operation, development and maintenance, are recognised in subdivision design, including any potential for adverse effects (including reverse sensitivity effects) from subdivision.
- b. Ensure that the operation, development and maintenance of the Lyttelton Port is not compromised by subdivision, including in relation to reverse sensitivity effects.

8.1.4 Objective - Earthworks

- a. Earthworks facilitate subdivision, use and development, the provision of utilities, hazard mitigation and the recovery of the district.

8.1.4.1 Policy - Water quality

- a. Ensure earthworks do not result in erosion, inundation or siltation, and do not have an adverse effect on surface water or groundwater quality.

8.1.4.2 Policy - Repair of earthquake damaged land

- a. Facilitate recovery by enabling property owners to make repairs to earthquake damaged land for residential purposes, where the repairs will have acceptable adverse effects on people, property and the natural environment.
- b. Recognise the need for the repair of other earthquake damaged land as part of recovery.

8.1.4.3 Policy - Benefits of earthworks

- a. Recognise that earthworks are necessary for subdivision, use and development, the provision of utilities, hazard mitigation and the recovery of the district

8.1.4.4 Policy – Amenity

- a. Ensure, once completed, earthworks do not result in any significant shading, visual impact, loss of privacy or other significant detraction from the amenity values enjoyed by those living or working in the locality.

8.1.5 Objective - Earthworks health and safety

- a. People and property are protected during, and subsequent to, earthworks.

8.1.5.2 Policy - Land stability

- a. Avoid earthworks that will create a significant risk to people and property through subsidence, rockfall, cliff collapse, erosion, inundation, siltation or overland flows.

8.1.5.3 Policy - Nuisance

- a. Subject to Policy 8.1.4.3, ensure that earthworks avoid more than minor adverse effects on the health and safety of people and their property and detraction from their amenity values, and do not generate continuous or persistent noise, vibration, dust or odour nuisance.

8.1.5.4 Policy - Vehicle movement

- a. Subject to Policy 8.1.4.3, ensure that the transportation to and from a site of earth, construction or fill material is safe and minimises adverse transport network and local amenity value effects.

8.1.5.5 Policy - Earthworks design

- a. Ensure that earthworks over identified thresholds are designed to enable the anticipated land use.

8.1.5.6 Policy - Management of contaminated land

- a. Enable earthworks where necessary to appropriately manage land contamination.

8.2 Administration

8.2.1 How to **interpret and apply** the rules

- a. The subdivision and earthworks rules that apply to activities in all zones are contained in:
 - i. Rules 8.3.2 and 8.5A.2 - Activity status tables; and
 - ii. Rule 8.3.3 - Activity standards.
- b. The activity status tables and standards in the following chapters also apply to subdivision and earthworks activities:
 - 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;
 - 9 Natural and Cultural Heritage;
 - 11 Utilities and Energy; and
 - 12 Hazardous Substances and Contaminated Land.

Chapter 5 (Natural Hazards) includes specific rules in relation to subdivision and earthworks in areas subject to natural hazards. Chapter 12 includes specific provisions relating to contaminated land. Chapter 6 manages earthworks within waterway setbacks.

The rules in the zone chapters (13-21) do not apply to subdivision or earthworks, other than quarrying activities.

8.2.2 Subdivision guidance documents

- a. There are a number of guidance documents that assist developers when preparing applications for subdivision consent and understanding the required level of service for matters relating to their development and whether these are acceptable to the Council. Where conditions are placed on subdivision consents within the matters of control or discretion specified in this chapter, such conditions may reference documents, including the following, as a means of achieving the matter of control or discretion:
 - i. Infrastructure Design Standard;
 - ii. Construction Standards Specifications;
 - iii. Stormwater Management Plans; and/or
 - iv. Waterways, Wetlands and Drainage Guide.

Note: These documents are not incorporated by reference into the District Plan.

8.2.3 Development contributions

- a. Where applicable, development contributions as set out in the Development Contributions Policy will be required to be paid prior to the issue of a certificate pursuant to section 224 of the Resource Management Act 1991.

8.2.4 Staging of subdivision

- a. A subdivision may be completed in stages, provided that each stage meets all of the conditions of approval appropriate to that stage, and that the balance of the site remaining after the completion of each stage is a site which either complies with the provisions of the Plan or with the conditions of a resource consent.

8.2.5 Suitability for proposed land use

- a. Where section 106 of the Act applies to any part of the land to be subdivided it is the applicant's responsibility to provide all information relevant to the potential hazard and to show the means by which the land shall be made suitable for the proposed land use, including legal and physical access. Regard should be had to any information held on the Council's hazards register. The Council shall have regard to any appropriate mitigation measures before issuing the subdivision consent, or declining approval pursuant to section 106. Chapter 5 of this Plan provides for the management of hazards as might be relevant to consideration of an application under section 106.
- b. Where any part of the land contains contamination, it is the applicant's responsibility to provide all relevant information and to show the means by which the land shall be made suitable for the proposed land use. Regard should be had to any information held on the Council's hazard register and the Listed Land Use Register held by the Canterbury Regional Council (LLUR).
- c. All subdivisions of land that involve buildings on or near allotment boundaries shall comply with the relevant requirements of this Plan and the Building Act 2004.

8.2.6 Restricted discretionary subdivision activities

- a. Chapter 8 includes both matters of control and matters of discretion. The rules are structured so that the Council can only decline a restricted discretionary activity application in relation to the matters of discretion specified for that purpose for that activity. However, the Council can also impose conditions on restricted discretionary activity consents in relation to the matters of discretion specified for that purpose for that activity, and which may include matters of control specified to be treated as matters of discretion for that activity.

8.3 Rules — Subdivision

8.3.1 General rules

8.3.1.1 Notification

- a. Unless stated otherwise in this chapter, for applications for subdivision consent:
 - i. where the activity is a controlled or restricted discretionary activity, the application shall not be publicly or limited notified, except as specified in clause ii. below;
 - ii. where the activity is a restricted discretionary activity and the subdivision seeks access to a State Highway, limited notification shall be only to the New Zealand Transport Agency (absent its written approval);
 - iii. where the activity is a discretionary or non-complying activity, the application may be publicly or limited notified. Where the subdivision seeks access to a State Highway, the New Zealand Transport Agency shall be notified (absent its written approval).

8.3.1.2 Standards for specific zones

- a. Zone-specific standards shall have precedence where there is any inconsistency with the general standards.

8.3.1.3 Servicing constraints

- a. In order to determine the activity status for subdivision in relation to Activity standard 8.3.3.8.b, the applicant must demonstrate that the wastewater system has adequate capacity for the respective potential land uses on all proposed allotments. The Council offers a certification process ([link](#)) as the means of demonstrating such capacity. The certificate will be valid for 6 months and will remain valid during the consenting process (following the lodging of a complete subdivision consent application and for the term of the consent). Certification is not necessary where a relevant outline development plan shows that adequate wastewater capacity is available for the proposed allotments.

8.3.2 Activity status tables

8.3.2.1 Controlled activities

- a. The activities listed below are controlled activities if they meet the relevant standards set out in the following table.
- b. Discretion to impose conditions is restricted to the matters of control set out in the following table, and as set out for those matters in Rule 8.4.

- c. Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 8.3.2.2, 8.3.2.3 and 8.3.2.4.

	Activity	Relevant standards	Matters of control
C1	Boundary adjustments	<ul style="list-style-type: none"> a. No additional titles are created. b. Minimum allotment size requirements shall not apply providing that the boundary adjustment does not change the existing net site area by more than 10%. c. The boundary adjustment will not lead to, or increase, the degree of non-compliance with land use standards of the applicable zone. 	Rule 8.4.1
C2	Conversion of tenure	<ul style="list-style-type: none"> a. Nil, other than provided in b. below. b. For the conversion of tenure from unit title or cross lease to fee simple for the repair and rebuild of multi-unit residential complexes, the size of the resulting fee simple title shall be within 10% of the size of the original allotment or leased area, excluding any access. 	Rule 8.4.2
C3	Alteration of cross leases, company leases and unit titles	Nil	Rule 8.4.2
C4	Subdivision to create allotments for access, utilities, emergency services, roads and reserves	The minimum net site area requirements do not apply.	Rule 8.4.3
C5	Subdivision in any area subject to an outline development plan or development plan, except as otherwise specified in Rules 8.3.2.1, 8.3.2.2, 8.3.2.3 or 8.3.2.4	<ul style="list-style-type: none"> a. Activity standards in Rules 8.3.3.1 - 8.3.3.12. b. The subdivision shall be undertaken in accordance with the relevant outline development plan or development plan, except that: <ul style="list-style-type: none"> i. in relation to any outline development plan in a Residential New Neighbourhood Zone, the activity shall meet the activity standard in Rule 8.3.3.11(a); ii. in relation to any outline development plan contained in Chapters 15 or 16, compliance is only required with the key structuring elements for that outline development plan area as described in the relevant chapter. c. In the Industrial Park Zone (Awatea), disposal of wastewater shall be via the Christchurch City Council reticulated sanitary sewage disposal system. d. For subdivision in areas marked as controlled on the Awatea Outline Development Plan – Tangata 	<p>Rule 8.4.4 and, where relevant for industrial zones, Rule 8.4.5 (except that in the Industrial General Zone (North Belfast), Rule 8.4.4.1 (r) and Rule 8.4.4.6 (a)-(i) & (k) shall not apply).</p> <p>In addition, in areas marked as controlled on the Awatea Outline Development Plan – Tangata whenua layer diagram in Appendix 8.6.30:</p> <ul style="list-style-type: none"> i. matters arising from consultation undertaken with tangata whenua representatives in the design

	Activity	Relevant standards	Matters of control
		<p>whenua layer diagram in Appendix 8.6.30, a cultural assessment shall be provided.</p> <p>e. For subdivision in the Industrial General Zone (North Belfast), activity standards in Rule 8.3.3.15.</p>	<p>phase of the subdivision and preparation of the cultural assessment</p> <p>ii. the means of incorporating the findings of the cultural assessment in the design and implementation of the subdivision.</p>
C6	<p>Subdivision providing for residential activity in the following zones:</p> <p>a. Residential Hills;</p> <p>f. Residential Large Lot;</p> <p>g. Residential Small Settlement; and</p> <p>h. All Rural Zones other than Rural Quarry</p>	<p>a. Activity standards in Rules 8.3.3.1-8.3.3.9 and 8.3.3.12</p> <p>b. An identified building area must be shown on the scheme plan of subdivision on every allotment on which a residential unit is anticipated.</p> <p>c. Where the site contains an existing residential unit at the time the subdivision application is made, the identified building area must include the existing residential unit, or it must indicate that the residential unit will be removed from the site altogether or that it will be relocated to an identified building area for that site.</p> <p>d. The identified building area must:</p> <p>i. include a single area of land of not less than 100m² and no greater than 2000m² which is capable of containing a residential unit;</p> <p>ii. include curtilage area contiguous to the area identified in i of not less than 200m² and no greater than 4000m²; and</p> <p>iii. be able to be linked by adequate and appropriate vehicle access to a formed public road.</p> <p>e. For any subdivision in the Rural Banks Peninsula Zone creating a residential allotment with a net site area of 1-4ha under Rules 8.3.2.1 C7 or 8.3.2.2 RD7, the identified building area must include all buildings anticipated on the site.</p>	<p>Rule 8.4.4 and, where relevant, Rules 8.4.5, 8.4.6, 8.4.7, 8.4.9, 8.4.10 and 8.4.11.</p>
C7	<p>In the Rural Banks Peninsula Zone, subdivision creating a residential allotment with a net site area</p>	<p>a. Activity standards in Rules 8.3.3.3-8.3.3.9 and 8.3.3.12</p> <p>b. The combined net site area of the 1-4ha residential allotment and the balance allotment</p>	<p>Rules 8.4.4, 8.4.6 and 8.4.7</p>

	Activity	Relevant standards	Matters of control
	between 1ha and 4ha and a balance allotment, that when combined meet the applicable minimum net site area standard specified in Table 5.	<p>must meet the applicable minimum net site area specified in Rule 8.3.3.1 Table 5.</p> <p>c. Only one residential allotment may be created per complete multiple of the applicable minimum net site area specified in Rule 8.3.3.1 Table 5. (Where more than one 1-4ha residential allotment (plus balance) is to be created, refer to Rule 8.3.2.2 RD7).</p> <p>d. The balance allotment must be made subject to a consent notice that:</p> <p>i. prevents the erection of any further residential units in perpetuity on the balance area needed to meet b. above; and</p> <p>ii. protects the following where they exist:</p> <p style="padding-left: 20px;">A. public access connections.</p> <p>e. The balance allotment must be contiguous with the 1-4ha residential allotment to which it relates.</p> <p>f. An identified building area must be shown in accordance with Rule 8.3.2.1 C6.</p>	
C8	a. Subdivision in any zone, except as otherwise specified in Rules 8.3.2.1, 8.3.2.2, 8.3.2.3 or 8.3.2.4	a. Activity standards in Rules 8.3.3.1 - 8.3.3.9 and 8.3.3.12, and where located in the Residential Central City Zone, 8.3.3.13.	Rule 8.4.4 and, where relevant, Rules 8.4.5 - 8.4.11.

8.3.2.2 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities if they meet the relevant standards set out in the following table.
- b. Discretion to grant or decline consent is restricted to the matters of discretion set out in Rule 8.5, as set out in the following table.
- c. Discretion to impose conditions is restricted to the matters set out in Rule 8.4 (whose matters of control are to be treated as matters of discretion) and Rule 8.5, as set out in the following table.

	Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions	Matters of discretion for the purpose of granting or declining consent and imposing conditions
RD1	Boundary adjustments that do not meet any one or more of the relevant standards listed in Rule 8.3.2.1 C1	Nil	Rule 8.4.1	Rule 8.5.1

	Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions	Matters of discretion for the purpose of granting or declining consent and imposing conditions
				<p>8.3.3.11.a (Outline development plan) and Rule 8.3.3.11.b (Residential net density): Rule 8.5.8 and 8.5.9.</p> <p>vii. In the Residential New Neighbourhood Zone, for Rules 8.3.3.11.c to i: The matters referred to in clauses i to ix above as applicable, and also those in Rule 8.5.9.</p> <p>vi. In an area shown on an outline development plan, Rule 8.5.8 and 8.5.9 where applicable.</p> <p>vii. In the Industrial Park Zone (Awatea), in relation to the disposal of wastewater: Rule 8.5.6.</p> <p>viii. In the Rural Banks Peninsula Zone, in relation to the relevant standards for Rule 8.3.2.1 C6: Rule 8.5.13.</p> <p>ix. In the Residential Central City Zone for Rule 8.3.3.13 – Residential site density – central city: Rule 8.5.11(g)</p>

	Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions	Matters of discretion for the purpose of granting or declining consent and imposing conditions
				<p>x. In the Industrial General Zone (North Belfast), for Rule 8.3.3.15 – Wāhi taonga, wāhi tapu and urupā – North Belfast: Rule 8.5.14.</p> <p>xi. Where the site is within the Akaroa Heritage Area, Rule 9.3.6.3.</p>
RD3	Conversion of tenure for the repair and rebuild of multi-unit residential complexes that does not meet any one or more of the relevant standards listed in Rule 8.3.2.1 C2	Nil	Rule 8.4.2	Rule 8.5.10 and Rule 8.5.11
RD4	Subdivision in a Flood Management Area, except as otherwise specified in Rules 8.3.2.3 or 8.3.2.4.	Nil	Rule 8.4.4 and, where relevant, Rules 8.4.5 - 8.4.11	Rule 8.5.7
RD5	Subdivision of any site (other than an allotment to provide for a network utility) located within the following corridors: <ul style="list-style-type: none"> a. 37 metres of the centre line of a 220kV National grid transmission line as shown on planning maps; or b. 32 metres of the centre line of a 66kV or 110kV National grid transmission line as shown on planning maps, except as otherwise specified in Rules 8.3.2.3 or 8.3.2.4. 	<ul style="list-style-type: none"> a. A building platform for the principal building shall be identified on each allotment that is: <ul style="list-style-type: none"> i. greater than 12 metres from the centre line of a 220kV or 110kV National grid transmission line and greater than 12 metres from an associated support structure; or ii. greater than 10 metres from the centre line of a 66kV National grid transmission line and greater than 10 metres from an associated support structure. 	Rule 8.4.4 and, where relevant, Rules 8.4.5 - 8.4.11	Rule 8.5.6.i

	Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions	Matters of discretion for the purpose of granting or declining consent and imposing conditions
RD6	Subdivision of any site (other than an allotment to provide for a network utility) located within the following corridors: a. 32 metres of the centre line of a 66kV electricity distribution line as shown on planning maps; or b. 24 metres of the centre line of a 33kV electricity distribution line as shown on planning maps, except as otherwise specified in Rules 8.3.2.3 or 8.3.2.4.	a. A building platform for the principal building shall be identified on each allotment that is: i. greater than 10 metres from the centre line of a 66kV electricity distribution line or a foundation of an associated support structure; or iii. greater than 5 metres from the centre line of a 33kV electricity distribution line or a foundation of an associated support structure.	Rule 8.4.4 and, where relevant, Rules 8.4.5 - 8.4.11	Rule 8.5.6.i
RD7	In the Rural Banks Peninsula Zone, subdivision of any site creating more than one residential allotment with a net site area between 1ha and 4ha (plus balance), that is otherwise in accordance with Rule 8.3.2.1 C7.	a. The standards in Rule 8.3.2.1 C7, other than Standard c.	Rules 8.4.4, 8.4.6 and 8.4.7	Rule 8.5.13
RD8	Subdivision within a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1 (except in the Avon River Precinct Te Papa Otakaro Zone).	a. Subdivision shall not create any allotment where a permitted activity cannot occur outside the Site of Ecological Significance, unless the sole purpose of that allotment is to protect that Site of Ecological Significance. b. Any land to be set aside for the preservation of conservation values shall have a consent notice registered against the title requiring the continual preservation of the values on the allotment.	Rule 8.4.4 and, where relevant, Rules 8.4.5 - 8.4.11	Rule 8.5.12, and for rural zones Rule 8.5.13
RD9	Subdivision of land which includes a significant tree listed in Appendix 9.4.7.1.	a. No new allotment boundary shall be within the dripline of a significant tree.	Rule 8.4.4 and, where relevant, Rules 8.4.5 - 8.4.11	Rule 8.5.12, and for rural zones Rule 8.5.13

	Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions	Matters of discretion for the purpose of granting or declining consent and imposing conditions
RD10	Any subdivision of land which includes a heritage item or heritage setting listed in Appendix 9.3.7.2.	<p>Nil.</p> <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. There are further obligations under the Heritage New Zealand Pouhere Taonga Act 2014 that must be met before work can commence. 2. This rule shall not apply where the Council has granted consent for the removal of the heritage item or heritage setting. 3. Where there is an application for subdivision at the same time as an application for the removal of the heritage item or heritage setting, the Council will not grant the subdivision consent prior to considering the application for removal. 	Rule 8.4.4 and, where relevant, Rules 8.4.5 - 8.4.11	Rule 8.5.12, and for rural zones Rule 8.5.13
RD11	<p>Subdivision of land within, or partly within:</p> <ol style="list-style-type: none"> a. a Rural Amenity Landscape (other than in Banks Peninsula) identified in Appendix 9.2.9.2.4; b. an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2; c. an Outstanding Natural Feature identified in Appendix 9.2.9.2.1; d. an Area of Outstanding Natural Character in the Coastal Environment identified in Appendix 9.2.9.2.7; e. Area of High and Very High Natural Character 	<ol style="list-style-type: none"> a. An identified building area shall be identified on any allotment created. 	Rule 8.4.4 and, where relevant, Rules 8.4.5 - 8.4.11	Rule 8.5.12, and for rural zones Rule 8.5.13

	Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions	Matters of discretion for the purpose of granting or declining consent and imposing conditions
	<p>in the Coastal Environment identified in Appendix 9.2.9.2.8;</p> <p>f. an Important Ridgeline identified on the planning maps; or</p> <p>g. a Site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1.</p> <p>Any application arising from Rule 8.3.2.2 RD11 g. need not be publicly notified, but shall be limited notified to the relevant rūnanga, and Heritage New Zealand Pouhere Taonga in respect of sites on the Heritage New Zealand List / Rārangī Korero, (absent their written approval).</p>			
RD12	<p>Subdivision within the Central City for the protection of:</p> <p>a. a Significant Feature identified in Appendix 9.2.9.2.3, or</p> <p>h. a heritage item or heritage setting listed in Appendix 9.3.7.2.</p>	<p>a. Where any allotment is created for the sole purpose of enabling the protection of land within a Significant Feature, or protecting a heritage item and associated setting, and no additional building is to be erected on that allotment, a new allotment may be created where the allotment need not comply with minimum net site area for the relevant zone provided:</p> <p>i. a consent notice is registered against the relevant certificate(s) of title stating that no additional residential unit is to be erected on the allotment being created for protection; and</p> <p>ii. the other allotment shall be within the district administered by the Christchurch</p>	<p>Rule 8.4.4 and, where relevant, Rules 8.4.5 - 8.4.11</p>	<p>Rule 8.5.12</p>

	Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions	Matters of discretion for the purpose of granting or declining consent and imposing conditions
		<p>City Council; and</p> <p>iii. the other allotment must be capable of containing a permitted activity (unless resource consent for any non-compliance has been obtained).</p>		
RD13	<p>Subdivision of land in the Avon River Precinct Te Papa Otakaro Zone and within, or partly within:</p> <p>a. a Significant Feature identified in Appendix 9.2.9.2.3; or</p> <p>b. a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1.</p>	Nil	Rule 8.4.4 and, where relevant, Rules 8.4.5 - 8.4.11	Rule 8.5.12
RD14	<p>Subdivision in the Industrial General Zone (North Belfast) which creates an allotment with a new boundary less than 10 metres from:</p> <p>a. the surveyed point of the spring identified on the Outline Development Plan in Appendix 16.8.5; or</p> <p>b. any spring not identified on the Outline Development Plan in Appendix 16.8.5, and which is not within Lots 5, 6 and 7 DP 71209, in which case the setback shall be measured from the head or heads of the spring where visible.</p>	<p>a. Activity standards in Rules 8.3.3.1-8.3.3.9, 8.3.3.12 and 8.3.3.15.</p> <p>b. Subdivision shall be undertaken in accordance with the key structuring elements on the Outline Development Plan in Appendix 16.8.5 (key structuring elements are specified in Rule 16.4.6.1.1 P1).</p>	Rule 8.4.4 and, where relevant, Rules 8.4.5 - 8.4.11 (except that in the Industrial General Zone (North Belfast), Rule 8.4.4.1 (r) and Rule 8.4.4.6 (a)-(i) & (k) shall not apply).	Rule 8.5.14
RD15	<i>Meadowlands Exemplar Area</i>			
RD16	Cancellation or variation of a consent notice (or condition within a consent notice) that was created as a result of a	Nil.	Rule 8.4.4.6 (h)	Rule 8.5.12 g.

	Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions	Matters of discretion for the purpose of granting or declining consent and imposing conditions
	<p>subdivision to protect an identified tree or trees on an allotment, except as specified in Rule 8.3.2.3 D6.</p> <p>Advice Note:</p> <p>1. Rule 8.3.2.2 RD16 applies where a s224 certificate has issued. Cancelling or varying a consent notice prior to issue of an s224 certificate requires a change to the resource consent conditions and is a discretionary activity under the Act.</p>			

8.3.2.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Subdivision in a rural zone resulting in allotments that does not meet the minimum net site area standards in Rule 8.3.3.1, unless specified otherwise.
D2	Any subdivision in the Specific Purpose (Golf Course) Zone that does not comply with a concept plan approved by the Council for that activity area in accordance with Rule 21.9.3.2.2 RD6 Concept plans.
D3	Subdivision in the Open Space Coastal Zone
D4	Subdivision that does not meet any one or more of the relevant standards listed in Rule 8.3.2.2 RD8, RD9, RD11, RD12 and RD14.
D5	<i>Meadowlands Exemplar Area</i>
D6	Cancellation or variation of a consent notice (or condition within a consent notice) that was created as a result of a subdivision to protect an identified tree or trees on an allotment where the tree(s) is listed as 'exceptional' in Appendix 9.4.7.1.

8.3.2.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Subdivision in a residential zone (other than the Residential Medium Density Zone or Residential New Neighbourhood Zone) that does not meet the minimum net site area standards in Rules 8.3.3.1 or 8.3.3.2.

	Activity
NC2	Subdivision that does not meet any one or more of the relevant standards listed in Rule 8.3.2.2 RD5 or RD6.
NC3	Subdivision within the Lyttelton Port Influences Overlay, other than where a condition is proposed prohibiting noise sensitive activities on each allotment, to be complied with on a continuing basis, for the purpose of incorporation into a consent notice to be issued by the Council.
NC4	Subdivision in a rural zone resulting in an allotment with a minimum net site area less than 4ha, except as specified in Rules 8.3.2.1 C7 or 8.3.2.2 RD7.
NC5	Subdivision that does not meet any one or more of the standards at Rule 8.3.3.6(d).
NC6	In the Rural Waimakariri, Rural Templeton or Rural Quarry Zone, subdivision resulting in a new allotment or balance allotment located within the 50dBA Ldn airport noise boundary contour that does not meet the minimum net site area standards in Rule 8.3.3.1.
NC7	In the Rural Port Hills Zone, subdivision that does not meet the minimum net site area standards in Rule 8.3.3.1.
NC8	<i>Meadowlands Exemplar Area</i>

8.3.3 Activity standards

8.3.3.1 Minimum net area and dimension

- a. Allotments in the Residential Suburban, Residential Hills, Residential Large Lot, Open Space Metropolitan Facilities (golf courses, Riccarton Racecourse and Wilding, Western, Kearneys and Christchurch Parks) Zones shall have a minimum dimension of 16m x 18m.
- b. Allotments in the Residential Suburban Density Transition and Open Space Metropolitan Facilities (Addington Racecourse and Rugby Park) Zones shall have a minimum dimension of 13m x 16m.
- c. Allotments in the Residential Medium Density Zone shall either have a minimum dimension of 10m; or the application shall include a plan demonstrating that a permitted residential unit can be located on any new allotment that has a minimum dimension less than 10m, including in relation to recession planes, unit size, access and parking, outdoor living space, and floor level requirements.
- d. Allotments in any zone except the Residential New Neighbourhood Zone shall meet the minimum net site area and other requirements specified at Tables 1 - 5 to this rule.
- e. Allotments in the Residential New Neighbourhoods Zone shall meet the applicable standards at 8.3.3.11.
- f. **The minimum net sit area specified in Tables 1-6 may be reduced by the rea within the dripline of a significant tree or group of trees listed in Appendix 9.4.7.1, except that the minimum net site area shall not be reduced to an area less than 200 m².**

Table 1. Minimum net site area – residential zones

Zone	Minimum net site area	Additional standards
Residential Suburban	450m ²	<ol style="list-style-type: none"> 1. In the Cashmere and Worsleys area (shown at Appendix 8.6.7) the minimum net site area shall be 4ha unless in compliance with the outline development plans at Appendix 8.6.7. 2. In the Cashmere and Worsleys area (shown at Appendix 8.6.7): <ol style="list-style-type: none"> a. No more than 380 residential allotments shall be created or enabled by subdivision. b. No more than 380 residential units shall be created or enabled by subdivision. 3. The historic stonewalled drain shown at Appendix 8.6.7(d) shall be protected. 4. In Character Areas, the minimum net site area shall be 600m².
Residential Suburban Heathcote Village	2000m ²	In the Peat Ground Condition Constraint Overlay at Heathcote (refer to notation 4 on Planning Map 47), the total number of additional allotments created in this part of the zone, since 24 June 1995, shall not exceed 30.
Residential Suburban Existing Rural Hamlet	2000m ²	
Residential Suburban Redwood	750m ²	
Residential Suburban (Corner Henderson's and Sparks Roads)	1ha	
Residential Suburban Density Transition	330m ²	In Character Areas, the minimum net site area shall be 400m ² .
Residential Medium Density	200m ²	In Character Areas, the minimum net site area shall be 400m ² .
Residential Banks Peninsula	400m ²	
Prestons Retirement village Overlay	4ha	
Residential Hills	650m ²	<ol style="list-style-type: none"> 1. In the Montgomery Spur area (Appendix 14.10.26): <ol style="list-style-type: none"> a. any allotment shall include a net site area capable of containing a complying residential unit in the area that is not subject to the building restriction; and b. the minimum net site area shall be 850m². 2. In the Moncks Spur area shown at Appendix 8.6.8, the minimum net site area shall be 850m². 3. In the Shalamar Drive area, the minimum net site area shall be 850m².

Zone	Minimum net site area	Additional standards
		<ol style="list-style-type: none"> 4. In the Cashmere and Worsleys area (shown at Appendix 8.6.7) the minimum net site area shall be 4ha unless the site is in compliance with the outline development plans in Appendix 8.6.7(a), (b) and (d). 5. In the Richmond Hill area (shown in Appendix 8.6.9) a landscaping strip with a minimum width of 3 metres shall be provided along the southeast zone boundary. 6. In the Upper Worsleys Spur area (shown in Appendix 14.10.28 and 14.10.29), the gully areas shown on the outline development plan shall be planted and maintained in native tree species indigenous to the area, except where they are left to regenerate by maintaining existing nursery plant cover of broom or gorse. 7. Within the Residential Hills Mixed Density Overlay - Redmond Spur: <ol style="list-style-type: none"> a. The maximum number of allotments shall be 400. b. A minimum of 30% of sites shall have a minimum net site area of 1500m². 8. Within the Residential Hills Mixed Density Overlay - 86 Bridle Path Road (Lot 1 DP412440) the maximum number of allotments shall be 9.
Residential Large Lot	1500m ²	<ol style="list-style-type: none"> 1. In the Samarang and Allandale areas (shown at Appendix 8.6.12 and 8.6.13) no subdivision shall occur unless in general compliance with the relevant Development plans. 2. In the Cashmere and Worsleys area (shown at Appendix 8.6.7) the minimum net site area shall be 4ha unless in compliance with the outline development plans at Appendix 8.6.7 (a), (b) and (d). 3. In the Residential Large Lot Zone Akaroa Hillslopes Density Overlay the minimum net site area shall be 5000m². 4. In the Residential Large Lot Density Overlay the minimum net site area shall be 3000m².
Residential Small Settlement	1000m ²	
Residential Small Settlement Kainga Overlay Area 1 and 2	450m ²	Additional allotments shall not be created within 100m of the centre line of the primary stopbank as shown on the planning maps.
Residential Small Settlement (Takamatua)	1500m ²	Not more than 25 allotments are to be created (excluding those for reserves, roads or utilities).
Residential Banks Peninsula Zone - Diamond Harbour Density Overlay	600m ²	

Zone	Minimum net site area	Additional standards
Papakāinga	Māori Land – no minimum Other Land – as applies to Rural Banks Peninsula Zone (refer Rule 8.3.3.1 Table 5 minimum net site area – rural zones)	
Residential Guest accommodation	1. Kilmarnock, 197 Lincoln Road, 15 Sioux Avenue - 200m ² 2. 456 Papanui Road - 330m ² 3. 14 Henry Wigram Drive and 110 Marshlands Road - 450m ²	
Accommodation and community facility overlay	1. Land zoned Residential Medium Density on either planning map 31 or 32 - 200m ² 2. Land zoned Residential Suburban on either planning map 31 or 32 - 450m ²	
Residential Central City Zone	No minimum net site area	

Table 2. Minimum net site area – commercial and industrial zones

Zone	Minimum net site area
Commercial Core, Commercial Office, Commercial Mixed use, Commercial Retail Park, Commercial Local, and Commercial Banks Peninsula Zones	250m ²
Industrial General, Industrial Park Zones, and where connected to a Council owned reticulated sanitary sewage disposal system in the Industrial Heavy Zone	500m ²
Industrial Heavy Zone where no connection to a Council owned reticulated sanitary sewage disposal system is provided	4ha
Central City Business Zone	No minimum net site area
Central City Mixed Use Zone	500m ²

Table 3. Minimum net site area — open space zones

Zone	Minimum net site area
Open Space (McLeans Island) and Open Space Community Park Zones	300m ²
Open Space Metropolitan Facilities Zone – Kearneys Park, and Shirley, Avondale and Waimairi Golf Courses	450m ²
Open Space Metropolitan Facilities Zone – Addington and Riccarton Racecourses	330m ²
Open Space Metropolitan Facilities Zone – Lancaster Park	500m ²

Table 4. Minimum net site area - specific purpose zones

Zone	Minimum net site area								
Specific Purpose (Hospital)	<p>1. For hospitals — no minimum net site area.</p> <p>2. For activities other than hospitals, the minimum net site area for the alternate zones specified below apply.</p> <table border="1"> <thead> <tr> <th>Hospital</th> <th>Alternate Zone</th> </tr> </thead> <tbody> <tr> <td>Lady King Hospital</td> <td>Residential Hills</td> </tr> <tr> <td>St Georges, Nurse Maude, Southern Cross, Mary Potter, Montreal House and Christchurch Hospitals.</td> <td>Residential Medium Density</td> </tr> <tr> <td>Princess Margaret Hospital</td> <td>Residential Suburban Density Transition</td> </tr> </tbody> </table>	Hospital	Alternate Zone	Lady King Hospital	Residential Hills	St Georges, Nurse Maude, Southern Cross, Mary Potter, Montreal House and Christchurch Hospitals.	Residential Medium Density	Princess Margaret Hospital	Residential Suburban Density Transition
Hospital	Alternate Zone								
Lady King Hospital	Residential Hills								
St Georges, Nurse Maude, Southern Cross, Mary Potter, Montreal House and Christchurch Hospitals.	Residential Medium Density								
Princess Margaret Hospital	Residential Suburban Density Transition								
Specific Purpose (Airport)	No minimum net site area.								
Specific Purpose (School)	No minimum net site area. Clarification – for activities other than education activities, the alternate zones specified in Chapter 21 apply								
Specific Purpose (Tertiary education)	No minimum net site area. Clarification – for activities other than education activities, the alternate zones specified in Chapter 21 apply.								

Specific Purpose (Golf Resort)	<ol style="list-style-type: none"> 1. No minimum net site area in the Specific Purpose (Golf Resort) Zone at Clearwater and at the Christchurch Golf Resort. 2. Concept Plan <ol style="list-style-type: none"> a. No subdivision shall take place within Academy Activity Areas A, A1 & A2 Christchurch Golf Resort shown on the outline development plan in Appendix 2 to Chapter 21.9, unless a concept plan has been lodged with and approved by the Council for that activity area in accordance with Rule 21.9.3.2.2 RD6 Concept plans. 2. Sequencing standards – Christchurch Golf Resort <ol style="list-style-type: none"> a. Prior to the Council signing a section 224 certificate under the Act, for the 71st residential allotment in the Resort Community activity Areas, <ol style="list-style-type: none"> i. The golf course and wetlands within the golf course shall have been constructed and planted in accordance with 21.9.3.2.2 RD6; and ii. A Management Plan for the adjoining Open Space-Margins and Water Zone shall have been lodged with and approved by the Council, which makes provision for indigenous planting (indicating species, layout and density), and which is in accordance with the outline development plan for the Christchurch Golf Resort at Appendix 2 to Chapter 21.9, for a public access track along the River, for a bridleway from the Styx River to Spencerville Road, and for a bridge providing public vehicular access across the Styx River; iii. 50% of the planting identified in the Management Plan for the Open Space Margins and Water Zone shall have been completed; and iv. Legal instruments shall have been registered against the head title, securing: <ol style="list-style-type: none"> A. Public pedestrian access over the access track identified in the Management Plan, and B. Public access for the purpose of a bridleway from the Styx River to Spencerville Road. b. Prior to the Council signing a section 224 certificate under the Act, for the 120th residential allotment in the Resort Community Activity Areas, <ol style="list-style-type: none"> i. All of the planting identified in the concept plan for adjoining Open Space – Margins and Water Zone approved by the Council shall have been completed; and ii. The public access track, the bridleway from the Styx River to Spencerville Road and the bridge across the Styx River shall have been constructed. 3. Any subdivision shall only be for the purpose of creating allotments to be used for any activity permitted in the zone or for which resource consent is held, or for conservation purposes, permitted utilities or boundary adjustments.
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	4. Allotments for residential units, resort apartments or resort hotel bedrooms shall only be subdivided when a building or buildings are still allowable for that allotment within the maximum number limited specified for the zones.
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Table 5. Minimum net site area - rural zones

Zone	Minimum net site area
Rural Urban Fringe	4ha
Rural Waimakariri	20ha
Rural Port Hills	100ha
Rural Templeton	4ha
Rural Quarry (Miners Road and Pound Road)	4ha
Rural Quarry (McLeans Island)	20ha
Rural Banks Peninsula	40ha where the site is below or partly below the 160m contour.
Rural Banks Peninsula	100ha where the site is entirely above the 160m contour.
Papakāinga/Kāinga Nohoanga	Māori Land – No minimum
	Other Land – as applies to Rural Banks Peninsula Zone (refer Rule 8.3.3.1 Table 5 Minimum net site area — rural zones)

8.3.3.2 Allotments with existing or proposed buildings

- a. Where an allotment is to be created around an existing building (that has been constructed to the extent that its exterior is fully closed in), or a proposed building (where the subdivision consent is to be issued at the same time as, or after, the building consent for that building is issued):
 - i. the provisions of Rule 8.3.3.1 do not apply to that allotment; and
 - ii. the existing or proposed building(s) shall either meet all relevant standards for a permitted activity (except site density standards) in relation to the proposed allotment boundaries, or have been approved through a resource consent in relation to any standards that are not met; and

- iii. no allotment shall be less than the minimum net site area specified in Table 6 to this rule.
- b. Where a. above applies and a building is not yet constructed, the subdivision consent holder shall be required to erect the building before obtaining a certificate under section 224 of the Resource Management Act 1991, and the subdivision consent shall have attached to it a condition to that effect.

Table 6. Allotments with existing or proposed buildings

Zone	Minimum net site area
Residential Suburban Zone (except as provided for below)	400m ²
Residential Suburban Density Transition Zone (except as provided for below)	300m ²
Allotments for comprehensive developments provided through the Enhanced development mechanism (Chapter 14, Rule 14.11), or the Community housing redevelopment mechanism (Chapter 14, Rule 14.12)	No minimum
Allotments for residential units which have been converted into two residential units in compliance with or the subject of land-use consent under Chapter 14	No minimum
Allotments for a residential unit where a family flat has been converted into a separate residential unit in compliance with or the subject of land-use consent under Chapter 14	No minimum
Allotments for each residential unit where two residential units replace a single residential unit in compliance with or the subject of land-use consent under Chapter 14	No minimum
Allotments for a residential unit where an elderly person's housing unit has been converted to a separate residential unit that may be occupied by any person(s) in compliance with Chapter 14	No minimum
Allotments for a residential unit which is an older person's housing unit or is part of a multi-unit residential complex, retirement village, or a social housing complex, within the Residential Suburban or Residential Suburban Density Transition Zones	No minimum
Residential Medium Density Zone and Residential New Neighbourhood Zone	No minimum
Industrial General, Industrial Heavy, Industrial Park, Commercial Office, Commercial Core, Commercial Local, Commercial Banks Peninsula, Commercial Mixed use and Commercial Retail Park Zones	No minimum
Specific Purpose (Airport) Zone	No minimum
Specific Purpose (Wigram) Zone	No minimum
Any zone within the central city	No minimum

8.3.3.3 Access

- a. All sites shall have access which is able to allow vehicles to pass to and from a formed road, and such access shall be in accordance with Appendix 8.6.2 to this chapter and the standards set out in Chapter 7.
- b. Access shall not be to a state highway, limited access road or across a rail line.

8.3.3.4 Roads

- a. All roads shall be laid out, constructed and vested in accordance with the standards set out in Appendix 8.6.3, and in Chapter 7, except where alternative standards are set out in an outline development plan.
- b. In the Industrial Park Zone (Tait Campus) the subdivision shall be in accordance with the provisions of the outline development plan shown in Chapter 16 Appendix 16.6.9 and specific road and access requirements as follows:
 - i. There shall be two main vehicle access points to the Industrial Park zoned part of the site. These access points shall be located on Wooldridge Road as indicated in Chapter 16 Appendix 16.6.9;
 - ii. Prior to the creation of vehicle access from the site to Stanleys Road, giveway markings on the Stanleys Road approach to its intersection with Harewood Road shall be provided;
 - iii. Any access from Stanleys Road shall be in the locations marked on the outline development plan in Appendix 16.6.9 as 'Secondary access';
 - iv. Within 6 months of access being established to Stanleys Road, a left turn lane shall be provided on the Stanleys Road approach to the Stanleys / Harewood Road intersection;
 - v. Any subdivision with access to Stanleys Road shall include a footpath along the Industrial Park Zone frontage with Stanleys Road linking the site with Wairakei Road;
 - vi. All work associated with design and construction of vehicle access to the zone, intersection works, internal roads and footpaths within the zone, and a footpath along the road frontage of Stanleys Road carried out at the cost of the developer or their successor/s in title;
 - vii. A shared cycleway and footpath of minimum 2.5 metre width from Wooldridge Road to Stanleys Road shall be provided, as marked on the outline development plan in Appendix 16.6.9 as 'Public shared walk and cycle connection', connecting with pedestrian and cycle facilities adjoining the zone;
 - viii. Any pedestrian and cycle way through the site shall be illuminated to a level between 2 and 10 lux; and
 - ix. Any roads or accessways shall be set back from trees identified on the outline development plan in Appendix 16.6.9 as 'Existing trees not to be affected by road layout' by a distance of at least 10 metres.
- c. In the Industrial General Zone (Stanleys Road) shown in Chapter 16 Appendix 16.6.9 a footpath along the Industrial General Zone road frontage shall be provided.
- d. In the Industrial General Zone bound by Deans Avenue and the railway line, any allotments shall only have access from Lester Lane.
- e. In the Industrial General Zone (Trents Road), subdivision shall be in accordance with the provisions of the outline development plan shown in Chapter 16 Appendix 16.6.6 and specific road and access requirements as follows:
 - i. Access from Trents Road shall be provided at the two vehicle access points defined on the outline development plan shown in Chapter 16 Appendix 16.6.6, comprising:

- A. a northern road connection designed, and with signage, to limit its use to vehicles entering the zone (as shown on the outline development plan in Appendix 16.6.6);
- B. a southern road connection designed, and with signage, to limit its use to vehicles exiting the zone (as shown on the outline development plan in Appendix 16.6.6);
- ii. Access from Main South Road shall be provided at the one road connection shown on the outline development plan shown in Chapter 16 Appendix 16.6.6, which shall be designed to restrict its use to light vehicles, and designed and signage displayed to restrict vehicle movements to left entry into the zone and left exit out of the zone as shown on the outline development plan in Appendix 16.6.6; and
- iii. An internal road shall be provided as shown on the outline development plan in Chapter 16 Appendix 16.6.6 as 'internal roading / access way layout', including a footpath along one side of the internal road.
- f. In the Industrial Park Zone (Wairakei Road) subdivision shall be in accordance with the provisions of the outline development plan shown in Chapter 16 Appendix 16.6.14 and specific road and access requirements as follows:
 - i. Any new road within the Industrial Park Zone (Wairakei Road) shall only intersect with Wairakei Road, Stanleys Road and/or Wooldridge Road at the locations shown on the outline development plan in Appendix 16.6.14 as "Road access point – Proposed controlled intersection".
 - ii. Any subdivision of allotments that the "Collector road" runs through, as shown on the outline development plan in Appendix 16.6.14, shall incorporate a Collector road that follows that alignment. Provision shall be made for a shared cycleway and footpath of a minimum width of 2.5m parallel to the "Collector road", which shall be illuminated to a level between 2 and 10 lux.
 - iii. Any subdivision of Lot 2, DP 54992 (580 Russley Road) and Lot 1, DP 54992 (570 Russley Road) shall incorporate a Local road that follows the alignment of "Local Road" as shown on the outline development plan in Appendix 16.6.14.

8.3.3.5 Service lanes, cycleways and pedestrian access ways

- a. Service lanes, cycle ways and pedestrian access ways shall be laid out and vested in accordance with the standards set out in Table 7 below.

Table 7.

	Minimum Legal Width (m)	Minimum Formed Width (m)	Turning Area	Passing Area	Sealed and Drained	Height (m)
Service lanes	6.0	4.0	Only where the service lane has a blind end	No	Yes	4.5
Cycleways and pedestrian access ways (public)	8.0	2.5	N/A	N/A	Yes	3.5

	Minimum Legal Width (m)	Minimum Formed Width (m)	Turning Area	Passing Area	Sealed and Drained	Height (m)
Pedestrian access ways (private)	1.5	1.5	N/A	N/A	Yes	3.5

Note – Chapter 7 (Transport) sets out requirements for the provision of right-of-ways.

8.3.3.6 Esplanade reserve, strip or additional land

- a. Esplanade reserves and strips shall be provided in accordance with Appendix 8.6.1.
- b. Within Banks Peninsula, where any allotment of less than 4 hectares is created, an esplanade reserve 20 metres in width shall be set aside from that allotment along the mark of mean high water springs of the sea, and along the bank of any river or along the margin of any lake.
- c. In accordance with section 237A of the Act, any part of the land contained in the title to which that Section applies, forming the bed of a river or within the coastal marine area, shall vest in the Council or the Crown as appropriate.
- d. An esplanade reserve or esplanade strip 20 metres in width shall be required for any subdivision along the margins of Wairewa and Te Waihora.

8.3.3.7 Water supply

- a. All allotments shall be provided with the ability to connect to a safe potable water supply.
- b. Provision shall be made for sufficient water supply and access to water supplies for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008), except where the allotment is for a utility, road, reserve or access purposes.

8.3.3.8 Wastewater disposal

- a. All allotments shall be provided with the ability to connect to a wastewater system.
- b. A valid certificate, issued in accordance with Rule 8.3.1.3, is held which certifies that the wastewater system has adequate capacity for the respective potential land uses on all proposed allotments, except where a relevant outline development plan shows that adequate wastewater capacity is available.
- c. Where a reticulated sewer is available, and discharge is accepted in the Council's network, each new allotment shall be provided with a piped outfall connection laid at least 600mm into the net site area of the allotment.
- d. Where a reticulated sewer is not available, all allotments shall be provided with a means of disposing of sanitary sewage within the net site area of the allotment.
- e. In the case of the Meadowlands Residential New Neighbourhood Zone (Exemplar Housing Area – North Halswell), the outfall for wastewater disposal shall be to the Pump Station 42

catchment until the South East Halswell pressure sewer network is available, at which time these sites shall be connected to the South East Halswell pressure sewer network.

Note: the certification process at clause (b) is described in Rule 8.3.1.3.

8.3.3.9 Stormwater disposal

- a. All allotments shall be provided with a means for the management of collected surface water from all impervious surfaces. Where discharge is accepted in the Council's network, each new allotment shall be provided with a piped outfall laid at least 600mm into the net area of the allotment.
- b. In the Industrial General Zone (Trents Road) shown in Chapter 16 Appendix 16.6.6, all stormwater discharge shall be treated and discharged to ground within the outline development plan area so that:
 - i. no discharge to surface water takes place from any site for all events up to the critical duration 2% annual exceedance probability event; and
 - ii. where the stormwater treatment and discharge system is to be vested in Council, the following requirements are met:
 - A. treatment of the first 25mm of runoff from roads and hardstanding areas; and
 - B. design conforms with the relevant Council guidelines for stormwater management systems.
- c. Creation of stormwater drainage ponding areas shall not occur within three kilometres of the edge of the Christchurch International Airport Runways.
- d. Creation of stormwater drainage ponding areas shall not occur within 15 metres of the rail corridor.
- e. In the Industrial Park Zone (Tait Campus), stormwater shall be treated and attenuated in accordance with the following requirements:
 - i. First flush treatment for the first 25mm of runoff from hardstanding areas shall be provided using vegetated dry sedimentation basins;
 - ii. Flows in excess of the first flush and including the 50 year return events (9 hour duration) shall be attenuated in the locations defined on the outline development plan in Appendix 16.6.9 as 'On site stormwater treatment and attenuation';
 - iii. Stormwater discharge from the zone to the Council stormwater network shall be attenuated to pre-development levels (for up to 50 year storm events); and
 - iv. Any stormwater from any activity shall be conveyed by open naturalised swales (defined on the outline development plan in Appendix 16.6.9 as 'Open naturalised stormwater conveyance/swales') running through the zone from west to east via a series of basins as defined on the outline development plan in Appendix 16.6.9 as 'On site stormwater treatment and attenuation' to a point defined on the outline development plan from where stormwater shall be piped to an existing drain on the east side of Wooldridge Road.

8.3.3.10 Additional standards for South West Hornby

- a. Any subdivision within the area shown as “rural wastewater irrigation area” on the outline development plan at Chapter 16 Appendix 16.6.8 for the Industrial Heavy Zone (South West Hornby) shall not occur until the following works have been undertaken:
 - i. the construction and opening for traffic of the full southern spine road between Main South Road and Shands Road (marked as ‘C’) on the outline development plan; and
 - ii. the commencement of the physical construction works for capacity upgrades at both the following intersections -
 - A. the intersection of the southern spine road and Shands Road (marked as ‘A’ on the outline development plan); and
 - B. the intersection of the northern spine road and Shands Road (marked as ‘B’ on the outline development plan).
- b. Any subdivision within the Industrial Heavy Zone (South West Hornby) as identified on the outline development plan in Chapter 16 Appendix 16.6.8, south west of the area identified as “rural wastewater irrigation area”, shall not occur until the following works have been undertaken:
 - i. the commencement of the physical construction works for the traffic signalised intersection of Shands Road and the southern spine road (marked as ‘A’ on the outline development plan).
- c. Any subdivision of more than 15 hectares (excluding roads) within the Industrial Heavy Zone (South West Hornby) as identified in Chapter 16 Appendix 16.6.8, south west of the area identified as “rural wastewater irrigation area”, shall not occur until physical construction works of the Christchurch Southern Motorway have commenced.

8.3.3.11 Additional standards for the Residential New Neighbourhood Zone

- a. Outline development plan
 - i. The subdivision shall be in accordance with the development requirements specified in the relevant outline development plan.
- b. Residential net density
 - i. Except as provided for in (ii) - (iv):
 - A. a subdivision shall achieve a minimum net density within residential development areas of 15 households per hectare, except the subdivision of an area of land to which B applies;
 - B. a subdivision of land that the outline development plan identifies an area as development constrained, shall achieve the minimum net density (if any) specified in the outline development plan for that land (and, if the outline development plan does not specify a minimum net density for that land, no minimum density shall apply to that land).

- ii. Subdivision in the following outline development plan areas shall achieve the minimum net density specified for any specific density areas defined in the outline development plan or on an approved subdivision consent granted before 15 July 2016:
 - A. Prestons Outline Development Plan Appendix 8.6.25
 - B. Wigram Outline Development Plan - Appendix 8.6.29
 - C. Yaldhurst Outline Development Plan - Appendix 8.6.28
 - iii. A subdivision shall be exempt from achieving the minimum net density required in (i) or (ii), if the following requirements are met:
 - A. the consent application nominates site(s) within the subdivision and outline development plan area (whether or not the site(s) is/are outside any areas in (i) or (ii)) for future higher density for the purpose of ensuring any shortfall in achieving the relevant minimum net density requirements under (i)-(ii) through the subdivision would be made up by future subdivision and development of the nominated site(s); and
 - B. the consent application includes the written approval of each of owner of the nominated site(s) (if not the applicant) and an associated legal instrument that specifies the minimum net density for the site(s), binds all owners and the applicant, is enforceable by the Council (to the Council's reasonable satisfaction) and satisfies C hereof; and
 - C. the legal instrument effectively prevents subdivision and land use at the nominated site(s) below its specified density in order to ensure that any shortfall in achieving the relevant minimum net density requirements of (i) and (ii) through the subdivision can be made up by future subdivision and development of the nominated site(s), in accordance with (iv).
 - iv. The subdivision of a nominated site to which (iii)(B) applies shall achieve the minimum net density specified in the relevant legal instrument.
- c. Land area for subdivision
- i. Where the subdivision is not associated with comprehensive residential development, the land subject to the subdivision application shall have a minimum area of 4 hectares.
 - ii. Where the subdivision is associated with comprehensive residential development where land use consent is being sought concurrently, the site being comprehensively developed and subdivided shall have a minimum net area of 6,000m².
 - iii. Where the subdivision is associated with comprehensive residential development where land use consent has already been obtained, there is no minimum net area for the site being subdivided.
- d. Net area of allotments
- i. Allotments shall have the minimum and, where applicable, maximum net area specified in Table 8.

Table 8: Minimum and maximum net areas for allotments

	Activity	Net area
A	All subdivisions unless specified below: <ul style="list-style-type: none"> i. Corner allotments ii. All other allotments 	<p>Minimum 400m²</p> <p>Minimum 300m² except that 20% of allotments in the subdivision may be 180 – 299m² in size.</p>
B	Comprehensive residential development	Nil
C	Within the Highfield Outline Development Plan area (Appendix 8.6.26), allotments adjacent to Hills Road and Hawkins Road.	Minimum 800m ²
D	Within the Prestons Outline Development Plan area (Appendix 8.6.25), in Density A and B areas defined in the outline development plan or on an approved subdivision consent: <ul style="list-style-type: none"> i. Density A ii. Density B 	<p>Minimum 200m²</p> <p>Maximum 250m²</p> <p>Minimum 450m²</p> <p>Maximum 500m²</p>
E	Within the Wigram Outline Development Plan area (Appendix 8.6.29), in Density A and B areas defined in the outline development plan or on an approved subdivision consent: <ul style="list-style-type: none"> i. Density A ii. Density B 	<p>Minimum 200m²</p> <p>Maximum 250m²</p> <p>Minimum 250m²</p> <p>Maximum 450m²</p>
F	Within the Yaldhurst Outline Development Plan area (Appendix 8.6.28): <ul style="list-style-type: none"> i. in Density A areas defined in the outline development plan or on an approved subdivision consent: ii. Rear lane serviced allotments. 	Minimum 250m ²

e. Minimum allotments dimension

- i. The standards below do not apply in respect of comprehensive residential developments.
- ii. Corner allotments shall have a minimum dimension of 14m on road boundaries (each boundary) except where (iii) applies.
- iii. Allotments for terrace developments shall have a minimum dimension of 7m except for corner sites and end sites which shall have a minimum width of 10m.
- iv. All residential allotments with a boundary shared with public open space shall have a minimum dimension along that boundary of 10m except mid-block terrace allotments which shall have a minimum dimension along that boundary of 7m.

- v. All other allotments, other than access or rear allotments, shall have a minimum dimension of 10m on road boundaries.
- vi. In the following outline development plan areas, the standards in (ii) to (v) above do not apply and there is no minimum dimension for Density A and B areas defined either in the outline development plan or on an approved subdivision consent:
 - A. Prestons Outline Development Plan - Appendix 8.6.25
 - B. Wigram Outline Development Plan - Appendix 8.6.29
 - C. Yaldhurst Outline Development Plan - Appendix 8.6.28
- f. Maximum cul-de-sac length
 - i. Where there is a pedestrian connection from the cul-de-sac head to an adjacent street the maximum cul-de-sac length shall be 150m.
 - ii. All other culs-de-sac shall have a maximum length of 100m.
- g. Road frontage to public reserves
 - i. The minimum road frontage to a public reserve to which the public has a general right of access (excluding local purpose reserves for walkways) shall be 25% of the length of the reserve perimeter.
- h. Reserve width
 - i. A reserve vested in Council for utility, pedestrian access or stormwater conveyance purposes shall have a minimum width of 8m.
- i. Walkable block size
 - i. Any block containing residential allotments shall have a publicly accessible maximum perimeter length of 800m.

8.3.3.12 Radiocommunications

- a. Any new allotment(s) within 1km of Radio New Zealand Limited's facilities on Gebbies Pass Road shall be of a size and shape to allow a permitted residential unit (or permitted commercial/industrial activity) to be located no closer than 1km from Radio New Zealand's facilities. This standard shall not apply to any subdivision carried out to enable Radio New Zealand's operations.

8.3.3.13 Residential site density – central city

- a. For any subdivision in the Residential Central City Zone, all allotments shall have a net site area that meets the minimum residential site density requirement in Rule 14.13.3.11, or as approved through land use consent.

8.3.3.14 Neighbourhood plan - Exemplar Housing

[Meadowlands Exemplar Area]

8.3.3.15 Industrial General Zone (North Belfast) - Wāhi taonga, wāhi tapu and urupā

- a. A protocol with Te Ngāi Tūāhuriri Rūnanga, comprising the following, shall be implemented:
 - i. The person responsible for the works shall advise the Te Ngāi Tūāhuriri Rūnanga of the proposed works, and, if requested by the Rūnanga, within 20 working days of the Rūnanga receiving advice of the proposed work in writing, agree to any request for:
 - A. a representative approved by the Rūnanga and contracted by the person responsible for the works to be present during the subdivision and/or earthworks to act as an advisor in the identification or protection of wāhi tapu, wāhi taonga, urupā, or historic cultural sites; and
 - B. any matters of protocol which tangata whenua wish to undertake in relation to the commencement, during the course of, or at the end of, any subdivision and/or earthworks.
 - ii. The person responsible for the works shall ensure that all persons working on site have received training, including the requirement to monitor activities to enable the identification of wāhi tapu, wāhi taonga, urupā, or cultural sites.
 - iii. A copy of this protocol shall be provided to all staff and contractors involved in subdivision or earthworks activities on site prior to them coming on site.
 - iv. Immediately following the discovery of material suspected to be taonga, kōiwi, or Māori archaeological site, the following steps shall be taken:
 - A. All work on site will cease immediately;
 - B. Immediate steps will be taken to secure the site to ensure the archaeological material is not further disturbed;
 - C. The person responsible must notify Te Ngāi Tūāhuriri Rūnanga and the Area Archaeologist of Heritage New Zealand Pouhere Taonga and provide access to those parties to confirm the nature of the discovered materials. In the case of kōiwi (human remains), the New Zealand Police must also be notified;
 - D. There shall not be any earthworks operations in the affected area until Te Ngāi Tūāhuriri Rūnanga representatives, the Police and Heritage New Zealand Pouhere Taonga staff have each given notice to the person responsible that the earthworks may recommence; and
 - E. Any person responsible for the works shall abide by any decision of Te Ngāi Tūāhuriri Rūnanga representatives and the archaeologist as to what happens to any kōiwi tangata discovered.

Advice Notes:

1. An Archaeological Authority may be required under the Heritage New Zealand Pouhere Taonga Act 2014.
2. The 'person responsible', when used in this protocol, means the consent holder, where a resource consent has been issued for the subdivision or earthworks concerned or the landowner when the earthworks are a permitted activity.

8.4 Rules as to matters of control — subdivision

- a. When considering applications for controlled activities, the Council's power to impose conditions is restricted to the matters over which control is reserved as set out in the table in Rule 8.3.2.1 and as set out for that matter below.

8.4.1 Boundary adjustments

- a. Whether access to the sites will continue to be appropriate and safe.
- b. Whether each allotment has connections to services.
- c. Whether the allotments are of sufficient size and dimension to provide for the existing or proposed purpose or land use.
- d. The degree to which natural topography, drainage and other features of the natural environment, **Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6**, or existing built features of significance, determine site boundaries where that is practicable.
- e. The relationship of the proposed allotments within the site and their compatibility with the pattern of the adjoining subdivision and land use activities.

8.4.2 Conversion of tenure, alteration of cross leases, company leases and unit titles

- a. Whether each title or leased area has vehicle access, and whether there is any decrease in formed width, parking spaces and size, or manoeuvring areas which materially compromises function or safety.
- b. Whether each title or leased area has access to services.
- c. Whether any title or leased area would be reduced in area or dimension in a manner which might result in a more than minor reduction in functionality in relation to outdoor living space, outdoor service space or outdoor storage space.
- d. Whether fire safety requirements can be met.
- e. Effects of works associated with the subdivision on:
 - i. surface and subsurface drainage patterns and stormwater management; and
 - ii. hydrological and geological features, both underlying and surface and on site and on adjoining sites.

8.4.3 Allotments for access, utilities, roads and reserves

- a. Whether the allotments (including any balance allotment) are of sufficient size and dimension to provide for the existing or proposed purpose.
- b. Whether any easement is required.

- c. The relationship of the proposed allotments within the site and their compatibility with the pattern of the adjoining subdivision and existing or anticipated land use activities, including in relation to safety and visibility.

8.4.4 General matters

8.4.4.1 Subdivision design

- a. Whether the allotments (including any balance allotment) are of sufficient size and dimension to provide for any existing land use or a permitted land use such as might reasonably be expected to establish on a site, and provision of access, storage space and service connections.
- b. Whether the dimensions and orientation of the allotments will ensure the capture of solar gain appropriate to the subsequent land uses.
- c. Outside the central city, whether any corner allotments have an appropriate corner rounding.
- d. The relationship of the proposed allotments within the site and their compatibility with the pattern of the adjoining subdivision and land use activities.
- e. The degree to which natural topography, drainage and other features of the natural environment, **Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6**, or existing built features of significance, determine site boundaries where that is practicable.
- f. Whether any local purpose reserves, or easements are required, such as for services, stormwater, access, party walls, floors or ceilings, and that they are sufficiently designed for their purpose.
- g. The extent to which the subdivision design mitigates adverse effects, including reverse sensitivity to nearby National Grid or electricity distribution lines shown on the Planning Maps, Radio New Zealand Limited's Gebbies Pass Road facilities or other strategic infrastructure.
- h. In an outline development plan area, integration and connection to and within the site and whether the subdivision would preclude or discourage development in another part of the outline development plan area.
- i. The extent to which conditions are appropriate on a subdivision consent in a Residential New Neighbourhood Zone in order to give effect to the development requirements specified in the relevant outline development plan.
- j. The extent to which the subdivision in a Residential New Neighbourhood Zone is designed in accordance with the principles in **8.5.9 Residential New Neighbourhood Zone**.
- k. In zones other than the Residential New Neighbourhood Zone, the extent to which a development needs to comply with any flexible element of an outline development plan, including for phasing or location of infrastructure or other internal elements; and consideration of the effects of the movement of any elements on other landowners of land located within or adjacent to the outline development plan area, or on the safe, efficient or effective operation of infrastructure.

- l. Outside the central city, whether the application provides allotments of a size and dimension that promotes building typologies with a high level of visual interaction with the street and other public spaces, while providing for a cohesive street scene and neighbourhood.
- m. Outside the central city, whether the subdivision meets the required household density target, the housing typologies proposed to meet that target and location and mix of typologies within the subdivision, including whether the typologies cater for all life stages, physical abilities, and opportunities for socio-economic diversity.
- n. In the Residential New Neighbourhood Zone, the means of achieving overall outline development plan densities as required by Policy 8.1.2.8, including the adequacy of any legal mechanism proposed to give effect to a density transfer or density staging proposal.
- o. Outside the central city, where the site is to be used for residential purposes, whether the application supports the provision of residential allotments which would allow garaging and parking to be secondary to habitable spaces both with respect to size and expression of form, and which are able to be incorporated into the overall building design especially when accessed directly from the street.
- p. Whether fire safety requirements are met in relation to the conversion of existing residential units into multiple residential units.
- q. Outside the central city, the extent to which the subdivision design and construction allows for earthworks, buildings and structures to comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).
- r. **Where the subdivision is of land which includes a Site of Ngāi Tahu Cultural identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification:**
 - i. **Rule 9.5.5.1 - Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitorete Spit;**
 - ii. **Rule 9.5.5.2 - Ngā Tūranga Tūpuna; and**
 - iii. **Rule 9.5.5.3 - Ngā Wai.**

8.4.4.2 Hazard constraints

- a. For any site that has been identified as contaminated or potentially contaminated, whether the site is safe for habitation, and the adequacy of any proposed mitigation and remediation.
- b. The extent to which any hazard or geotechnical constraints exist on the land and the appropriateness of measures to reduce risk, including liquefaction, flooding, rockfall, cliff collapse and other matters addressed in Chapter 5 (Natural Hazards).

8.4.4.3 Servicing and infrastructure

- a. Whether each allotment has appropriate servicing and connections to water supply, wastewater disposal, stormwater management systems and other services; whether it is necessary to provide or upgrade services or utilities to enable the site to be serviced, and whether the design, location, capacity, type and construction of services and infrastructure, including the suitability of the proposed water supply for fire-fighting purposes, and any required infrastructure upgrades, are acceptable to the Council.

- b. Whether the electricity and telecommunications supply and connection to any new allotment(s) are appropriate and provide adequate capacity, including whether it is appropriate to require additional space for future connections or technology and whether any ducting or easements are required to achieve connection.
- c. Whether appropriate provision is made for onsite storm water treatment or connection to a catchment based treatment network.
- d. Outside the central city, the contribution of proposals towards the development of an integrated naturalised surface water network of soil absorption, sedimentation and detention basins, wet-ponds, swales and/or wetlands to treat and manage surface water and avoid (where practicable) a proliferation of smaller facilities.
- e. Outside the central city, the extent to which the construction or erection of utilities for servicing a site incorporate and/or plant appropriate indigenous vegetation.
- f. Outside the central city, whether any proposed ponding area will be attractive to birdlife that might pose a bird strike risk to the operation of Christchurch International Airport Limited.
- g. Outside the central city, where wastewater capacity is close to reaching a limit, whether to reduce the lapsing period of the subdivision consent below five years to enable that capacity to be utilised by others if the development opportunity that is the subject of the consent is not implemented.
- h. The ability for maintenance, inspection and upgrade of utilities and infrastructure occur, including ensuring continued access for the same.
- i. The extent to which the design will minimise risk or injury and/or property damage from utilities or infrastructure.
- j. The extent to which potential adverse effects of electricity lines, including visual impacts, are mitigated, for example through the location of building platforms and landscape design.
- k. The suitability of the proposed water supply for fire-fighting purposes (the Council may obtain a report from the Chief Fire Officer), including the extent of compliance with SNZ PAS:4509:2008 in respect of the health and safety of the community, including neighbouring properties.
- l. The extent to which conditions are appropriate on a subdivision consent in a Residential New Neighbourhood Zone in order to give effect to the development requirements specified in the relevant outline development plan.
- m. In zones other than the Residential New Neighbourhood Zone, the extent to which a development needs to comply with any flexible element of an outline development plan, including for phasing or location of infrastructure; and consideration of the effects of the movement of any elements on other landowners of land located within or adjacent to the outline development plan area, or on the safe, efficient or effective operation of infrastructure.
- n. Within the Lyttelton Port Influences Overlay, the imposition of an appropriate, volunteered condition prohibiting noise sensitive activities on the allotments, to be complied with on a continuing basis, for the purpose of incorporation into a consent notice to be issued by the Council.

- o. Whether wastewater disposal and stormwater management systems recognise the cultural significance of Ngā Wai Sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.4, and do not create additional demand to discharge directly to Ngā Wai.

8.4.4.4 Transport networks

- a. Whether the provision, location, design, safety and efficiency of any road, frontage road, access (including access for fire-fighting), pedestrian access way, service lane, cycle way/route/lane, corner rounding, intersections, landscaping or parking area including the formation and construction, is suited to the development it serves and is acceptable to the Council.
- b. Whether service lanes, cycleways and pedestrian access ways are required or appropriate and are located and constructed in a safe and efficient manner.
- c. Whether the subdivision layout and road network supports walking, cycling and public transport, including access to reserves, facilities, commercial areas, public transport facilities.
- d. Whether provision of a cycleway or pedestrian access way encourages active modes of transport, including to community facilities.
- e. Any works or upgrades to the Council's road network required, including in relation to any network utility, state highway or rail line.
- f. In the case of multiple site subdivision where parking is provided as a common facility, whether that parking area has appropriate access to a formed road and has an appropriate layout and number of parking spaces.
- g. For the Industrial General Zone (Stanleys Road) and Industrial Park Zone (Tait Campus): the extent of the developer's contribution to the costs of Wairakei/Wooldridge Roads intersection upgrading will be agreed with the Council in accordance with the Council Development contribution Policy, which may include a Private Developer Agreement.
- h. The extent to which conditions are appropriate on a subdivision consent in a Residential New Neighbourhood Zone in order to give effect to the development requirements specified in the relevant outline development plan.
- i. In zones other than the Residential New Neighbourhood Zone, the extent to which a development needs to comply with any flexible element of an outline development plan, including for phasing or location of internal elements; and consideration of the effects of the movement of any elements on other landowners of land located within or adjacent to the outline development plan area, or on the safe, efficient or effective operation of transport networks.

8.4.4.5 Open space, reserves and recreation (including esplanade reserves, strips or additional land)

Outside the central city:

- a. The need, type, location and layout of any land to be provided for reserves for open space and recreation purposes, including whether an active frontage is provided and any requirements for the formation of that land prior to it vesting in the Council, where applicable.

- b. The degree to which the subdivision encourages active frontages to reserves for open space and recreation purposes.
- c. The provision and/or width of an esplanade reserve or esplanade strip.
- d. The manner in which the subdivision responds, in particular, to the place making and context, block layout, and relationship to street and public open spaces.
- e. Any impact of subdivision works on land for open space and recreation, on sites or areas of **cultural value** to tangata whenua, or on waterways, springs, **Sites of Ngai Tahu Cultural Significance identified in Appendix 9.5.6**, indigenous biodiversity, mahinga kai and the coastline.
- f. The need for land to be set aside and vested in the Council as a reserve for open space and/or recreation where it will provide for one or more of the following:
 - i. land for a local neighbourhood park, accessible to the user population and of a size adequate to accommodate children's play equipment, substantial tree plantings and open space;
 - ii. a linkage or potential linkage along or to significant natural features, or between other areas of public open space and community facilities;
 - iii. protection and enhancement of significant mature trees, significant areas of indigenous vegetation, margins of waterways or other significant natural features;
 - iv. protection or enhancement of historic or cultural features of significance to the population;
 - v. a usable area of open space for planting as visual relief from a built or highly developed environment;
 - vi. a flat usable area of land for district sports fields, accessible with full road frontage, and of a size adequate to accommodate at least two rugby-sized sports fields and associated user facilities and training field, tree planting, a playground and open space required for other recreation activities;
 - vii. recognition of Ngāi Tahu cultural values, **and** historic and contemporary identity associated with **Sites of Ngai Tahu Cultural Significance identified in Appendix 9.5.6**; and
 - viii. smaller sized public spaces that allow for community interaction, including seating and planted areas.
- g. Whether appropriate mechanisms are in place to ensure the maintenance of open space areas and reserves not being vested in Council.
- h. The extent to which conditions are appropriate on a subdivision in a Residential New Neighbourhood Zone in order to give effect to the development requirements specified in the relevant outline development plan.
- i. In zones other than the Residential New Neighbourhood Zone, the extent to which a development needs to comply with any flexible element of an outline development plan, including for phasing or location of internal elements; and consideration of the effects of the movement of any elements on other landowners of land located within or adjacent to the outline

development plan area, or on the safe, efficient or effective operation of open space and reserves.

8.4.4.6 Natural and cultural values

- a. The extent to which springs are protected, maintained and enhanced, including in relation to ecological, cultural and amenity values and the extent to which the development provides for pathways, for the water to flow from the spring head, that have regard to the existing natural flow path.
- b. Any adverse effects of the proposal on the quality of surface and ground water, mahinga kai, including within waterways, on drainage to, or from, adjoining land, existing drains, waterways, and/or ponding areas.
- c. The extent to which the proposal would protect and provide for the flood storage and conveyance capacity of waterways, or on drainage to, or from, adjoining land, existing drains, waterways, and/or ponding areas.
- d. The extent to which the proposal manages erosion and sediment discharge to waterways.
- e. Recognition of Ngāi Tahu's history and identity and cultural values.
- f. The extent to which Ngāi Tahu cultural values associated with waterways, springs, indigenous biodiversity and mahinga kai are protected.
- g. **The extent to which the subdivision enables the retention of archaeological sites.**
- h. The manner in which the subdivision responds to **values provided for** in Chapter 9 (Natural and Cultural Heritage), including any requirement for a consent notice where a condition is to be complied with on a continuing basis.
- i. **In relation to the removal of consent notices created through subdivision to protect trees whether the effect on amenity values can be offset by other trees on or surrounding the site or the replacement of the tree or trees with appropriate species on-site or other appropriate locations. The appropriateness of species will include consideration of the time required for any new trees to reach a size where the negative impact of tree removal would be offset.**
- j. **In relation to the Industrial General Zone (North Belfast) only, whether a protocol has been agreed with Te Ngāi Tūāhuriri Rūnanga for managing any accidental discovery. This may include a cultural monitor, who shall be a representative approved by Te Ngāi Tūāhuriri Rūnanga and contracted by the applicant to be on site if deemed necessary by the Rūnanga.**
- k. **Where the subdivision is of land which includes a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification:**
 - i. **Rule 9.5.5.1 - Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitorete Spit;**
 - ii. **Rule 9.5.5.2 - Ngā Tūranga Tūpuna; and**
 - iii. **Rule 9.5.5.3 - Ngā Wai.**

8.4.4.7 Consent notices

- a. The requirement for any consent notice where a condition is to be complied with on a continuing basis.

8.4.5 Additional matters — industrial zones

- a. Industrial Park Zone (Awatea)
 - i. The adequacy of site investigation.
 - ii. The risk to the health and safety of any persons.
 - iii. The suitability of remedial and/or site management measures to be undertaken to make the site suitable for the intended purposes and to ensure the protection of mahinga kai, water, and ground water quality during the remediation process.
 - iv. Whether the subdivision disposes of wastewater to Council's reticulated system and the capacity of that system.
- b. Industrial General Zone (Waterloo Park)
 - i. The use of conditions to require implementation of the planting plan along the full frontage of Pound Road (including that area covered by Appendix 16.6.2 Industrial General Zone (Waterloo Park)), prior to the issue of a Section 224 certificate.
 - ii. The Pound Road frontage affected by a proposed road realignment shall be subject to a condition that planting is not implemented until such time as the final location of the realignment is confirmed and the road is constructed.
 - iii. Whether the landscape plan appropriately identifies plant species, density of planting, and the planting and maintenance programme - including irrigation, weed control and replacement of dead and diseased plants.
 - iv. For any application to create new allotments for commercial or industrial activities which are located wholly between Pound Road and the internal road immediately to the east of Pound Road (as shown on Chapter 16 Appendix 16.6.2, whether the application is accompanied by a landscape plan for:
 - A. the area of land identified the Chapter 16 Appendix 16.6.2 requiring specific landscape treatment and whether the plan submitted is in accordance with the design shown on the outline development plan;
 - B. the balance of any new allotment frontage areas located within 10m of the Pound Road boundary that are not already covered by the specific landscape plans required at (a) above;
 - v. Conditions on implementation need not be imposed on the portion of frontage subject to Chapter 16 Appendix 16.6.2 if planting in full accordance with Appendix 16.6.2 has already been established.
 - vi. These conditions should also require that such landscaping be irrigated for a minimum of five years from the time of planting to ensure the landscaping is able to become established.

- vii. The extent to which the proposed landscape treatment will be effective in softening and / or screening any future buildings and creating a quality rural/urban interface as viewed by users of Pound Road and occupiers of the adjoining land.
 - viii. The extent to which the proposed landscape treatment includes a mix of canopy specimen trees and under planting and contributes to indigenous biodiversity.
 - ix. The number and spacing of specimen trees. In general this should meet the minimum criteria set out in Chapter 16 Rule 16.2.4.2.2 (Landscaped areas).
 - x. The extent to which the proposed landscape design will ultimately achieve a consistent and high quality landscape treatment along the entire Industrial General Zone frontage of Pound Road. In general this shall include:
 - A. a predominance of evergreen species with a lesser proportion of deciduous specimen trees;
 - B. adoption of a sustainable planting and maintenance plan which minimises energy inputs such as irrigation and fertiliser;
 - C. a planting pattern and species choice that it is simple and bold so as to provide design continuity and consistency and is in general accordance with the landscaping shown on Chapter 16 Appendix 16.6.2;
 - D. the use of plants that are readily available;
 - E. the use of plants that are adapted to local soils, namely Templeton soil type;
 - F. the use of plants that are naturally drought and disease resistant;
 - G. a planting pattern and density of plants that will result in a landscape outcome that is aesthetically pleasing with no avoidable gaps; and
 - H. trees are able to attain sufficient height to soften the appearance of buildings.
 - xi. The design and layout of the subdivision and whether the subdivision is in accordance with Chapter 16 Appendix 16.6.2.
- c. Industrial Heavy Zone (South West Hornby)
- i. The extent to which the development has an adverse effect on the function, capacity and safety of the internal and adjoining road network.
 - ii. The extent to which the measures for mitigating the effects of development support a comprehensive and integrated approach to development of the South West Hornby industrial area.
 - iii. The extent to which the development affects the construction and future operation of the Movement network as shown on the outline development plan, including whether it provides opportunities for walking, cycling and public transport use.

8.4.6 Additional matters — rural zones

- a. The inclusion of a consent notice on the title or balance to limit the ability for further subdivision additional residential units or to protect open rural character, areas of significant indigenous vegetation and significant habitats of indigenous fauna, ecological corridors, sites of

Ngāi Tahu cultural significance, public access connections to the coast or connections to public walking/cycling networks including alignment with the Christchurch City Council Public Open Space Strategy 2010-2040, and the positive effects of the protection of the allotment.

- b. The extent to which an identified building area can be accommodated within the proposed allotment and its location in relation to surrounding land uses, rural character, sites of cultural significance, sites of ecological significance, significant or outstanding natural features or landscapes.
- c. The extent to which clustering or grouping development is beneficial to the continuation of rural productive activities, including the ability to use versatile soils, and to manage adverse effects on areas of outstanding natural landscapes and the elements of natural character such as indigenous vegetation, landform, waterways and wetlands.
- d. The visual impact of buildings, development and associated works and the extent to which additional restrictions on location, scale and design of buildings are necessary.
- e. The extent to which the subdivision will lead to development of sensitive activities that will increase the potential to create reverse sensitivity effects in relation to the ability to utilise land for rural productive activities and in relation to surrounding permitted and existing activities.
- f. The benefits of consolidation of smaller titles to create larger allotments.
- g. The extent to which the proposal is consistent with the objectives and policies of Chapter 17 Rural.
- h. Whether the layout of the subdivision provides for allotments that result in sufficient separation between buildings, particularly residential buildings and curtilage, to maintain rural character relevant to the surrounding area and zone and avoids a form of development that results in a character of residential large-lot development.

8.4.7 Additional matters — coastal environment and Ngā Wai - Te Tai o Mahaanui

- a. The nature, extent and implications of coastal hazards relevant to the site.
- b. The effectiveness of any coastal hazard mitigation works proposed.
- c. The design of proposed works including buildings, coastal hazard mitigation works, and access roads.
- d. The nature of any existing or proposed coastal hazard mitigation or earthworks, engineering design, and their effects on safety and vulnerability of the site and adjacent sites.
- e. The effects of development on surface and subsurface drainage patterns and stormwater management.
- f. The adequacy of drainage and sediment control measures.
- g. The ability of the site to accommodate stable, accessible and serviceable identified building area.
- h. The extent to which the works will lead to removal of vegetation, topsoil or sand, or the modification of ecosystems or natural character, or adverse landscape and visual effects.

- i. The extent to which the activity or works would impact on public or recreational access, where available, or sites of historical significance.
- j. The effects of any development on public access to and along the landward boundary of the coastal marine area.
- k. The effects of any development on the natural character of the coastal environment.
- l. The effects of any development on historic heritage within the coastal environment.
- m. The effects of any development on Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6.
- n. The matters set out in Rule 9.5.5.3 in relation to Ngā Wai - Te Tai o Mahaanui Sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.4.

8.4.8 Additional matters — character areas

- a. Whether the site size retains the special characteristics of the area including:
 - i. the distinctive topographic qualities and landforms or features that contribute to landscape quality and built form of the area.
 - ii. the form, pattern and grain of subdivision, including the size of sites.
 - iii. the ability to achieve the characteristic balance of buildings to open space across the site.
 - iv. the retention of large scale mid block vegetation and tree planting.
 - v. the continuity and coherence of the area.
 - vi. provision of a front yard building setback which is consistent with the pattern of the Character Area and which is available for tree and garden planting rather than garaging, car parking and manoeuvring.
 - vii. the ability to locate a dwelling on the site that achieves the architectural characteristics of the Character Area, including the relationship to the street.

8.4.9 Additional matters — Specific Purpose (Golf Resort) Zone at Christchurch Golf Resort

- a. Whether the location of an identified building area is fully contained within the boundaries of the Resort Community and Academy Activity Areas.
- b. Whether it is appropriate to require a legal instrument be registered against the head title securing public pedestrian access over the access track identified in the Concept plan.
- c. Whether it is appropriate to require a legal instrument be registered against the head title securing a bridleway from the Styx River to Spencerville Road, as shown on the outline development plan.

8.4.10 Additional matters — Cashmere and Worsleys Development Plan area

- a. Whether upgrades to the road network and access restrictions shown on the Outline development plan are necessary, including:
 - i. Whether access onto Shalamar Drive from the outline development plan should be restricted.
 - ii. Whether Worsleys Road should be realigned in accordance with the "Required Roads" shown in Appendix 8.6.7.
 - iii. Whether the Hoon Hay, Cashmere and Worsleys Roads intersection requires upgrading (refer to Appendix 8.6.7).

8.4.11 Additional matters — Moncks Spur Development Plan area

- a. Whether upgrades to the road network and access restrictions shown on the outline development plan are necessary, including:
 - i. Whether access via Horizon Heights (Lot 7, DP 64814) is necessary and appropriately secured and vested.
 - ii. Whether it is appropriate to form and vest in the Council a continuous through road from Mt. Pleasant Road between the intersections with Moncks Spur Road and Major Hornbrook Road to Horizon Heights.

8.5 Rules as to matters of discretion — subdivision

- a. When considering applications for restricted discretionary activities, the Council's power to grant or decline consent is restricted to the matters over which discretion is specifically restricted for that purpose in the table in Rule 8.3.2.2 and as are set out for those matters in Rule 8.5 below.
- b. When considering applications for restricted discretionary activities, the Council's power to impose conditions on the consent is restricted to the matters over which discretion is specifically restricted for that purpose in the table in Rule 8.3.2.2 and as are set out for those matters in Rule 8.4 (matters of control to be treated as matters of discretion) and Rule 8.5 below.

8.5.1 Boundary adjustments

- a. Whether access to the sites will continue to be appropriate and safe.
- b. Whether each allotment has connections to services.
- c. Whether the allotments are of sufficient size and dimension to provide for the existing or proposed purpose or land use.
- d. The degree to which natural topography, drainage and other features of the natural environment, **Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6**, or existing built features of significance, determine site boundaries where that is practicable.
- e. The relationship of the proposed allotments within the site and their compatibility with the pattern of the adjoining subdivision and land use activities.

8.5.2 Property access

- a. The location, safety and efficiency of any access, including whether the location, formation and construction is suited to the development it serves, and whether any associated works or upgrades are required.
- b. The provision of vehicular access to all properties, including for fire fighting purposes, unless topography of the ground prevents such access to any part of the site (including non-contiguous areas of a site).
- c. In case of multiple site subdivision where parking is provided as a common facility, whether that parking area has appropriate access to a formed road.
- d. The safety and efficiency of state highways, limited access roads and rail corridors.

8.5.3 Roads

- a. Whether the provision, location, design, safety and efficiency of any road, frontage road, corner rounding, intersections or landscaping, including the formation and construction, is suited to the development it serves.
- b. Whether new roads or upgrades to existing roads are required, including in relation to any network utility, state highway or rail line.
- c. Whether new roads are appropriately routed and integrate safely and efficiently with the existing road network.
- d. Whether new or upgraded roads are satisfactorily designed and constructed, including providing a safe environment for road users and pedestrians, and are acceptable to the Council.
- e. Whether subdivision layout and new or upgraded roads provide for public transport, cycling and walking, where appropriate, including access to reserves, facilities, commercial areas, and public transport facilities.

8.5.4 Service lanes, cycleways and pedestrian access ways

- a. Whether service lanes, cycleways and pedestrian access ways are required or appropriate, and whether their provision, location, design, safety and efficiency, including the formation and construction, is suited to the development it serves.
- b. Whether the subdivision layout and access network supports walking, cycling and public transport, including access to reserves, facilities, commercial areas, public transport facilities.
- c. Whether provision of a cycleway or pedestrian access way encourages active modes of transport, including to community facilities.
- d. Whether service lanes, cycleways and pedestrian access ways are satisfactorily designed and constructed, including providing a safe environment for road users and pedestrians, and are acceptable to the Council.

8.5.5 Esplanade reserves, strips or additional land

- a. The appropriateness of esplanade provision where the subdivision is a minor boundary adjustment, for minor additions to existing cross lease or unit titles, a reallocation of accessory buildings to different units, or is necessary because garages are erected in locations shown on earlier survey plans for an existing cross lease or unit title, where an existing strip agreement is varied or where no additional sites are being created by the subdivision.
- b. The provision and / or width of an esplanade reserve or esplanade strip, having regard to:
 - i. the existing or anticipated development, water quality, habitats, ecological or natural values, conservation values, wāhi tapu, mahinga kai, customary access and other taonga, topography and landscape;
 - ii. public safety or the security of property;
 - iii. recreational use;

- iv. the existence or mitigation of natural hazards; and
 - v. any existing or proposed reserve or access to that reserve;
 - vi. **any Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6.**
- c. Whether the costs of the provision and maintenance of a 20 metre wide esplanade reserve or esplanade strip are more than the potential public benefits of the purposes of esplanade reserves or strips.
- d. Whether an access strip may be required by Council where an esplanade reserve exists or is proposed that does not have public access.
- e. Whether, under section 230 of the Resource Management Act, the Council might waive a requirement for an esplanade reserve or esplanade strip where there is:
- i. adequate alternative public access; or
 - ii. adequate means of protecting water quality and conservation values; or
 - iii. adequate provision for public recreational use of the area of coast, river or lake in question; or
 - iv. where a site is being subdivided for the sole purpose of creating a utility allotment; or
 - v. provision of land for open space and recreation

8.5.6 Servicing

- a. Whether each allotment has appropriate servicing and connections to water supply, wastewater disposal, stormwater management systems and other services, whether it is necessary to provide or upgrade services or utilities to enable the site to be served, and whether the design, location, capacity, type and construction of services and infrastructure, including the suitability of the proposed water supply for fire-fighting purposes, and any required infrastructure upgrades, are acceptable to the Council.
- b. Whether appropriate provision is made for onsite stormwater treatment and disposal, or connection to a catchment based treatment network.
- c. Any impact of the provision or operation of service utilities or infrastructure on sites or areas of significance to tangata whenua or on waterways and the coastline.
- d. Any adverse effect on public health.
- e. Where a reticulated system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems.
- f. Where infrastructure serving the land has been damaged by earthquakes; whether the infrastructure is performing, serviceable and functional.
- g. Whether there is the ability for allotments to appropriately connect to an electrical supply system and a telecommunications network.
- h. The suitability of the proposed water supply for fire-fighting purposes (the Council may obtain a report from the Chief Fire Officer), including the extent of compliance with SNZ

PAS:4509:2008 in respect of the health and safety of the community, including neighbouring properties.

- i. Whether the subdivision impacts on strategic infrastructure, including its ongoing operation, development and maintenance, and any potential for adverse effects on that infrastructure (including management of potential reverse sensitivity effects).
- j. In the central city, the extent to which innovative solutions to reduce the extent of stormwater run-off are appropriate and the functionality of those solutions.

Notes:

1. National Grid transmission lines and strategic electricity distribution lines are shown on planning maps.
2. The Council will consult the network utility operator or line owner where an application proposes to subdivide land within the transmission corridors.

8.5.7 Flood Management Area

- a. Whether the subdivision includes measures that will reduce susceptibility to flooding.
- b. Whether the subdivision would have an impact on adjoining land in terms of flooding, and any measures to mitigate that impact.
- c. The extent to which flood hazard areas will impinge on the intended activities on any allotment.

8.5.8 Compliance with outline development plans and density

- a. For subdivision in a residential zone, whether the subdivision precludes the required household density target to be met across residential development areas of the outline development plan area, including the housing typologies required to meet that target, and whether the typologies cater for all life stages, physical abilities, and opportunities for socio-economic diversity.
- b. Whether the subdivision precludes or discourages development in another part of the outline development plan area.
- c. Whether the subdivision integrates and connects appropriately to other parts of the outline development plan area, and the surrounding area, and any layering diagrams.
- d. Whether the proposed layout is practicable and provides for the existing or intended purpose or land use.
- e. Whether the potential effects of natural hazards will be appropriately avoided or mitigated.
- f. The extent to which the subdivision affects the ability of any future subdivision stages by other landowners in the outline development plan area to be in accordance with the outline development plan.
- g. The extent to which a development complies with any fixed or flexible elements of an outline development plan, or with the development requirements of an outline development plan in a Residential New Neighbourhood Zone, including for phasing or location of infrastructure or other internal elements; and consideration of the effects of the movement of any elements on

other landowners of land located within or adjacent to the outline development plan area, or on the safe, efficient or effective operation of infrastructure.

8.5.9 Additional matters — Residential New Neighbourhood Zone

Integration, context and placemaking

- a. Whether the subdivision integrates with the existing context including retention of existing natural and built features, adjacent patterns of development and potential visual and physical connections.
- b. Whether the subdivision responds to and complements the design and layout of adjacent blocks, streets and open spaces.
- c. Whether the subdivision provides for adjoining land within the outline development plan to be developed in accordance with Residential New Neighbourhood standards and the outline development plan.
- d. Whether the subdivision contributes to the sense of place envisaged in the outline development plan, drawn from its context and delivered through the block, street and open space layout, to the configuration of allotments and elements of the open space.

Subdivision design (including provision for range of housing types)

- e. Whether the subdivision provides allotments that will enable diversity of housing types.
- f. Whether the subdivision provides allotments that are orientated to provide for solar gain.
- g. Whether the subdivision distributes allotments for higher density building typologies to support community and commercial facilities and public transport, and create a critical mass of activity and focus for development, and provide a logical and legible development form.
- h. Whether the subdivision locates larger allotments on corner sites to provide for larger scale building typologies to assist neighbourhood legibility.
- i. Whether the subdivision has dimensions and orientation which will provide for efficient vehicle access and parking that is safe for pedestrians and cyclists, and that does not compromise the quality of current or future public or private space.
- j. Whether the subdivision provides allotments that retain the central areas of blocks for open space or shared vehicle accesses.
- k. Whether the subdivision provides an allotments pattern that will promote complementary housing typologies to protect the privacy and outlook of adjacent sites and existing residential properties.
- l. Whether the subdivision provides an allotments pattern that will promote a consistent built interface with the street and minimises the use of rear allotments.

Movement networks

- m. Whether the subdivision provides for a comprehensive network of vehicle, cycle and pedestrian routes that provide, maintain or enhance safe and efficient physical and visual links within the neighbourhood and to surrounding neighbourhoods.

- n. Whether the subdivision includes road widths which are sufficient for the current and any identified future function of the road.
- o. Whether the subdivision includes road design which contributes toward a speed environment that is compatible with street function and adjacent land uses.
- p. Whether the subdivision minimises the use of rights of way.

Public spaces (including interaction between private and public spaces)

- q. Whether the subdivision provides public open space that can incorporate large scale tree planting, and low impact design features.
- r. Whether the subdivision provides allotments that enable a high level of visual interaction with the street and other public open spaces, without unnecessary visual barriers.
- s. Whether the subdivision promotes a cohesive street scene and neighbourhood.

8.5.10 Conversion of tenure, alteration of cross leases, company leases and unit titles

- a. Whether each title or leased area has vehicle access, and whether there is any decrease in formed width, parking spaces and size, or manoeuvring areas which materially compromises function or safety.
- b. Whether each title or leased area has access to services.
- c. Whether any title or leased area would be reduced in area or dimension in a manner which might result in a more than minor reduction in functionality in relation to outdoor living space, outdoor service space or outdoor storage space.
- d. Whether fire safety requirements can be met.
- e. Effects of works associated with the subdivision on:
 - i. surface and subsurface drainage patterns and stormwater management.
 - ii. hydrological and geological features, both underlying and surface and on site and on adjoining sites.

8.5.11 Allotment net area and dimensions

- a. Whether the allotments (including any balance allotment) are of sufficient size and dimension to provide for any existing land use or a permitted land use such as might reasonably be expected to establish on a site, and provision of access, storage space and service connections.
- b. Whether the dimensions and orientation of the allotments will ensure the capture of solar gain appropriate to the subsequent land uses.
- c. Whether any corner allotments have an appropriate corner rounding.
- d. The relationship of the proposed allotments within the site and their compatibility with the pattern of the adjoining subdivision and land use activities.

- e. The degree to which natural topography, drainage and other features of the natural environment, **Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6**, or existing built features of significance, determine site boundaries where that is practicable.
- f. Whether fire safety requirements are met in relation to the conversion of existing residential units into multiple residential units.
- g. Where the subdivision is located in the Residential Central City Zone, and does not meet the minimum site density requirement in Rule 14.13.3.11, whether it is demonstrated that a net density of 50 households per hectare can be achieved through other mechanisms, or the site has qualities that mean the density requirements cannot be met.

8.5.12 Natural and cultural heritage

- a. Where the subdivision is of land which includes a significant tree listed in Appendix 9.4.7.1:
 - i. The extent to which the subdivision pattern has regard to the location of the significant tree, its health and structural integrity, and its contribution to community amenity;
 - ii. The extent to which the allotment boundaries avoid the dripline of the significant tree; and
 - iii. The effects of any proposed impervious surfaces on the health and viability of the significant tree, including soil aeration and hydrological balance.
- b. Where the subdivision is of land which includes a heritage item or heritage setting listed in Appendix 9.3.7.2:
 - i. The extent to which the subdivision has regard to, or is likely to detract from, the heritage values of the heritage item or heritage setting, or adversely affect the likely retention of the heritage item;
 - ii. The extent to which heritage items or heritage settings are to be integrated into the future development of the land being subdivided;
 - iii. Any measures relevant to the subdivision included in a heritage conservation plan; and
 - iv. Any relevant matters of discretion set out in Rule 9.3.6.1.
- c. Where the subdivision is of land which includes a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1:
 - i. The extent to which the subdivision has regard to, or is likely to detract from, the significance of the site (with respect to ecosystems and indigenous biodiversity), or adversely affect the protection of its indigenous biodiversity;
 - ii. The effects of any proposed impervious surfaces on the health and viability of indigenous vegetation and the supporting ecosystem, including soil aeration and hydrological balance; and
 - iii. Any relevant matters of discretion set out in Rule 9.1.5.2.
- d. Where the subdivision is of land which includes:
 - A. an Outstanding Natural Feature or Outstanding Natural Landscape identified in Appendices 9.2.9.2.1 and 9.2.9.2.2;

- B. a Significant Feature (within the Central City) identified in Appendix 9.2.9.2.3;
- C. a Rural Amenity Landscape (other than in Banks Peninsula) identified in Appendix 9.2.9.2.4;
- D. an Area of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8; or
- E. an Important Ridgeline identified on the planning maps:
 - i. The extent to which the subdivision has regard to, or is likely to adversely affect, the qualities of the above areas, as specified in Appendix 9.2.9;
 - ii. The impacts of any likely future development, as a result of the subdivision, on the qualities of the above areas, as specified in Appendix 9.2.9;
 - iii. If any developable allotment is created within an Outstanding Natural Feature or Outstanding Natural Landscape, the effectiveness of any proposed mitigation or design elements with reference to the existing character of the locality and amenity values;
 - iv. The practicality and effectiveness of screening any development or associated road or access (outside the Central City);
 - v. Whether the natural character of the coastal environment and historic heritage within the coastal environment is preserved and enhanced;
 - vi. Within the coastal environment, whether public access to and along the landward boundary of the coastal marine area is maintained and enhanced; and
 - vii. Any relevant matters of discretion set out in Rule 9.9.2.8.1, 9.2.8.2 and 9.2.8.3.
- e. The Summit Road (Canterbury) Protection Act 2002, in respect of any landscaping or screening in the area that this Act applies to.
- f. Where the subdivision is of land which includes a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification:
 - i. Rule 9.5.5.1 - Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitorete Spit;
 - ii. Rule 9.5.5.2 - Ngā Tūranga Tūpuna; and
 - iii. Rule 9.5.5.3 - Ngā Wai.
- g. Where the subdivision is of land within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.
- h. Any requirement for a consent notice where a condition is to be complied with on a continuing basis.
- i. In relation to the removal of a consent notice created through subdivision to protect trees:
 - i. Whether the tree or group of trees is assessed as significant and/or exceptional in accordance with Policy 9.4.2.2 a. - c.;
 - ii. Whether the tree is structurally sound and healthy for its species;

- iii. Whether the tree or group of trees meets any of the exceptions set out in Policy 9.4.2.2 d., irrespective of whether or not the tree or group of trees has been assessed as significant and/or exceptional;
- iv. Whether the removal of tree(s) will enable residential development in areas where intensification can occur;
- v. Whether there are alternatives which would enable retention of any significant or exceptional tree; and
- vi. Whether the tree or group of trees is adversely affecting a network utility or other utility.

8.5.13 All rural zones

- a. In considering whether or not to grant subdivision consent, the Council shall have regard to the matters in 8.4.6 Additional matters - rural zones.

8.5.14 Natural and cultural heritage – Industrial General Zone (North Belfast)

- a. The extent to which Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6, wāhi tapu and wāhi taonga including waipuna, are protected, and the effects of subdivision on Ngāi Tahu, ecological and amenity values are avoided, remedied or mitigated. This may be through the design and layout proposed for subdivision and/or earthworks.
- b. The extent to which the subdivision and/or earthworks provides for pathways for the water to flow from the spring head that have regard to any existing natural flow path.
- c. Whether a protocol has been agreed with Te Ngāi Tūāhuriri Rūnanga for managing any accidental discovery. This may include a cultural monitor who shall be a representative approved by Te Ngāi Tūāhuriri Rūnanga and contracted by the applicant to be on site if deemed necessary by the Rūnanga.

8.5.15 *[Meadowlands Exemplar Area]*

8.5A Rules — Earthworks

8.5A.1 Notification

- a. Any application arising from non-compliance with standards in Rule 8.5A.2 may be limited notified, but shall not be publicly notified. Applications arising from Rule 8.5A.2.3 NC1 will be notified to Transpower New Zealand Limited or Orion New Zealand Limited (where relevant) (absent written approval).

Advice Notes:

1. The consent of the Regional Council may be required for earthworks activities, including those in, on, under or over the bed of a river, as well as vegetation clearance, deposition over an aquifer and earthworks in erosion prone areas.
2. The Council's Cleanfill Licensing Bylaw 2008 includes requirements for the disposal of soils.
3. The Council's Water, Wastewater and Stormwater Bylaw 2014 includes requirements for the protection of waterways.
4. Part I of the Heritage New Zealand Pouhere Taonga Act 2014 states that no work may be undertaken on an archaeological site (whether recorded or unrecorded) until an archaeological authority to destroy, damage or modify a site has been granted by the Heritage New Zealand Pouhere Taonga in accordance with that Act.
5. Attention is drawn to the Mahaanui Iwi Management Plan 2013 (including the Accidental Discovery Protocol), Te Whakatau Kaupapa, and the Ngai Tahu Freshwater Policy.
6. Resource consent may be required for earthworks under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. In particular the NES applies to earthworks associated with the removal or replacement of fuel storage tanks, earthworks associated with sampling or disturbance of land identified in the Listed Land Use Register held by Canterbury Regional Council. In these instances, the NES applies instead of the District Plan provisions.

8.5A.2 Activity status tables

8.5A.2.1 Permitted activities

The activities listed below are permitted activities if they meet the activity standards set out in the following table.

Activities may also be **controlled**, restricted discretionary, **discretionary**, non-complying or **prohibited** as specified in Rules 8.5A.2.2, 8.5A.2.3, **8.5A.2.4**, **8.5A.2.5** and **8.5A.2.6**.

Activity		Activity Standard
P1	Earthworks:	i. Earthworks shall not exceed the volumes in Table 9 over

Activity	Activity Standard
<p>a. outside a Flood Management Area or Flood Ponding Area; and</p> <p>b. not for the purpose of the repair of land used for residential purposes and damaged by earthquakes; and</p> <p>c. if in the Industrial General Zone (North Belfast), greater than 20 metres from:</p> <p>i. the surveyed point of the spring identified on the Outline Development Plan in Appendix 16.8.5; or</p> <p>ii. any spring not identified on the Outline Development Plan in Appendix 16.8.5, and which is within the area identified as Stormwater Management Area 1 on the Outline Development Plan but not within Lots 5, 6 and 7 DP 71209, in which case the setback shall be measured from the head or heads of the spring where visible.</p> <p>Clarification:</p> <p>1. Refer to Chapter 5 for earthworks within a Flood Management Area or Flood Ponding Area.</p> <p>2. Refer to P2 for earthworks for the purpose of the repair of land used for residential purposes and damaged by earthquakes</p>	<p>any 12 month time period.</p> <p>ii. Earthworks in zones listed in Table 9 shall not exceed a maximum depth of 0.6m, other than in relation to farming activities, quarrying activities or permitted education activities.</p> <p>iii. Earthworks shall not occur on land which has a gradient that is steeper than 1 in 6.</p> <p>iv. Earthworks involving soil compaction methods which create vibration shall comply with DIN 4150 1999-02 and compliance shall be certified through a statement of professional opinion provided to the Council from a suitably qualified and experienced chartered or registered engineer.</p> <p>v. Earthworks involving mechanical or illuminating equipment shall not be undertaken outside the hours of 0700 – 1900 in a Residential Zone.</p> <p>Clarification: between 0700 and 1900 hours, the noise standards in Chapter 6 Rule 6.1.4.2.3 and the lux thresholds at Chapter 6 Rule 6.3.2.3.1 both apply.</p> <p>vi. Earthworks involving mechanical equipment, other than in residential zones, shall not occur outside the hours of 0700 and 2200 except where compliant with NZS6803:1999.</p> <p>Clarification: between 0700 and 2200 hours, the noise standards in Chapter 6 Rule 6.1.4.2.3 apply except where NZS6803:1999 is complied with, and the lux thresholds in Chapter 6 Rule 6.3.2.3.1 apply.</p> <p>vii. Fill shall consist of clean fill.</p> <p>viii. The activity standards listed in Rule 8.5A.2.1 P3, P4 and P5.</p> <p>ix. Earthworks shall not occur within 5 metres of a heritage item or within a heritage setting listed in Appendix 9.3.7.2, or within the dripline of a significant tree listed in Appendix 9.4.7.1.</p> <p>x. In the Industrial General Zone (North Belfast): Activity Standards in Rule 8.3.3.15.</p> <p>Notes:</p> <p>A. the Erosion and Sediment Control Guidelines (prepared by Environment Canterbury) may be of assistance in terms of the design and location of any filter.</p> <p>B. The Natural Resources Regional Plan and Land and Water Regional Plan include provisions for earthworks in riparian margins and the Port Hills respectively and provisions in relation to dust</p>

Activity	Activity Standard
	<p>control.</p> <p>C. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 applies.</p>
<p>P2</p> <p>Earthworks for the purpose of the repair of land used for residential purposes and damaged by earthquakes.</p> <p>Clarification</p> <p>1. For the purposes of this rule, “repair of land used for residential purposes damaged by earthquakes” does not include repair of land on the Port Hills or Banks Peninsula. It does include all other residential land whether or not an EQC payment has been made and residential land which was unimproved when damage occurred. Refer to Appendix 2.2 of Chapter 2.</p>	<p>a. The earthworks shall:</p> <ul style="list-style-type: none"> i. only occur in a zone listed in Table 10 Earthworks for the purpose of land repair; and ii. be commenced prior to the expiry of this rule on 31 December 2018. <p>b. Where the land repair and earthworks are not designed, supervised or certified by a Chartered Professional Engineer with experience in geotechnical engineering or Professional Engineering Geologist (IPENZ Registered), any filling, excavation or disturbance of soils shall not exceed the requirements of Table 10.</p> <p>c. Where the land repair and earthworks are designed, supervised and certified by a Chartered Professional Engineer with experience in geotechnical engineering or Professional Engineering Geologist (IPENZ Registered), any earthworks shall meet the following requirements:</p> <ul style="list-style-type: none"> i. The site or part of the site shall not be located within a silent file (as shown in the Mahaanui Iwi Management Plan), or statutory acknowledgement area. ii. Not more than 80m³ of grout shall be used per site. iii. Land repair works involving soil mixing aggregate piers, or grout shall not occur within 1.0m of a boundary. iv. At least 3 working days prior to commencing any work on the site (including stockpiling and preparatory works): <ul style="list-style-type: none"> A. written notice shall be provided to the Council informing of the location of the land repair and the name and contact details of the supervising engineer; B. written notice shall be provided to any occupier of a residential unit adjoining the land repair site to inform the occupier that the works will be taking place, the expected duration of the works and of the contact details of the site supervisor; and C. a sign shall be erected at the front of the property which includes the name and contact details of the site supervisor. v. A statement of professional opinion completed by a suitably qualified and experienced Chartered Professional Engineer with experience in geotechnical engineering or Professional Engineering

Activity	Activity Standard
	<p>Geologist (IPENZ Registered) shall be provided to the Council within 3 months of the land repair being completed to the effect that the works meet all applicable standards and requirements and are suitable for their intended purpose. The statement will include as-built plans of the works.</p> <p>vi. Depth of fill above ground level shall meet the requirements for the repair of land damaged by earthquakes within Flood Management Areas as specified in Chapter 5 (Natural Hazards).</p> <p>d. General standards</p> <p>i. There shall be no earthworks within 3m of any utility waterway to be piped or 5m of any open utility waterway.</p> <p>Note: Consent may be required from Canterbury Regional Council for earthworks within 10m of other rivers and lakes and 20m of the coast. Refer to the Land and Water Regional Plan, Rules 8.5.2, 9.5.6 and 11.5.1.</p> <p>ii. Earthworks shall not occur:</p> <p>A. within the dripline of a significant tree listed in Appendix 9.4.7.1;</p> <p>B. within a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1; or</p> <p>C. at or within 5 metres of a heritage item listed in Appendix 9.3.7.2.</p> <p>iii. All filling greater than 0.3m in depth shall be in accordance with New Zealand Standard NZS 4431:1989 Code of Practice for Earth Fill for Residential Development. Certification is not required except as specified in (c)(v) above.</p> <p>iv. All land repair works are to be managed in accordance with New Zealand Standard NZS 6803:1999 Acoustics - Construction Noise and DIN 4150 1999-02 Structural Vibration.</p> <p>v. Land repair works involving mixing or insertion of grout shall not involve:</p> <p>A. mixtures with a flow time that is greater than 30 seconds when tested in accordance with the grout flow test at NZS 3112: Part 1: 1986 (Test 3) or a flowable concrete/grout including cement and inert additives which exceed a diameter of 300mm when tested in accordance with inverted cone test in NZS 3112: Part 1: 1986 (Test 11) except for in-situ mixing; or</p> <p>B. pressurised injection of grout into the ground.</p>

Activity	Activity Standard
	<p>vi. A. Where grout is deposited into land using in-situ mixing the grout shall be mixed evenly through the augured soil column and the percentage of grout within the augured soil column shall not exceed 20%; or</p> <p>B. Where grout is deposited into land using methods other than in-situ mixing, the percentage of cement in the dry grout mixture shall not exceed 30%.</p> <p>vii. Land repair materials shall consist only of:</p> <p>A. soil, gravel, rocks, concrete, sand, silt (such as exists on site already), or clean, inert material;</p> <p>B. cement and/or bentonite grout including inert additives; or</p> <p>C. timber foundation piles.</p> <p>D. and shall not:</p> <p>E. include or disturb putrescible, pollutant, inflammable or hazardous components; and/or</p> <p>F. include fill which comprises more than 5% vegetation of any load by volume.</p> <p>viii. Land repair works, other than dust and sediment control measures, shall not be undertaken outside of the hours of 7.30am to 6.00pm Monday to Friday and 8.00am to 5.00pm on Saturday. No works shall occur on public holidays.</p> <p>ix. The activity standards listed in Rule 8.5A.2.1 P3, P4 and P5.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The Erosion and Sediment Control Guidelines (prepared by Environment Canterbury) may be of assistance in terms of the design and location of any filter. 2. The Natural Resources Regional Plan and Land and Water Regional Plan include provisions for earthworks in riparian margins and the Port Hills respectively and also provisions in relation to dust control. 3. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 is applicable. <p>In addition to the exemptions in Rule 8.5A.3, the following earthworks are exempt from compliance with the Standards for P2:</p> <ol style="list-style-type: none"> i. Works involving the establishment, repair or replacement of any permitted utilities or the

Activity	Activity Standard
	<p data-bbox="805 241 1362 309">maintenance of existing drains or ponds by a utility operator.</p> <p data-bbox="746 331 1382 427">ii. Works permitted by or exempted from a building consent (including works forming part of foundations for a building) where:</p> <p data-bbox="794 450 1345 577">A. they meet the standards in Table 10 and (c)(vi) controlling depth of fill above ground level in Flood Management Areas (Chapter 5 Natural Hazards); and</p> <p data-bbox="794 600 1353 696">B. they are designed, supervised and certified by a suitably qualified and experienced chartered geotechnical engineer, and</p> <p data-bbox="794 719 1334 752">C. they meet General standards (d)(i) and (d)(ii).</p> <p data-bbox="746 775 1350 902">iii. Testing or investigation preceding land repairs or remediation as a result of land damaged by earthquakes provided it meets activity standard P2 (a):</p> <p data-bbox="746 925 1385 992">iv. Filling or excavation associated with the maintenance of flood protection works.</p> <p data-bbox="746 1014 1385 1137">v. In the Central City, filling or excavation associated with the repair, maintenance, upgrade or construction of flood protection works undertaken or authorised by Christchurch City Council or the Crown.</p> <p data-bbox="703 1160 1377 1346">For the avoidance of doubt, where the earthworks are associated with the repair of land used for residential purposes and damaged by earthquakes. Rule 8.5A.2.1 P2 applies alone and instead of other earthworks rules in Rules 8.5A.2.1 – 8.5A.2.3 (other than RD2 if the activity standards for P2 are not complied with).</p> <p data-bbox="703 1402 855 1429">Clarifications:</p> <p data-bbox="703 1451 1385 1653">a. Measurement of volume shall include only areas which have been disturbed, including by filling, excavation, soil mixing or injection of materials. Soil above or between these areas which remains undisturbed does not form part of the allowable volume, including where those undisturbed soils are compacted or are otherwise altered by the works.</p> <p data-bbox="703 1664 1385 1776">b. For the purposes of this rule, the building consent platform extends to a maximum of 2.5m from the exterior wall of enclosed structures or from support structures of open structures.</p> <p data-bbox="703 1787 1385 1933">c. For the purposes of this rule, when land repairs are being undertaken over a number of properties at the same time and by the same contractor, the site boundary for the purpose of the setback is the outer perimeter of the properties that are the subject of the land repair works.</p> <p data-bbox="703 1977 855 2004">Advice Notes:</p>

Activity	Activity Standard
	<ol style="list-style-type: none"> 1. People intending to do land repair earthworks are responsible for complying with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. People should contact the Christchurch City Council or Canterbury Regional Council to find out whether their land has been used for hazardous activities which might trigger the need for compliance with the NES. 2. Any vegetation removed during land repairs should not be replaced with pest species which are listed in Appendix 1 to the Infrastructure Design Standard (Part 10).
<p>P3</p> <p>a. Earthworks in the vicinity of the National Grid, except as otherwise specified in Rules 8.5A.2.2 or 8.5A.2.3.</p>	<p>a. Earthworks within 12 metres of the centre line of a 110kV or a 220kV National Grid transmission line or within 10 metres of the centre line of a 66kV National Grid transmission line shall:</p> <ol style="list-style-type: none"> i. be no deeper than 300mm within 6m of a foundation of a National grid transmission line support structure; and ii. be no deeper than 3m: <ol style="list-style-type: none"> A. between 6 and 12 metres from the foundation of a 110kV or a 220kV National Grid transmission line support structure; or B. between 6 and 10 metres from the foundation of a 66kV National Grid transmission line support structure; and iii. not destabilise a National Grid transmission line support structure; and iv. not result in a reduction in the ground to conductor clearing distances below what is required by Table 4 in New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001), unless the requirements of Clause 2.2.3 of NZECP34:2001 are met. <p>b. Activity standard a.i (above) shall not apply to:</p> <ol style="list-style-type: none"> i. earthworks for a network utility as part of an electricity transmission activity; ii. earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, driveway or farm track.
<p>P4</p> <p>Earthworks in the vicinity of a 66kV electricity distribution line, except as otherwise specified in Rules 8.5A.2.2 or 8.5A.2.3</p>	<p>a. Earthworks within 10 metres of the centre line of a 66kV electricity distribution line shall:</p> <ol style="list-style-type: none"> i. meet the requirements of Clause 2.2.1 and/or 2.2.3 (as applicable) of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001); or

Activity	Activity Standard
	<ul style="list-style-type: none"> ii. meet the following requirements: <ul style="list-style-type: none"> A. be no deeper than 300mm within 6 metres of a foundation of a 66kV electricity distribution line support structure; and B. be no deeper than 3m between 6 and 10 metres from the foundation of a 66kV electricity distribution line support structure; and C. not destabilise an electricity distribution line support structure; and D. not result in a reduction in the ground to conductor clearing distances below what is required by Table 4 in the NZECP 34:2001. b. Activity standard a.ii.A (above) shall not apply to: <ul style="list-style-type: none"> i. Earthworks for a network utility, as part of an electricity distribution activity; ii. Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, drive or farm track.
P5	<p>Earthworks in the vicinity of a 33kV electricity distribution line or the 11kV (Heathcote to Lyttelton) electricity distribution line, except as otherwise specified in Rules 8.5A.2.2 or 8.5A2.3.</p> <ul style="list-style-type: none"> a. Earthworks within 5 metres of the centre line of a 33kV electricity distribution line or the 11kV (Heathcote to Lyttelton) electricity distribution line shall: <ul style="list-style-type: none"> i. meet the requirements of Clause 2.2.1 of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34: 2001); or ii. meet the following requirements: <ul style="list-style-type: none"> A. be no deeper than 300mm within 2.2 metres of a foundation of a 33kV and 11kV Heathcote to Lyttelton support structure; and B. be no deeper than 0.75m between 2.2 and 5 metres from the foundation of a 33kV and 11kV Heathcote to Lyttelton electricity distribution line support structure; and C. not destabilise an electricity distribution line support structure; and D. not result in a reduction in the ground to conductor clearing distances below what is required by Table 4 in the NZECP 34:2001. b. Activity standard a.ii.A (above) shall not apply to: <ul style="list-style-type: none"> i. Earthworks for a network utility, as part of an electricity distribution activity; ii. Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, drive or farm track.

Activity	Activity Standard
<p>P6 Earthworks within 5 metres of any tree in any:</p> <ol style="list-style-type: none"> a. Park or public open space in Christchurch City; b. Road corridor in Christchurch City, excluding the Central City; or c. Park, public open space or road corridor in Akaroa, as shown in Appendix 9.4.7.4, on Beach Road between Bruce Terrace and Rue Jolie. <p>Clarification:</p> <ol style="list-style-type: none"> 1. For the purposes of this rule, Christchurch City means the area shown at Appendix 2.2. 	<ol style="list-style-type: none"> a. Activities shall be undertaken by or under the supervision of a suitably qualified arborist employed or contracted by the Council. b. Activities within the area at Riccarton Bush shall be undertaken by the Riccarton Bush Trust or its contractors. c. The tree must not be: <ol style="list-style-type: none"> i. greater than 6 metres in height in a road corridor or 10 metres in height in a park or public open space; ii. within a Character Area Overlay as shown on the planning maps; iii. within a waterway setback as described in sub-Chapter 6.6 Water Body Setbacks; or iv. of the following species: <ul style="list-style-type: none"> • Podocarpus cunninghamii - Hall's totara • Prumnopitys taxifolia – matai / black pine • Prumnopitys ferruginea - miro • Dacrydium cupressinum - rimu, • Libocedrus bidwillii- kaikawaka / New Zealand cedar • Eleocarpus dentatus - hinau • Eleocarpus hookerianus - pokaka • Griselinia lucida – puka / akapuka / shining broadleaf • Hedycarya arborea - pigeonwood • Alectryon excelsus - fitoki • Rhopalostylis sapida - nikau palm • Cordyline indivisa - mountain cabbage tree • Ulmus horizontalis - horizontal elm • Ulmus glabra ‘Camperdownii’ - camperdown elm d. Except that c. above does not apply if: <ol style="list-style-type: none"> i. the tree is dead; or ii. the tree is within tolerance zones for overhead electrical conductors and continued pruning is detrimental to the ongoing health or structural integrity or landscape value of the tree; or iii. the tree is damaging buildings, utilities or property and further damage cannot be reasonably avoided except by removing the tree; or iv. the tree is a threat to vehicle and pedestrian safety and pruning cannot mitigate the threat without causing the tree to become severely disfigured or affect its long term health or structural integrity; or v. an operative Reserves Act Management Plan specifically permits the removal of the tree; or vi. the tree is located in the Christchurch Botanic Gardens and felling is required in order to protect or enhance botanical collections or reduce species

Activity	Activity Standard
	duplication in accordance with the provisions of the Christchurch Botanic Gardens Management Plan.

Table 9: Maximum volumes – earthworks

Zone / Overlay		Volume
Residential	a. All residential zones.	20m ³ /site
	b.	
Commercial / Industrial	a. Commercial Local, and Commercial Banks Peninsula Zones.	20m ³ /site
	b. Commercial Core, Commercial Office, Commercial Mixed use, Central City Mixed Use, Mixed Use (South Frame), Commercial Retail Park, Industrial General, Industrial Heavy and Industrial Park Zones.	1000m ³ /ha
	c. Central City Business Zone	200m ³ /ha
Rural and Papakāinga/Kāinga Nohoanga	a. All rural zones (excluding excavation and filling associated with quarrying activities)	100m ³ /ha
Open Space	a. Open Space Metropolitan Facilities and Open Space McLeans Island Zones.	500m ³ /ha
	b. Open Space Community Park Zones.	20m ³ /site
	c. Open Space Natural and Open Space Water and Margins Zones. (Refer to Rules 6.6.2.1 - 6.6.2.4 of Chapter 6 in relation to earthworks adjoining waterbodies).	50m ³ /ha
	d. Open Space Water and Margins Zone at Lake Ellesmere / Te Waihora and Lake Forsyth / Wairewa. (Refer to Rules 6.6.2.1 - 6.6.2.4 of Chapter 6 in relation to earthworks adjoining waterbodies).	10m ³ /ha
	e. Open Space Coastal Zone.	50m ³ /ha
	f. Open Space Avon River Precinct (Te Papa Ōtākaro) Zone. Note: this volume threshold applies outside the waterway setback provided in Chapter 6.	50m ³ /ha
Specific Purpose	a. Specific Purpose (Hospital) Zone and Specific Purpose (Tertiary Education) Zone.	150m ³ /ha
	b. Specific Purpose (Airport) Zone.	5000m ³ /ha
	c. Specific Purpose (Cemetery) Zone.	20m ³ /site
	d. Specific Purpose (Golf Resort) Zone.	20m ³ /site
	e. Specific Purpose (Flat Land Recovery) Zone.	50m ³ /ha
	f. All other Specific Purpose Zones.	100m ³ /ha
Transport		No limit.

Overlays	Outstanding Natural Landscapes identified in Appendix 9.2.9.2.2	25m ³ /ha
	Outstanding Natural Features identified in Appendix 9.2.9.2.1	Nil
	Areas of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8	25m ³ /ha
	Sites of Ecological Significance listed in Schedule A of Appendix 9.1.6.1	Nil
	Important Ridgelines identified on the planning maps	Nil
	Significant Feature SF8.1 Otākaro / Avon River - East	Nil

Clarification:

1. The volume thresholds contained in Table 9 provide for both the amount of fill and the amount of excavation.
2. Where a volume threshold in Table 9 is stated in m³/ha, this shall be applied as a ratio.
3. Chapter 5 manages earthworks within identified hazard areas. Chapter 12 contains provisions relating to contaminated land. Chapter 6 manages earthworks within waterbody setbacks **and within, and adjacent to Ngā Wai.**
4. **Where zone and overlay thresholds differ, the lower volume threshold shall apply.**

Table 10 Earthworks for the purpose of land repair

	Column A Max. Volume (Cumulative)	Column B Max. depth (m)	Column C Max. depth of fill (m) [below ground level]	Column D Fill above ground level	Column E Setback from site boundary
Central City Mixed Use and Residential Zones (except the Residential Hills and Residential Large Lot Zones, and the Stormwater Capacity Constraint Overlay), where a site or part of a site is not located in a Flood Management Area or a Flood Ponding Area*	50m ³ /site	0.6	0.6	0.3m max. depth;	Setback from site boundary must be equivalent to or greater than the depth of earthworks.
Rural Zones (except the Rural Banks Peninsula Zone), where a site or part of a site is not located in a Flood	2000m ³ /site	0.6	0.6	0.3m max. depth;	

Management Area or Flood Ponding Area *					
Land repair works in any zone listed in this table involving soil mixing aggregate piers, or grout.	Not more than 10m ³ of grout per site	1.0	1.0	0.3m max. depth.	

* shown on planning maps

8.5A.2.2 Controlled activities

The activities listed below are controlled activities if they meet the relevant standards set out in the following table.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

	Activity	Activity specific standards	Matters of control
C1	<p>Earthworks in the Industrial General Zone (North Belfast) that are between 10 and 20 metres from:</p> <ul style="list-style-type: none"> a. the surveyed point of the spring identified on the Outline Development Plan in Appendix 16.8.5; or b. any spring not identified on the Outline Development Plan in Appendix 16.8.5, and which is within the area identified as Stormwater Management Area 1 on the Outline Development Plan but not within Lots 5, 6 and 7 DP 71209, in which case the setback shall be measured from the head or heads of the spring where visible. 	<ul style="list-style-type: none"> a. Activity specific standards for P1 earthworks in Rule 8.5A.2.1 	<p>Where the following are listed as matters of discretion, they are to be treated as matters of control:</p> <ul style="list-style-type: none"> a. All matters in Rule 8.5A.4, except for Rule 8.5A.4 (9); b. Rule 8.4.4.6 (i); and c. Rule 16.4.6.3.3

8.5A.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 8.5A.4, as set out in the following table.

Activity		Matters of discretion
RD1	Any activity listed in Rule 8.5A.2.1 P1 or Rule 8.5A.2.2 C1 that does not meet any one or more of the activity standards.	Rule 8.5A.4; Except that in the Industrial General Zone (North Belfast), Rule 8.5A.4 (9); shall not apply, and Rule 8.5.14 shall apply.
RD2	Any activity listed in Rule 8.5A.2.1 P2 that does not meet any one or more of the activity standards. Any applications arising from this rule shall not be publicly or limited notified.	Rule 8.5A.4.
RD3	Earthworks within the Stormwater Capacity Constraint Overlay	Rule 8.5A.4, matters 1, 3 and 9
RD4	Earthworks within 20m of coastal hazard mitigation works	Rule 8.5A.4, matters 1, 3, 4, 5 and 9.
RD5	Any activity listed in Rule 8.5A.2.1 P6 that does not meet any one or more of the activity standards.	Rule 8.5A.4, matters 1 and 3
RD6	Earthworks within: a. a Site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1; or b. Kaitorete Spit (ID 64) identified in Schedule 9.5.6.2; except where listed as an exemption in Rule 8.5A.3 b. RD6 does not apply to land in the Industrial General Zone (North Belfast). Any application arising from this rule need not be publicly notified, but shall be limited notified to the relevant rūnanga, and Heritage New Zealand Pouhere Taonga in respect of sites on the Heritage New Zealand List / Rārangi Korero, absent their written approval.	Rule 9.5.5.1
RD7	Within the Central City, any earthworks within an 'Overlay' identified in Table 9 to Rule 8.5A.2.1 that exceeds the specified volume limit.	Rule 8.5A.4, matters 1, 3, 6, 7, 8 and 9.
RD8	Any earthworks in the Industrial General Zone (North Belfast) within 10 metres of: a. the surveyed point of the spring identified on the Outline Development Plan in Appendix 16.8.5; or b. any spring not identified on the Outline Development Plan in Appendix 16.8.5, and which is within the area identified as Stormwater Management Area 1 on the Outline Development Plan but not within Lots 5, 6 and 7 DP 71209, in which case the setback shall be measured from the head or heads of the spring where visible.	a. All matters in Rule 8.5A.4, except for Rule 8.5A.4 (9); b. Rule 8.5.14; and c. Rule 16.4.6.3.3.

8.5A.2.4 Discretionary activities - earthworks

The activities listed below are discretionary activities.

D1	Other than in the Central City, any earthworks within an 'Overlay' identified in Table 9 to Rule 8.5A.2.1 that exceeds the specified volume limit.
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8.5A.2.5 Non-complying activities - earthworks

The activities listed below are non-complying activities.

NC1	Any activity that does not meet any one or more of the activity standards in Rule 8.5A.2.1 P3, P4 or P5.
NC2	The modification, alteration or removal of sand dunes and vegetation on sand dunes within 50 metres of Mean High Water Springs.

8.5A.2.6 Prohibited activities — earthworks

The activities listed below are prohibited activities.

PR1	Quarrying activities within the central city
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8.5A.3 Exemptions

- a. The following earthworks are exempt from the activity standards set out in Rule 8.5A.2.1 P1, P2 and P6:
 - i. Holes for posts, trees or other plants;
 - ii. Excavation for any wells where any necessary resource consents or building consents have been obtained;
 - iii. Deposition of spoil from drain clearance work within the site the drain crosses; or
 - iv. Any earthworks subject to an approved building consent where they occur wholly within the footprint of the building. For the purposes of this rule, the footprint of the building extends 1.8m from the outer edge of the wall. This exemption does not apply to earthworks associated with retaining walls/structures which are not required for the structural support of the principal building on the site or adjoining site.
 - v. Earthworks associated with the maintenance, upgrade or construction of hazard mitigation and protection works where undertaken by the Council, the Canterbury Regional Council, the Crown or undertaken in accordance with a rule in Chapter 5.
 - vi. Any earthworks involving:
 - A. the establishment, repair or replacement of any utility permitted in Chapter 11 of this Plan (apart from the establishment of stormwater management utilities which

- are permitted by Chapter 11 Utilities and Energy and not undertaken by the Council or a network utility operator); or
- B. established and/or consented utilities; or
 - C. the maintenance of existing drains or ponds, including within road reserves.
- vii. Any test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment where the ground is reinstated to existing levels within 48 hours.
 - viii. Outside the central city, any excavation for interment within the Special Purpose (Cemetery) zone, urupa, or any legally established private cemetery or pet cemetery.
 - ix. Cultivation and cropping activities in Rural zones, including in relation to the erection of structures not requiring building consent.
 - x. Maintenance and operational earthworks at Bromley Sewage Ponds.
 - xi. The construction of fire ponds, stock tracks and vehicle access tracks in Rural zones. Rule 9.1.2.2.1 - 9.1.2.2.5 of Chapter 9 are of particular relevance.
 - xii. Earthworks undertaken by Christchurch City Council or Canterbury Regional Council to maintain or upgrade their own parks and reserves.
 - xiii. Any filling or excavation for the maintenance or establishment of farm access tracks provided the finished ground level is maintained within 200mm of natural ground level, and that filling and excavation is limited to a total of not more than 100m³/ha.
 - xiv. Outside the central city, composting or silage making.
 - xv. Earthworks that are required for the removal of contaminants regulated by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
 - xvi. Within a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1, earthworks associated with indigenous vegetation clearance, that meets activity specific standard a. i. for Rule 9.1.4.1 P1, are exempt only from meeting the specified volume limit for the relevant 'Overlay' identified in Table 9 to Rule 8.5A.2.1.
 - xvii. Earthworks to a depth no greater than 0.6 metres in the Industrial General Zone (North Belfast).
- b. The following earthworks are exempt from the provisions of Rule 8.5A.2.3 RD6:
- i. earthworks for rammed post holes for fencing, planting holes for trees and plants, the maintenance of existing farm tracks and existing farm ponds, the cultivation of existing pasture, or cropping; or
 - ii. earthworks for offal pits within Kaitorete Spit (ID 64) identified in Schedule 9.5.6.2; or
 - iii. earthworks for purposes other than i. or ii., which do not exceed a depth of 0.6 metres.

8.5A.4 Matters for discretion

1. Nuisance

- a. The extent to which any potential dust nuisance, sedimentation and water or wind erosion effects can be avoided or mitigated.
- b. The extent to which effects on neighbouring properties, and on the road network, of heavy vehicle and other vehicular traffic generated as a result of earthworks can be avoided or mitigated.
- c. The extent to which any potential changes to the patterns of surface drainage or subsoil drains can be avoided or mitigated if those changes would put the site or adjoining land at higher risk of drainage problems, inundation run-off, flooding, or raise that site's or adjoining land's water table.
- d. Whether any change in ground level would be likely to impact on trees in terms of access to water and drainage.
- e. The extent of any potential adverse effects on the quality of groundwater and whether any such can be avoided or mitigated.
- f. The extent to which any adverse effects from noise and vibration associated with earthworks and land improvement can be avoided or mitigated, and the effectiveness of any methods to mitigate such effects.
- g. The extent to which earthworks in the Open Space Avon River Precinct (Te Papa Ōtākaro) Zone have an adverse effect on the Avon River and its margins.

2. Resources and assets

- a. Whether versatile soils would be lost to production, or have their physical and biochemical qualities compromised.
- b. In relation to National grid transmission lines and electricity distribution lines
 - i. the risk to the structural integrity of the National grid or electricity distribution lines;
 - ii. compliance with NZECP 34:2001;
 - iii. any implications arising from technical advice provided by the utility operator;
 - iv. the effects on the ability of the utility operator to operate and upgrade and develop the National grid and/or electricity distribution lines, including on-going safe and direct access; and
 - v. the effects on the ability of the utility operator to operate, upgrade and develop its utility, including on-going safe and direct access.

3. Land stability

- a. Whether the earthworks affect the stability of adjoining land and its susceptibility to subsidence or erosion upon excavation taking place.
- b. The extent of any alteration to natural ground levels in the vicinity and, consequently, to the height and bulk of buildings that may be erected on the site.

- c. Whether the earthworks affect the future development potential of land for permitted activities, taking account of the nature of fill material proposed and the degree of compaction.

4. Coastal hazard

- a. Whether the earthworks affect the risk to life, property and the environment posed by coastal hazards.
- b. The extent to which earthworks would remedy or mitigate coastal hazard or be compatible with existing mitigation works or structures.
- c. Whether or not the work would be carried out under the supervision of either a Chartered Professional Engineer with experience in coastal processes or a professional Engineering Geologist (IPENZ registered).
- d. The extent to which the earthworks would protect structures, buildings and their occupants.
- e. The extent to which the proposed earthworks will protect the sandy beach, dunes or rocky shore from further damage, such as from coastal erosion or seawater inundation in a storm event, or remediate it from previous damage.
- f. The extent to which the earthworks will affect the nature, form and resilience of the sandy beach, dunes or rocky shoreline.
- g. Whether the earthworks will result in increased erosion of the sand dunes and land to the landward side of the dunes.

5. Quarries

- a. Whether the final rehabilitated landform is appropriate having particular regard to:
 - i. the location, gradient and depth of the quarry pit;
 - ii. the availability of cleanfill material and consequent timeframes for rehabilitation;
 - iii. any other adverse effects of rehabilitation including traffic, dust, risk to groundwater, drainage and landscape effects.

6. Amenity

- a. The level of alteration to existing ground levels and the degree to which the resultant levels are consistent with the surrounding environment.
- b. The resultant effects that result from the earthworks in terms of visual amenity, landscape context and character, views, outlook, overlooking and privacy.

7. Indigenous biodiversity, natural character, and landscape features.

- a. The relevant matters of discretion in Rules 9.1.5.2, 9.2.8.1, 9.2.8.3 and 6.6.7.

8. Heritage

- a. The relevant matters of discretion in Rule 9.3.6.1.

9. Sites of Ngāi Tahu Cultural Significance

- a. Where the earthworks are within a Site of Ngāi Tahu Cultural identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification:
 - i. Rule 9.5.5.1 - Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitorete Spit;
 - ii. Rule 9.5.5.2 - Ngā Tūranga Tūpuna; and
 - iii. Rule 9.5.5.3 - Ngā Wai.

8.6 Appendices

Appendix 8.6.1 — Esplanade reserve and strip schedule

Explanation

Where the location description refers to the true left or true right bank of a river, this is that side looking downstream to the mouth or the junction with another river.

1. The width in column A applies to subdivision of land, to land disposal pursuant to Section 345 Local Government Act 1974, or to any land acquired by any means, either by the Council or the frontage owner.
2. The width measurement commences from the edge of the bed of the river or the landward boundary of the coastal marine area, as defined in terms of Section 2 of the Resource Management Act 1991.
3. Section 236 of the Resource Management Act 1991 shall only apply where the width of an existing esplanade reserve, created pursuant to the Local Government Act 1974, or the transitional provisions of the Resource Management Act 1991, is less than the width that existed when the reserve was created and vested in the name of the Council.
4. In the Avon/Heathcote Estuary, between Caspian Street and the spit reserve the landward boundary of the esplanade reserve, shall be the common boundary of the former road (when it is stopped) and the present private properties and section 236 of the Act shall not apply to those adjoining properties.

Appendix 8.6.1 - Esplanade reserve and strip schedule

Water body	Reserve or Strip	Location	Column A: Width (metres)
Waimakariri River	Reserve	True right bank commencing at the boundary with Selwyn District Council being the production of the centre line of Weedons-Ross Road where it intersects with the river, thence downstream to the coastal marine area, being the intersection of the production of Ferry Road centre line, and the river bank	20 plus
Otukaikino Creek (except Open Space 3D (Clearwater Resort and Rosebank) Zone) and all branches of the South Waimakariri River and tributaries	All strips	True left and right banks from the junction of the Otukaikino Creek with the Waimakariri River, near the motorway bridge, thence upstream in a generally westerly direction to the limitation of the average 3 metre river width, or to the easement shown on DP 46738, but excluding those parts of the Otukaikino Creek located within the Open Space 3D (Clearwater Resort and Rosebank) Zone.	20
Otukaikino Creek (Open Space 3D (Lagoons) Zone)	All strips	True left and right banks located within the Open Space 3D (Clearwater Resort and Rosebank) Zone.	True right bank - 20 True left bank - 10, with the purpose limited to conservation values only

Water body	Reserve or Strip	Location	Column A: Width (metres)
Kaputone Stream	All strips	True left and right banks, commencing at Guthries Road, thence downstream to the junction with the Styx River	20
Kaputone Stream	Reserve	True left and right banks located in the New Neighbourhood (East Belfast) Zone	20m average width - to be contained within the area shown as Open Space on the outline development plan at Appendix 8.6.24 - except for the section adjoining the Spring Grove residential allotment, which shall be required to extend only to the northern boundary of the allotment containing the Spring Grove Heritage Building, as indicated on Appendix 8.6.24
Styx River (upper section)	Strips	True left and right banks, commencing at the east side of Gardiners Road, thence downstream to the west boundary of the Styx Mill Conservation Reserve except where the strip on the true right bank extends into the reserve	20
Styx River (middle section)	Strips	(a) True left and right banks, commencing at the east boundary of the Styx Mill Conservation Reserve, thence downstream to the west side of Marshland Road (b) True left bank adjoining the northeast boundary of Styx Mill Conservation Reserve	20
Styx River (middle section)	Reserve	True right bank, commencing at the west boundary of the Styx River Basin Reserve, thence downstream to the point where the Styx River heads north into the Reserve.	20
Styx River (lower section)	Reserves	True left and right banks, commencing at the west side of Marshland Road, thence downstream to the coastal marine area at the control gate at the mouth of that river	20
Knights Stream	Strip	True left bank, commencing at the south side of Quaifes Road, thence downstream to the south side of Sabys Road	12

Water body	Reserve or Strip	Location	Column A: Width (metres)
Knights Stream	Strip	True right bank, commencing at the south side of Quaifes Road, thence downstream to the boundary with Selwyn District Council, at Whincops Road	12
Halswell River	Strip	True left bank, commencing at the south side of Sabys Road, thence downstream to the boundary with Selwyn District Council at the south corner of Lot 1 DP 23528, in Old Tai Tapu Road	20
Cashmere Stream	Reserve	True left bank, commencing at the east side of Cashmere Road, thence downstream to the southern corner of Lot 22 DP 22451, being number 53 Waiiau Street	20
Cashmere Stream	Reserve	True right bank, commencing at the east side of Cashmere Road, thence downstream to the junction with the Heathcote River	20
Heathcote River	Strip	True right bank, commencing at the production of the centreline of Nash Road, thence downstream to the production of the centreline of Templetons Road	20
Heathcote River	Reserve	True left bank, commencing at the production of the centreline of Nash Road, thence downstream to the centreline of Lincoln Road	20
Heathcote River	Reserve	True right bank, commencing at the centreline of Curletts Road, thence downstream to the centre-line of Lincoln Road	20
Heathcote River	Reserve	True left and right banks, commencing at the centreline of Lincoln Road, thence downstream to the junction with Cashmere Stream	6
Heathcote River (Note: Includes Woolston Cut and the Loop)	Reserve	True left and right banks, commencing at the junction of Cashmere Stream, thence downstream to the centreline of Tunnel Road	20
Heathcote River	Reserve	True left and right banks commencing at the centre line of Tunnel Road, thence downstream to the coastal marine area, being a line between the southern corner of Maritime Place and the north-west corner of Reserve 4323, in Bridle Path Road	20 plus
Steam Wharf Stream	Reserve	True left and right banks commencing at the downstream side of Alport Place, thence downstream to the Heathcote River	6
Wairarapa Stream	Reserve	True left and right banks, commencing at the centre line of Fendalton Road, thence downstream to the junction with the Avon River	6

Water body	Reserve or Strip	Location	Column A: Width (metres)
Waimairi Stream	Reserve	True right bank downstream from Straven Road to the western boundary of Harakeke Street Reserve	6
Avon River (including the Mill Stream diversion)	Reserve	True left and right banks, commencing at the junction with the Wairarapa Stream, thence down stream to the production of the centreline of Wood Lane except for that part of 6 Wood Lane, where the waterway margin is contained within a conservation covenant	20
Avon River	Reserve	True left bank commencing at the production of the centreline of Wood Lane, thence downstream to the centreline of Helmores Lane	12
Avon River	Reserve	True left bank commencing at the centreline of Helmores Lane, thence downstream to the centre line of Harper Avenue, except between 8 and 68 Carlton Mill Road the boundary of the esplanade reserve at the rear of these properties shall be the common boundary with the existing unformed legal road and Section 236 of the Act shall not apply to these properties	20
Avon River	Reserve	True right bank, commencing at the production of the centreline of Wood Lane, thence downstream to the centreline of Harper Avenue	20
Avon River	Reserve	True left and right banks, commencing at the centreline of Harper Avenue, thence downstream to the production of the western roadside of Rolleston Avenue	20 plus
Avon River (including Kerrs Reach and its Loop)	Reserve	True left and right banks, commencing at the production of the west roadside of Rolleston Avenue thence downstream to the production of the centreline of Pages Road	20
Avon River	Reserve	True right bank downstream from Straven Road to western boundary of Main North Railway property	6
Avon River	Reserve	True left and right banks, commencing at the production of the centreline of Pages Road, thence downstream to the coastal marine area, being the production of the east roadside boundary of Kibblewhite Street	20 plus
Horseshoe Lake Reserve (excluding the artificial outfall)	Reserve	True left and right banks, commencing at the eastern side of Horseshoe Lake Road where the stream crosses that road from the Christchurch Golf Course, thence downstream to the northern boundary of the City Council pumping station	12
Dudley Creek	Reserve	True right bank, commencing at the north road side of Poulton Avenue, thence downstream to the junction with the Avon River	6

Water body	Reserve or Strip	Location	Column A: Width (metres)
Dudley Creek	Reserve	True left bank, commencing at the north road side of Poulton Avenue, thence downstream to the junction with the Avon River	12
Coastal marine area (Waimakariri, Brooklands Lagoon, Pegasus Bay coastline, Sumner, Taylors Mistake and Lyttelton Harbour)	Reserve	Commencing in the Waimakariri River at the point on the production of the centreline of Ferry Road, following the true right bank, thence generally eastwards to the mouth of the Styx River and Brooklands Lagoon, both sides of Brooklands Lagoon, thence southwards along the boundary between the Waimakariri River and the Avon and Heathcote River estuary mouth, thence along the city boundary at Sumner and the coastline to the boundary with Banks Peninsula Wards, in Lyttelton Harbour. Along the Coastal Marine Area between the blind end of Whitewash Head Road and Taylors Mistake Bay, the landward boundary of the esplanade reserve shall be the common boundaries of the private properties with the Crown Grant Road (when that road is stopped) and Section 236 of the Resource Management Act 1991 shall not apply to any of those private properties.	20 plus
Avon and Heathcote River estuary	Reserves	Commencing at that point where the estuary mouth intersects with the city boundary at South Brighton Spit, thence in a westerly and northerly direction to the production of the centreline of Tern Street	20 plus
Estuary continued	Reserve	Commencing on the production of the centreline of Tern Street, thence in a northerly direction to the northern boundary of Lot 3 DP 21691, being the property situated at 88B Rockinghorse Road	6
Estuary continued	Reserve	Commencing at the northern boundary of Lot 3 DP 21691, thence in a northerly direction to the northern boundary of Lot 2 DP 49643, being the property situated at 64A Rockinghorse Road	20
Estuary continued	Reserve	Commencing at the northern boundary of Lot 2 DP 49643, thence in a northerly direction to the centreline of Godwit Street	6
Estuary continued	Reserve	Commencing on the centreline of Godwit Street, thence in a northerly direction to the mouth of the Avon River, at the eastern abutment of the bridge	20 plus

Water body	Reserve or Strip	Location	Column A: Width (metres)
Avon River (Coastal marine area)	Reserve	Commencing at the eastern abutment of the bridge at the mouth of the river, thence upstream along the true left bank to the production of the line of the east side of Kibblewhite Street, then along that line to the true right bank, thence downstream to the mouth of the river on the western abutment of the bridge	20 plus
Estuary continued	Reserve	Commencing at the western abutment of the bridge at the mouth of the Avon River, thence westwards and southwards to the western abutment of the Heathcote River Bridge	20
Heathcote River (Coastal marine area)	Reserve	Commencing at the western abutment of the Heathcote River Bridge, thence upstream along the true left bank to the production of the line joining the south west corner of Maritime Place with the north-west corner of Reserve 4323, in Bridle Path Road, thence along that line to the true right bank, thence downstream to the east abutment at the Heathcote River mouth	20 plus
Estuary continued	Reserve	Commencing at the eastern abutment at the mouth of the Heathcote River, thence generally eastwards towards McCormacks Bay, thence following that bay to the intersection of Main Road (Sumner) and Beachville Road, thence eastwards to the south-west corner of Lot 1 DP 22406, being the property situated at number 124 Beachville Road	20 plus
Estuary continued	Reserve	Commencing at the south-west corner of Lot 1 DP 22406, thence north, east and south, to the south-east corner of Lot 3 DP 12450, being the property situated at 84 Beachville Road	6
Estuary continued	Reserve	Commencing at the south-east corner of Lot 3 DP 12450, thence south along Beachville Road to the northern corner of Lot 3 DP 2633	20 plus
Estuary continued	Reserve	Commencing at the northern corner of Lot 3 DP 2633, thence southward to the south-east corner of Lot 78 DP 1178, being 129 Main Road (Sumner)	6
Estuary continued	Reserve	Commencing at the south-east corner of Lot 78 DP 1178, thence southward to the northern corner of Pt RS 309	12
Estuary continued	Reserve	Commencing at the northern corner of Pt RS 309, thence in an easterly direction along Moncks Bay, the beach at Shag Rock, to the intersection of the mean high water springs mark at the city boundary, near Cave Rock	20 plus

Appendix 8.6.2 — Access standards

	Standard	When Applicable
1	The access shall be formed and metalled, and any vehicle crossing shall be designed and formed in accordance with the requirements of Chapter 7.	Minimum standard applying to all access.
2	The access shall be paved and sealed or the pedestrian path paved and sealed.	All residential uses serving four or more sites or potential sites; All access on hill sites where the grade is steeper than 1 in 10; and All business and industrial zones.
3	Paved and sealed areas shall be drained to an approved outfall.	As for standard 2 above.
4	Provision of a turning place for 85 percentile vehicles making not more than a three point turn. Turning places shall be at intervals not greater than 80m apart; except in the Residential Medium Density Zone where an access way serves 10 or more units, turning places shall be at intervals not greater than 60m apart.	All residential uses serving 4 or more sites or potential sites. All hill sites where the access is to 2 or more sites or potential sites. All business and industrial zones.
5	Provision of passing bays and vehicle queuing space shall be designed and formed in accordance with Chapter 7.	Where required by Chapter 7.
6	Provision of a footpath separated from the access.	All residential uses serving 9 or more sites or potential sites.
7	Landscaping of surplus areas where legal width is wider than the formation.	Any access where legal width exceeds formation requirements.
8	Where the access is reserved for pedestrians only, a footpath shall be formed and sealed.	All pedestrian access.

Appendix 8.6.3 — New road standards

Road classification	Road widths (m)		Roadway widths (m)		Minimum lanes	Minimum Number of Footpaths	Median	Amenity strip	Cycle facilities
	Min	Max	Min	Max					
Major arterial - Urban	25	40	14#	34	2	2	Yes	Yes	Yes
Major arterial - Rural	25	50	15#	22#	2	No	Yes	Yes	Yes
Minor arterial - Centres	24	30	14#	22#	2	2	*	Yes	Yes
Minor arterial - Urban	23	30	14#	22#	2	2	*	Yes	Yes
Minor arterial - Rural	23	30	12#	14#	2	No	*	No	Yes
Collector – Urban	22	25	10#	14#	2	2	*	Yes	Yes
Collector - Industrial	22	25	11#	14#	2	2	*	Yes	Yes
Collector - Rural	22	25	10#	14#	2	No	*	No	*
Local – Industrial	18	25	11	14#	2	2	No	Yes	*
Local - Centres	20	25	8#	14#	2	2	No	Yes	*
Local – Residential:	16##	20	**	12	2	2##	No	Yes	*
Local - Rural	16	20	7	14	2	No	No	No	*

Clarification of standards		
1	"Yes" means that the provision of those facilities shall be incorporated into the design and construction of the road.	
2	* means that the provision of those facilities is allowed for in the standards for road design and construction and/or shall be considered as conditions of consent on subdivision.	
3	** means that a local residential road with a roadway width 7m or wider, but less than 9m is a controlled activity. A local residential road with a roadway width 9m or wider, but less than 12m is a restricted discretionary activity. A local residential road with a roadway width less than 7m or greater than 12m is a full discretionary activity.	
4	Amenity strips shall only be required on rural roads where these adjoin a residential zone.	
5	Local hillside roads (on any part of a zone on the slopes of the Port Hills and Banks Peninsula) may only require one footpath.	
6	Some localised road widening may be required at intersections to increase capacity.	
7	The minimum diameter for a cul-de-sac turning head is:	
	Residential	25 metres
	Business	30 metres
8	# means excludes any parking	
9	For more information on the Road Classification, refer to Appendix 7.12 of Chapter 7	
10	## A 14m road width and one footpath is optional where a road only provides access to less than 20 residential units and is less than 100m in length.	

Appendix 8.6.4 — North Halswell Outline Development Plan

8.6.4.A CONTEXT

North Halswell new neighbourhood is located between the established settlements of Hillmorton and Halswell and immediately opposite the newer neighbourhoods of Aidanfield and Milns Estate. The extensive Hendersons Basin ponding area lies to the east. Nga Puna Wai Reserve and Sports Hub is located to the North West and Halswell Domain to the south. Views are afforded across Hendersons Basin to the Port Hills. Two watercourses traverse the neighbourhood from west to east - Days Drain and Dunbars Drain. High voltage distribution lines cross the southern end of the neighbourhood and there is an associated substation fronting Sparks Road. A new Key Activity Centre and an adjacent exemplar comprehensive housing development (Meadowlands) are planned at the northern end of the neighbourhood. This area has been farmed since the mid-19th Century. Spreydon Lodge, at the northern end of the neighbourhood dates back to 1856 and was the farmhouse for Spreydon Farm. It is now one of the oldest houses remaining in South West Christchurch. Harness racing stables were established here in the 1980's.

8.6.4.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the South West Area Plan, Christchurch City Council, April 2009 <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/south-west-area-plan/>

8.6.4.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1 - 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. This new neighbourhood is to be established around the Key Activity Centre (zoned Commercial Core) proposed as a mixed use village centred focused around a main street. This will form a focus for the community.
2. Enhancement of the existing waterways will provide recreational and amenity corridors aligned to provide views to Hendersons Basin and the Port Hills.
3. Spreydon Lodge is to become a feature of the new neighbourhood, providing a link to the past.
4. There are trees along field boundaries and in the southern corner of the neighbourhood, some of which may be suitable for retention.
5. Development is to have a good interface with adjacent roads and the subdivision design is to encourage a consistent interface treatment along the length of the road.
6. Along Sparks Road and Halswell Road, where there is to be no direct vehicle access from properties, the neighbourhood is not to turn its back on the road. Instead appropriate treatment is required to complement the frontage of Hendersons Basin and Aidanfield and provide a high quality approach to the Key Activity Centre.
7. Where existing properties are to remain or where the boundary of the RNN abuts properties in the Residential Suburban Zone (Hendersons Road), larger section sizes adjacent to them, and planting buffers may be required.
8. To help mitigate the impact of distribution lines, special interface treatments such as deeper allotments and boundary planting may be required for adjacent properties.
9. Residential development is to border the Key Activity Centre. It is to be of a design and scale which is compatible with retail development on one side and residential development on the other.
10. Higher density is to be focused around the Key Activity Centre. Smaller pockets of higher density can be located throughout the area, this may be close to collector roads or where there are open outlooks.

8.6.4.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. Properties are to front onto Milns Road.
- b. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs shall provide for good connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.
- c. Vegetation to be planted around electricity distribution lines must be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

2. DENSITY VARIATIONS

- a. The shape of Area 3, coupled with access limitations and its proximity to the substation and distribution lines may limit its development capacity. Rule 8.3.3.11(b) density exemptions apply to this constrained area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. Community (neighbourhood) parks throughout the neighbourhood and recreational routes along enhanced waterways, including the green corridor through and in association with the Meadowlands Exemplar Development.

4. ACCESS AND TRANSPORT

- a. A collector road to run from the Halswell Road/Dunbars Road intersection to Sparks Road. This road to be capable of accommodating a bus route. This access will need to be integrated with the existing signals.
- b. A collector road to run from the Halswell Road/Augustine Drive intersection through the neighbourhood to Sparks Road or Hendersons Road, providing access to the Key Activity Centre. This intersection is to be signalised.
- c. A collector road to run northwards extending from William Brittan Drive.
- d. A collector road to run northwards extending from Milns Road.
- e. A third signalised connection with Halswell Road between Augustine Drive and Dunbars Road may be required to provide access to the Key Activity Centre.
- f. A fully interconnected local road network across the site that achieves a high level of accessibility and connectivity for people, including opportunities for walking, cycling and public transport and services and that provides connections with Hendersons Road and Milns Road and the new collector roads.
- g. A network of pedestrian/cyclist routes, including the major cycleway (Quarrymans Trail) within the new neighbourhood and linking the surrounding communities with each other, Halswell Domain, the Key Activity Centre, Nga Puna Wai Reserve and Sports Hub and Hendersons Basin.

- h. Extension of the Quarrymans Trail being a major cycleway to follow along Sparks Road (where it will be part located within road reserve and partly within the ODP area) and/or through the ODP area.

5. STORMWATER

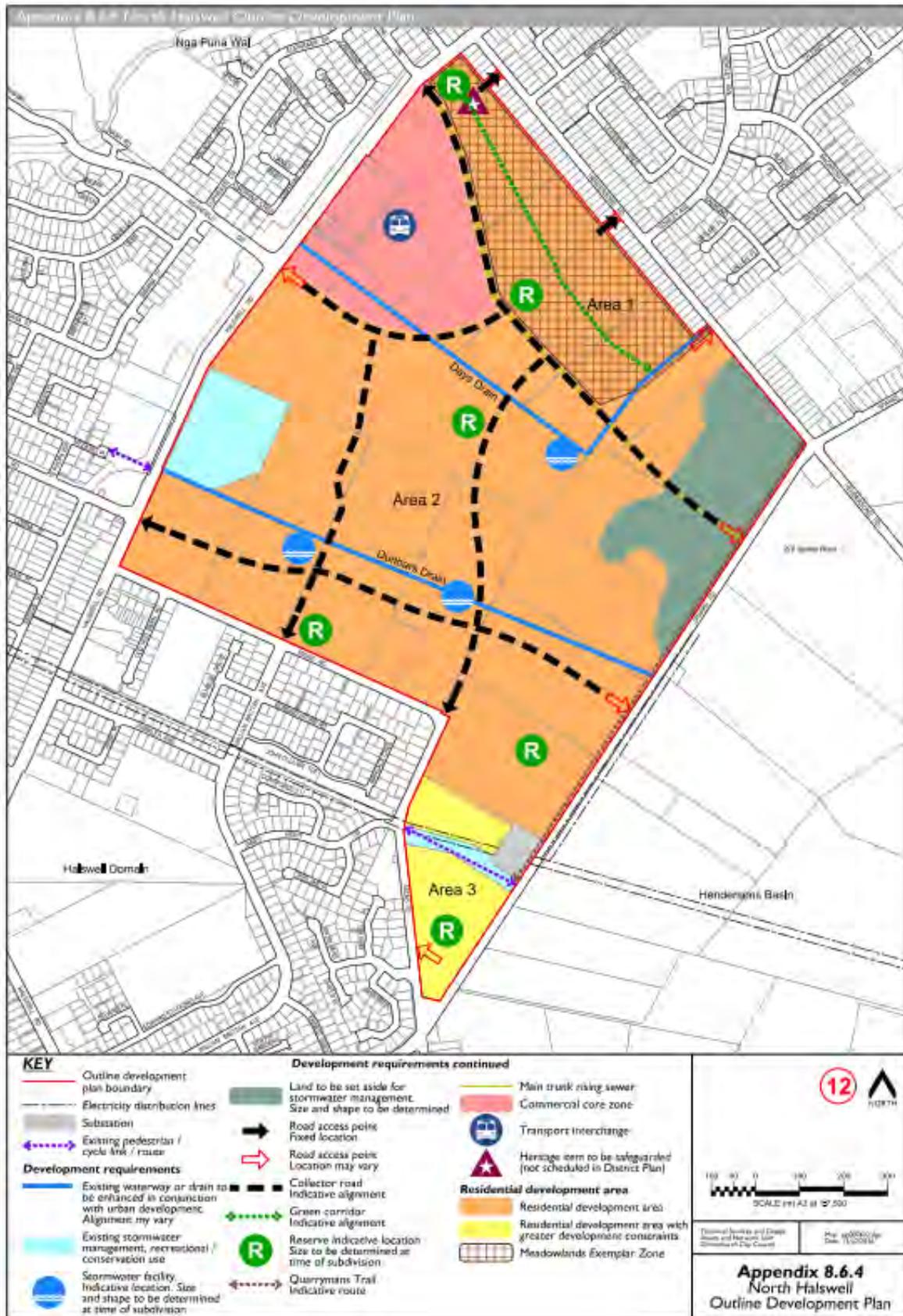
- a. Within the ponding area of Hendersons Basin, there shall not be a net increase in the flood water elevations for any storm events up to and including a two per cent annual exceedance probability design storm of 36 hour duration.
- b. Days Drain and Dunbars Drain shall be naturalised and enlarged to convey a critical two per cent annual exceedance probability storm event from their respective contributing catchments and the slopes of the waterway banks shall be 1m vertical in 4m horizontal average or flatter. Days and Dunbars Drains shall be realigned to discharge into the future Christchurch City Council stormwater wetland to be constructed at 270 Sparks Road.
- c. First flush sedimentation and detention basins adjacent to Sparks Road to service new development and 38 hectares of existing developed catchment, excepting the sub-catchment in the southernmost part of the ODP area draining to the Milns stormwater facility.
- d. There are known to be springs throughout the neighbourhood, these are to be identified and safeguarded.
- e. The indicative stormwater management area at the eastern corner of the Outline Development Plan Area is to be the primary treatment and detention area for the full development area. As an alternative option which will reduce the overall area of stormwater land required along Sparks Road, first flush treatment basins may be shifted upstream to service sub-catchments, as indicated on the Outline Development Plan Area, subject to engineering design acceptance from Christchurch City Council. It is expected that any upstream (first flush) treatment basins will discharge directly to the CCC wetland at 270 Sparks Road either via separate pipe system or via Dunbars or Days Drains, with overflow discharging into the detention basins.
- f. All first flush and detention facilities shall be designed with regard to the 'six values' approach to stormwater management and other relevant design criteria outlined in the CCC Waterways, Wetlands and Drainage Guide. The overall first flush and detention system shall provide "Full Flood Attenuation" for a 2 percent annual exceedance probability storm of 36 hour duration in accordance with Council's South West Area Stormwater Management Plan. Internal and external batter slopes of basins shall be 1m vertical in 4m horizontal average or flatter and 5 metre average landscaped setbacks from all residential allotments is required.

6. WATER AND WASTEWATER

- a. A pressure pump system to service the neighbourhood and the pump chamber for each allotment shall have a minimum total storage volume equal to 24 hours average sewer flow from the source.
- b. The approved sanitary sewer outfall for any proposed residential allotments will be the South East Halswell pressure sewer network. This includes pressure mains along Sparks Road and along the northern collector road, which will be constructed by Council. In the case of the Meadowlands Exemplar Zone the outfall will be to the Pump Station 42 catchment until the South East Halswell pressure sewer network is available, at which time these sites shall be connected to the South East Halswell pressure sewer network.
- c. Full high pressure water reticulation will be required to service development within the Outline Development Plan area. Water supply infrastructure requirements and any upgrades needed will be determined following the development of a water supply master plan for the Halswell Residential New Neighbourhoods.

7. STAGING

- a. Except for the Meadowlands Exemplar Zone, there are no staging requirements other than those relating to the provision of infrastructure.



Appendix 8.6.5 — South Masham Outline Development Plan

8.6.5.A CONTEXT

Located on the western outskirts of Christchurch this neighbourhood will integrate with and consolidate the established and developing residential community of Yaldhurst Masham, including Gilberthorpes School, the new neighbourhood of Delamain and Broomfield Common. Within the vicinity are a number of activities which need to be taken into account in the design of the residential community. A poultry farm is located immediately to the north-west. High voltage transmission lines run to the south west and distribution lines run to the east of the neighbourhood. The Islington substation and National Grid Operating Centre is located on the south side of Roberts Road. Consent has been granted for a quarry to be established in an area which includes part of the western edge of the neighbourhood. To the north is Christchurch International Airport and the 50DBA air noise contour forms the western boundary to the neighbourhood.

8.6.5.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide.

8.6.5.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1- 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. The major distinguishing feature of this neighbourhood will be the green corridor to the east. Layouts will be designed to take advantage of its recreational and amenity value, while at the same time limiting the impact of the transmission and distribution lines and pylons and the Islington substation and National Grid Operating Centre.
2. The way in which development interfaces with its surroundings is critical to the quality of this neighbourhood. Careful consideration of road alignments, pedestrian/cyclist access points, orientation of allotments and boundary treatments, is required.
3. There will be no direct vehicle access from properties to Buchanans Road however the subdivision design should encourage housing to inter-relate well with Buchanans Road.
4. There are a number of trees in the northern part of the neighbourhood which are to be considered for retention within the residential area. A sense of identity is to be created through incorporation of specific design features within the neighbourhood, such as street trees or boundary treatments.
5. Higher residential densities are expected towards Buchanans Road and the green corridor.

8.6.5.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. Vegetation to be planted around electricity distribution lines must be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

2. DENSITY VARIATIONS

- a. The transmission lines, the Islington substation and National Grid Operating Centre will place restrictions on development which may limit residential development capacity. Rule 8.3.3.11(b) density exemptions apply to this constrained area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A community (neighbourhood) park in the centre of the neighbourhood.

4. ACCESS AND TRANSPORT

- a. A collector road to connect with the collector road running between Buchanans Road and Yaldhurst Road (Jarnac Boulevard). This road is to be capable of accommodating a bus route.
- b. A footpath/cycleway to run from the collector road on the south side of Buchanans Road to Gilbertthorpes School.
- c. At least three pedestrian/cyclist links from the neighbourhood to the green corridor to provide links between South Masham Residential New Neighbourhood Zone and the existing residential area to the east.
- d. A fully interconnected local road network to link from the collector road to the western and eastern areas of the neighbourhood. This is to achieve a high level of accessibility and connectivity for people, including opportunities for walking, cycling and public transport and services.

5. STORMWATER

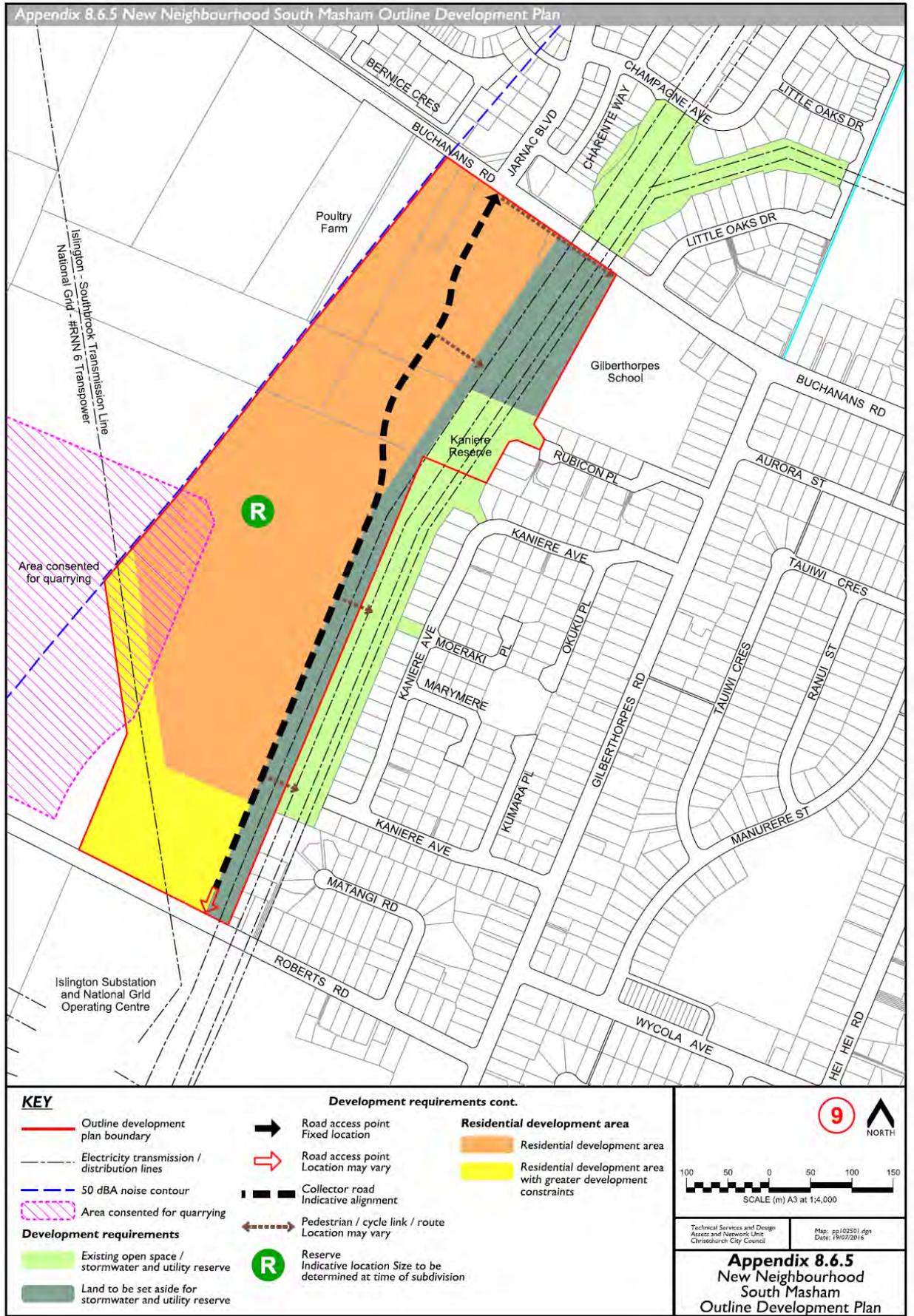
- a. Extension of the drainage and utility reserve which runs underneath the distribution lines.
- b. A surface water management system consisting of above ground soil adsorption and infiltration basins and rapid soakage chambers is to be provided to treat the first flush of run-off and dispose of stormwater to ground soakage for all events up to and including the critical 2 percent annual exceedance probability storm. The design of the system is to have regard to the transmission and distribution lines and the proximity of the Airport for risk of birdstrike.

6. WATER AND WASTEWATER

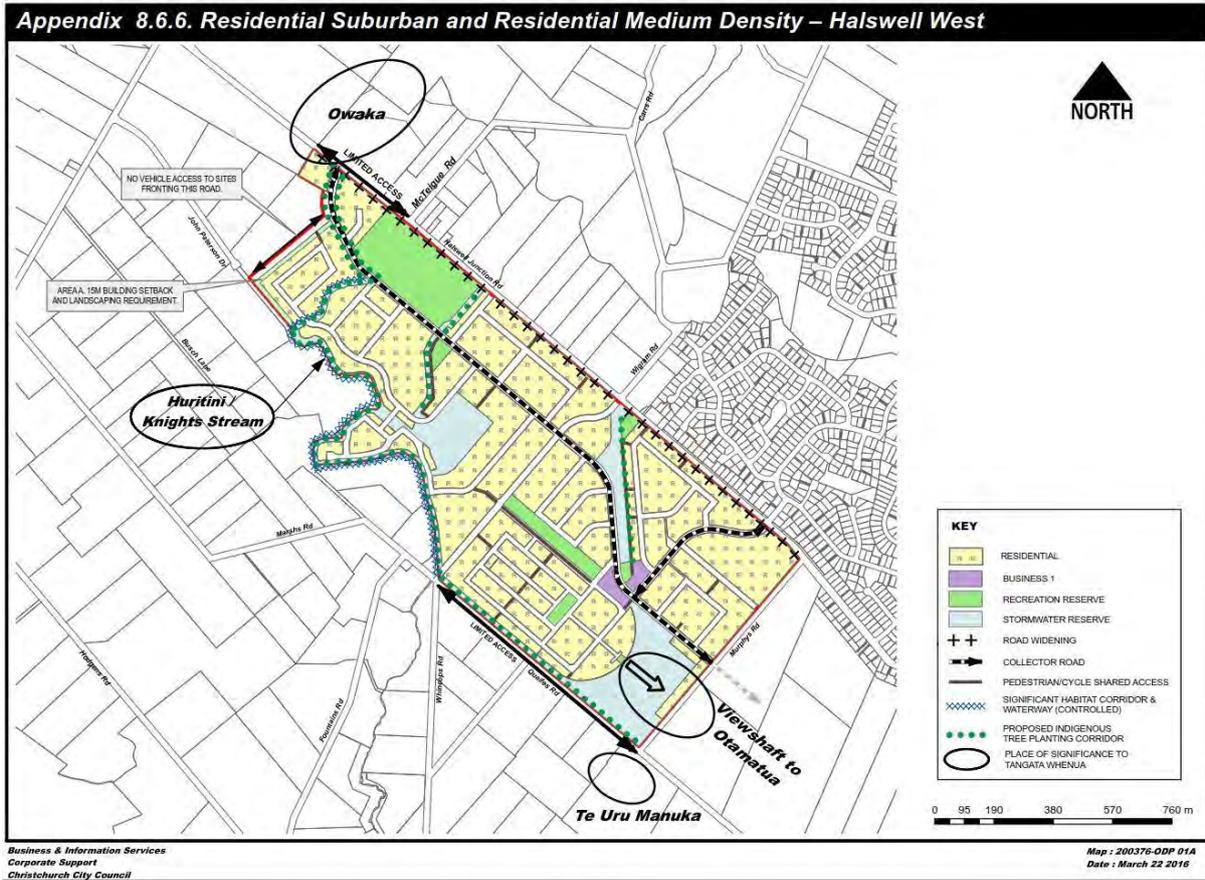
- a. A reticulated gravity wastewater system will be required within the Outline Development Plan area with outfalls to Roberts Road and the intersection of Buchanans and Gilbertthorpes Roads. At least two thirds of the allotments within the Outline Development Plan area are to discharge to the outfall at the intersection of Buchanans and Gilbertthorpes Roads.
- b. Full high pressure water reticulation will be required to service development within the Outline Development Plan area. The connection points to Council's water supply network are to be on Buchanans Road directly opposite the site boundary, and on Roberts Road.

7. STAGING

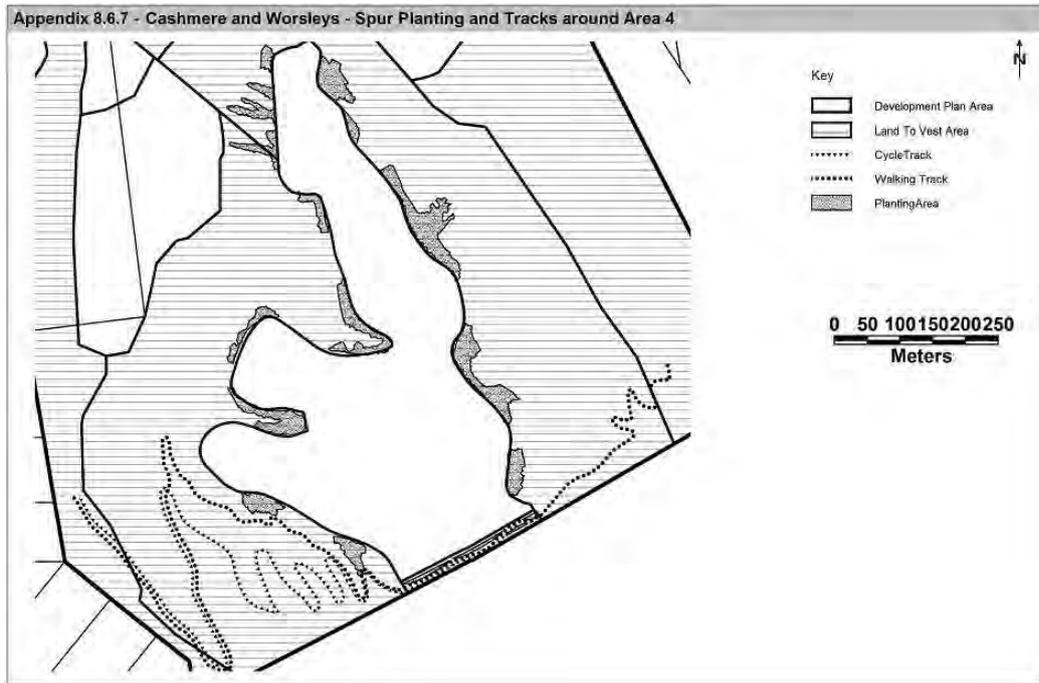
- a. Development is anticipated to commence from Buchanans Road. The development of the south western area of the neighbourhood will be delayed until quarrying ceases.



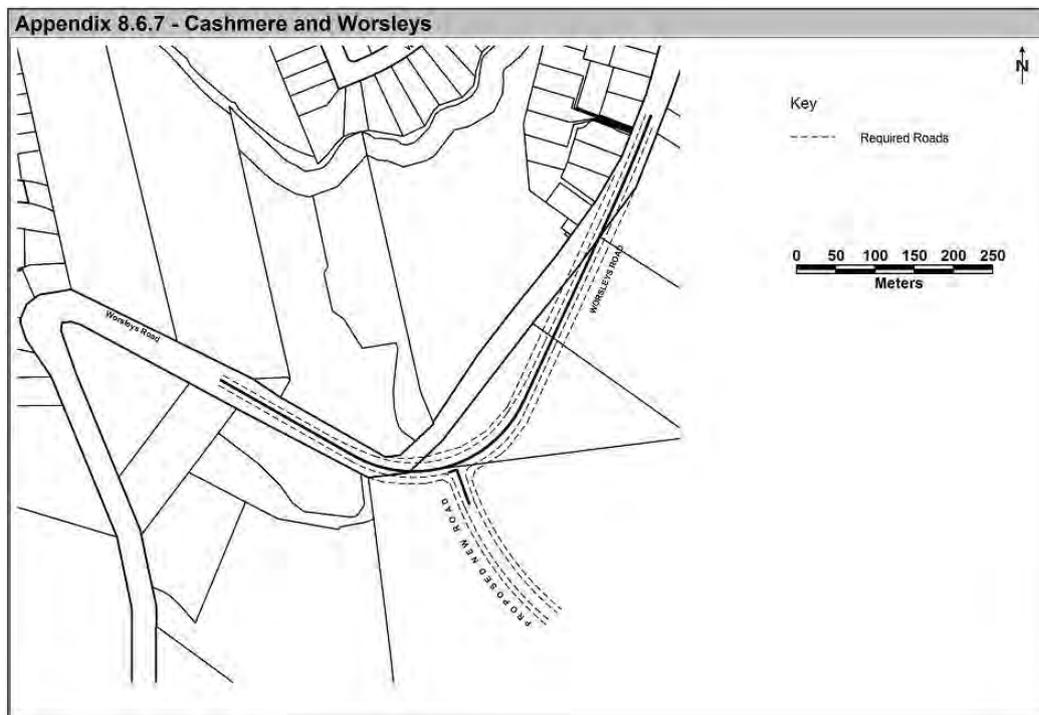
Appendix 8.6.6 — Residential Suburban and Residential Medium Density - Halswell West



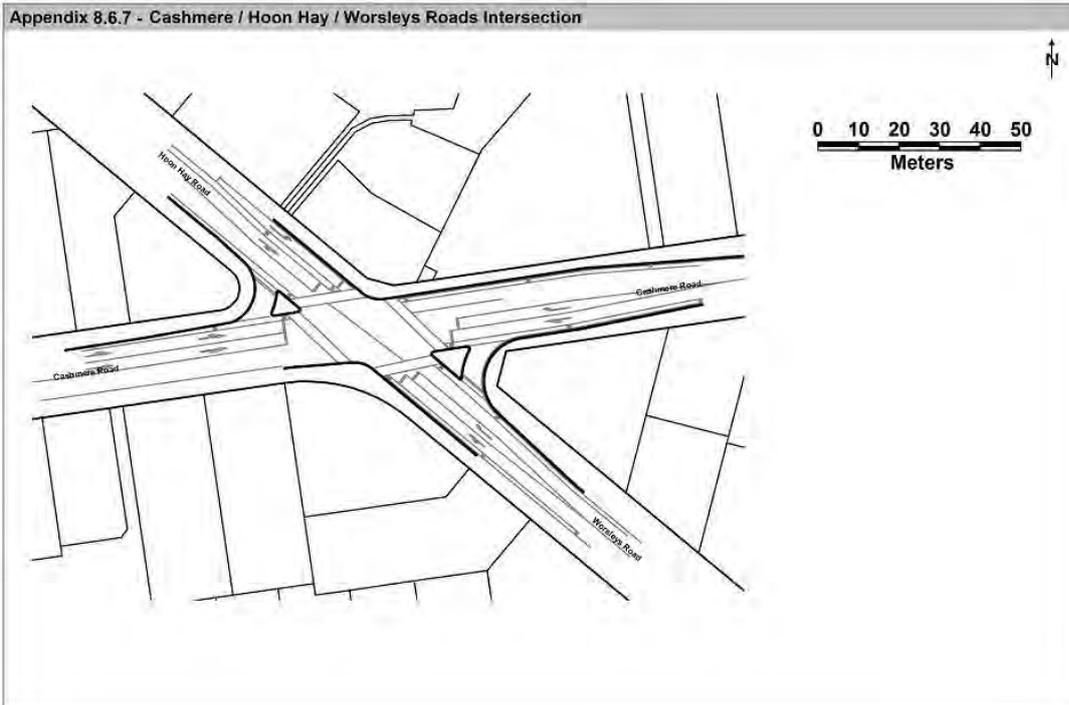
Appendix 8.6.7 – Cashmere and Worsleys Development Plan Plan (a)



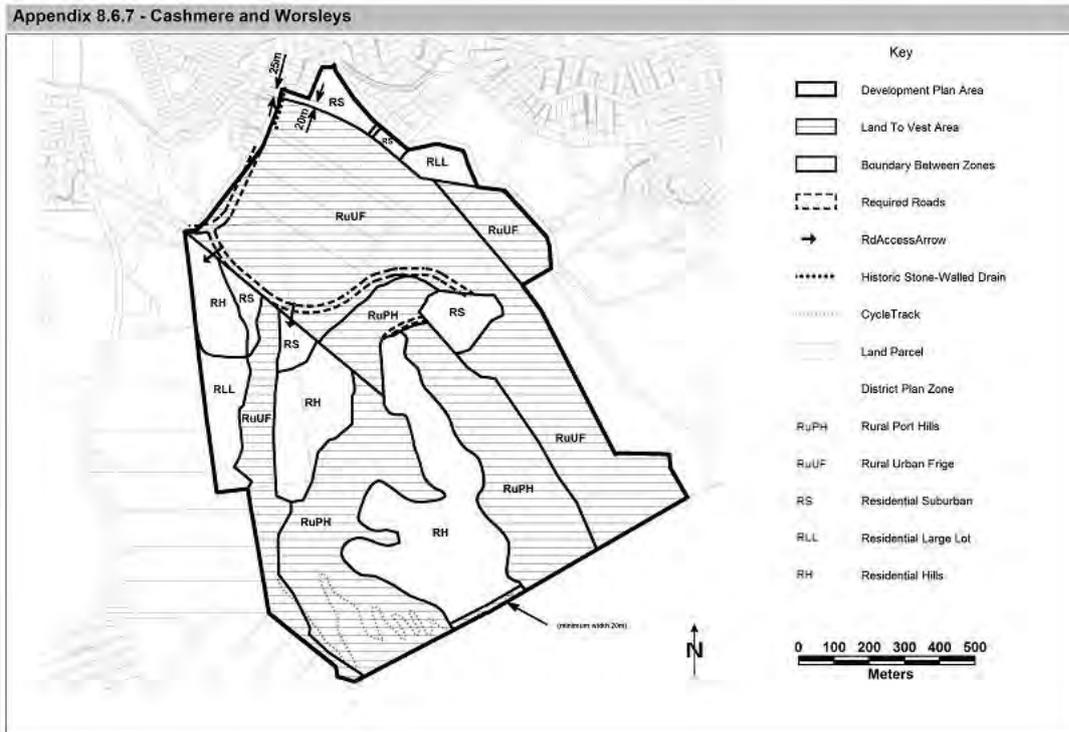
Plan (b)



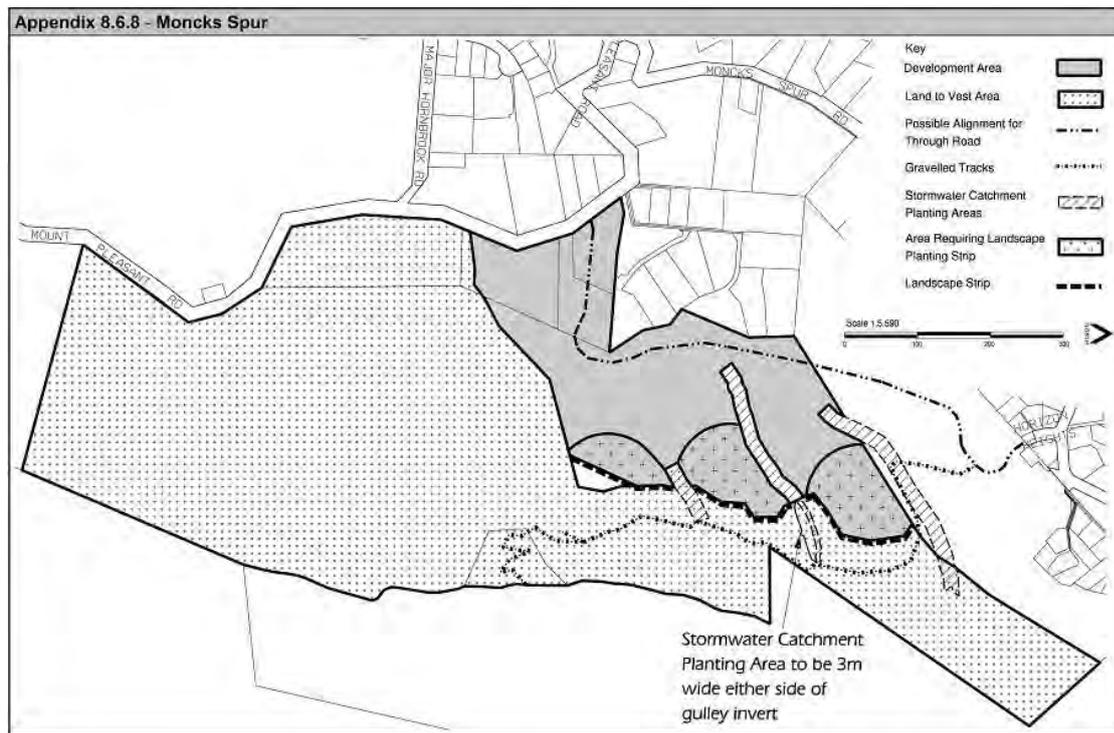
Plan (c)



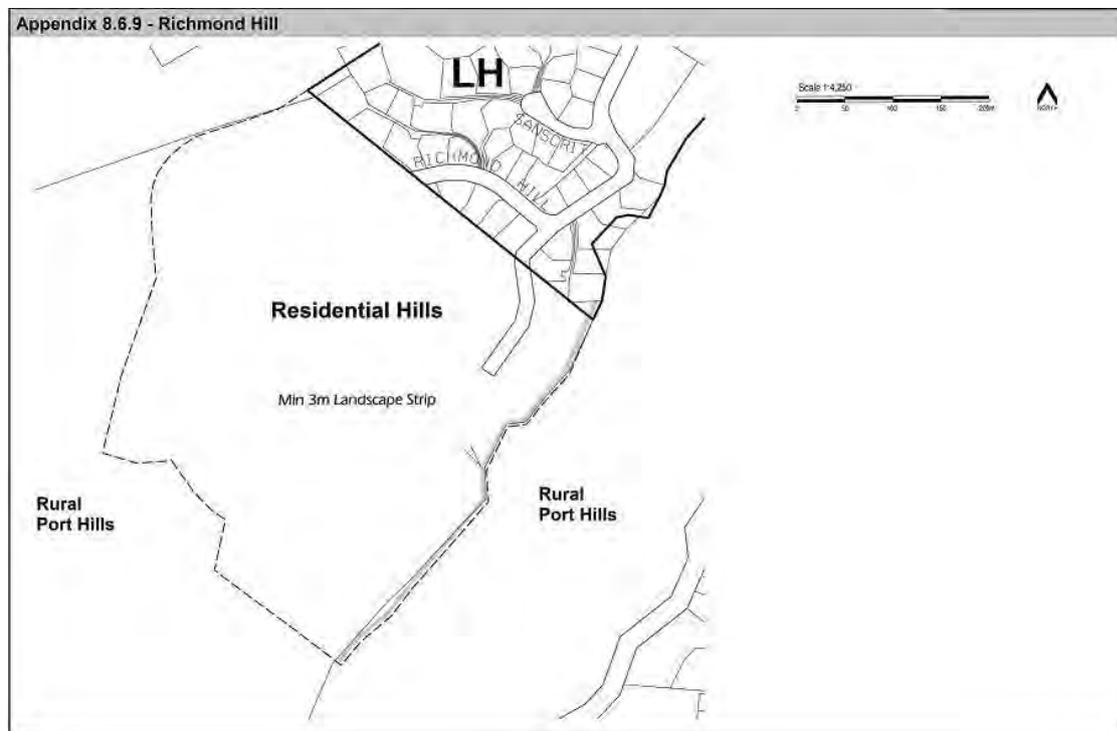
Plan (d)



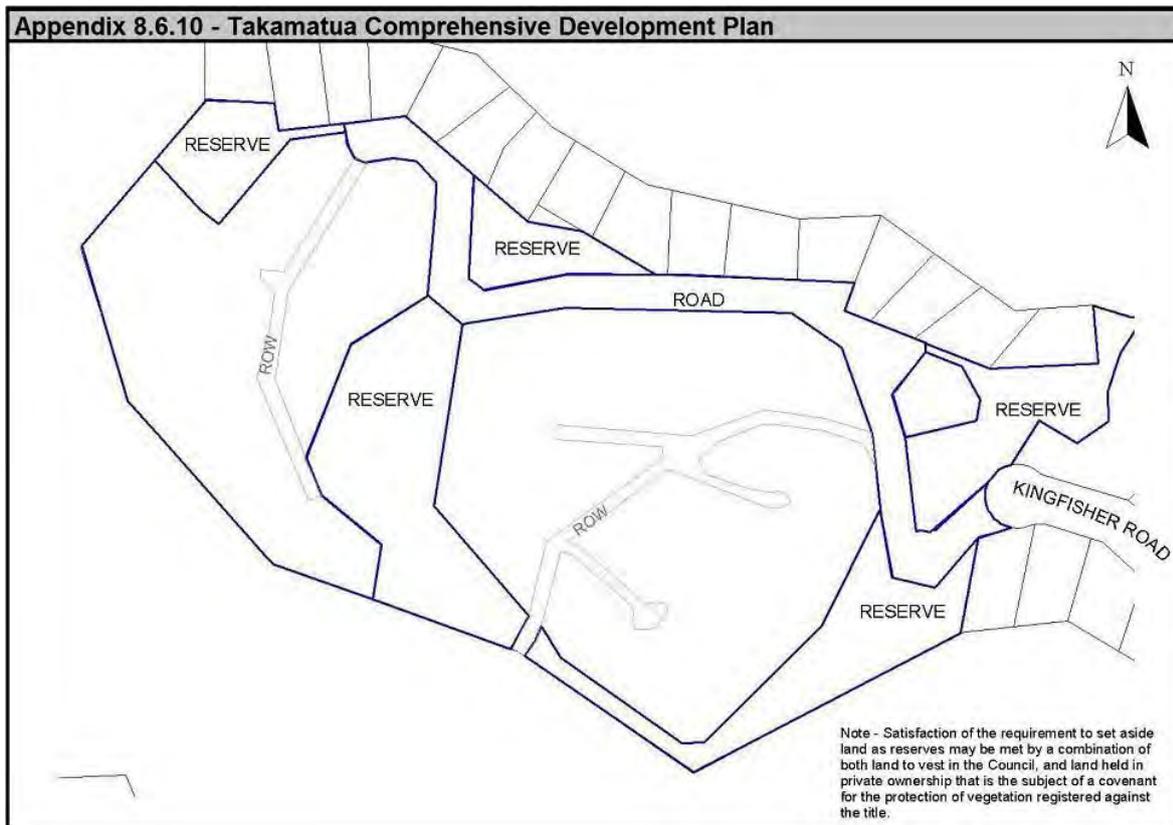
Appendix 8.6.8 – Moncks Spur Development Plan



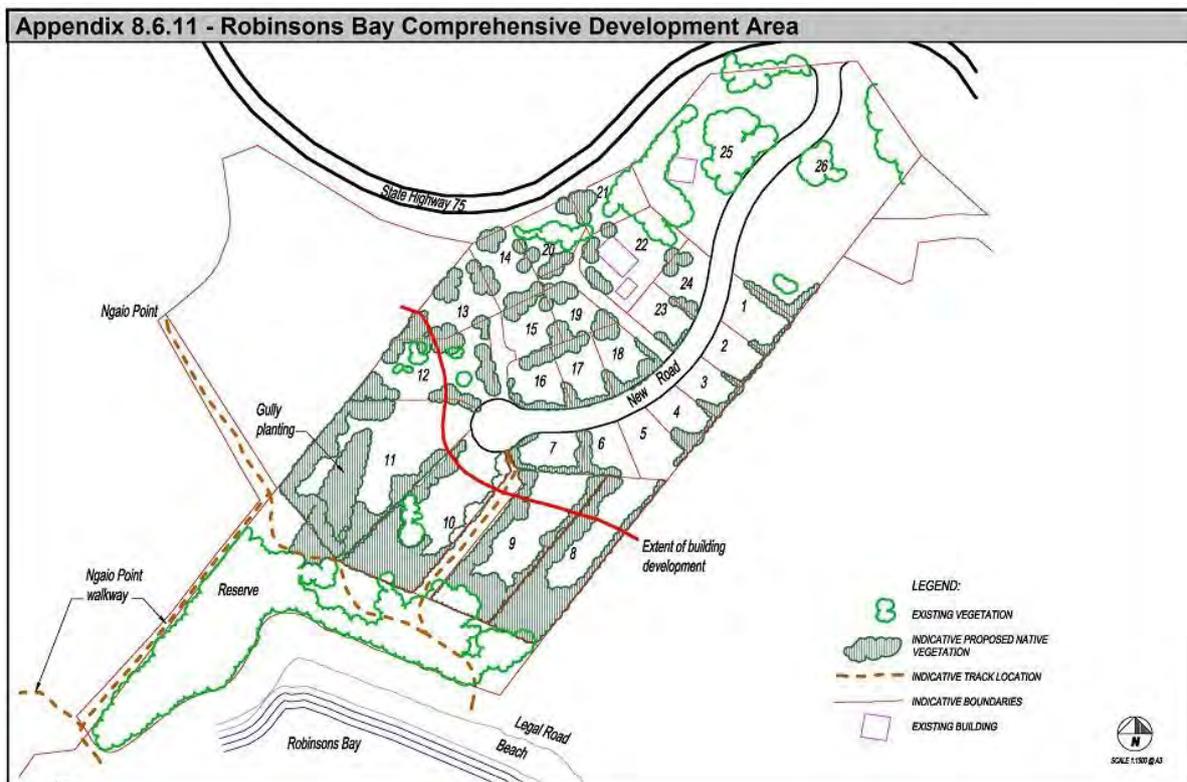
Appendix 8.6.9 - Richmond Hill Development Plan



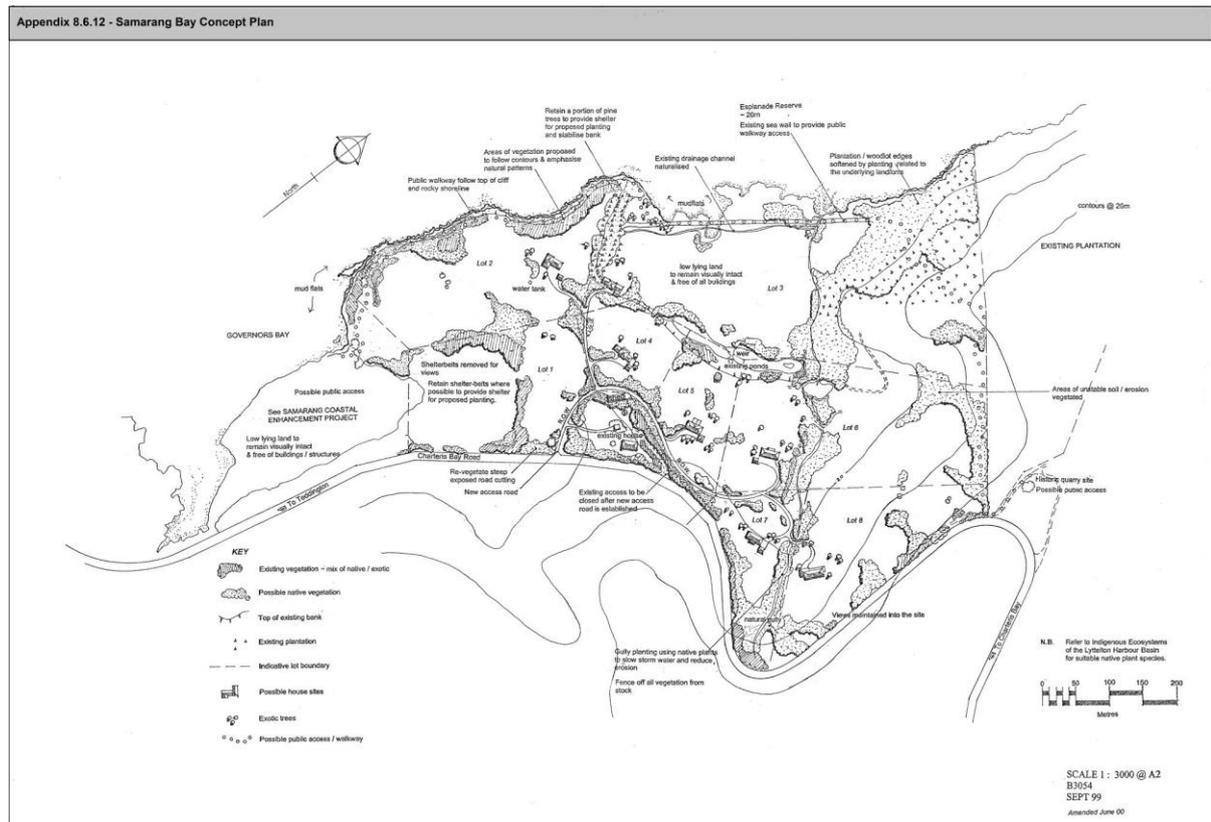
Appendix 8.6.10 - Takamatua Development Plan



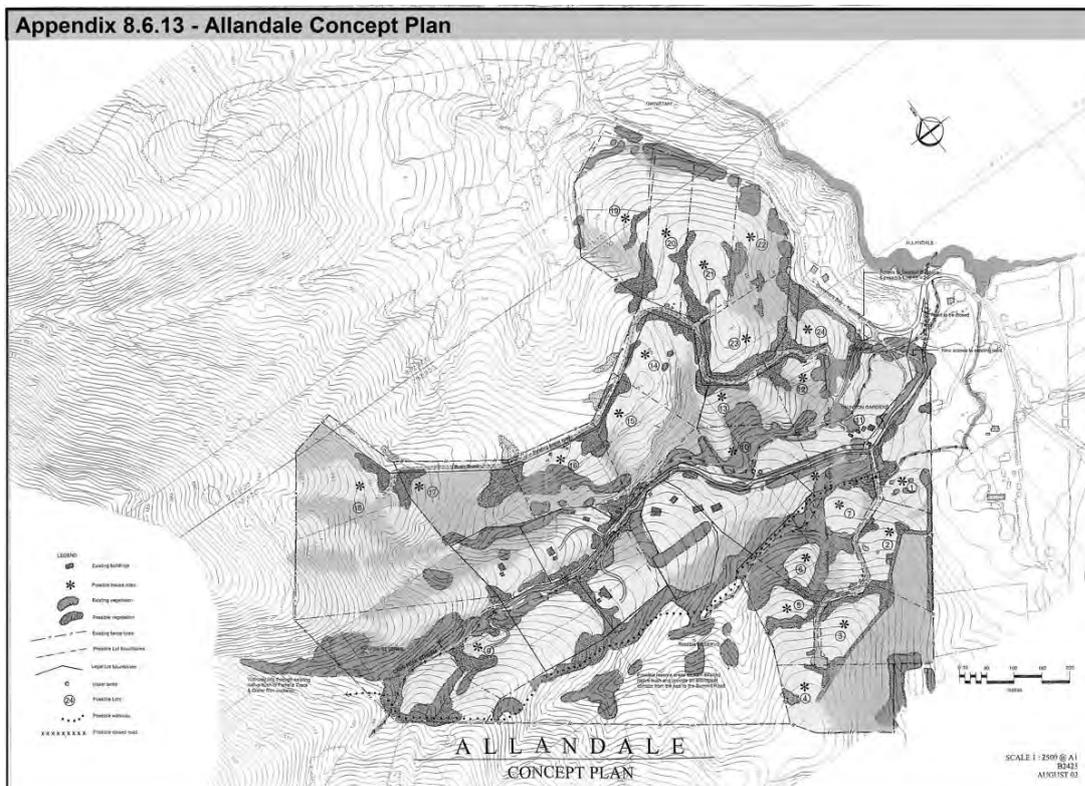
Appendix 8.6.11 - Robinsons Bay Development Plan



Appendix 8.6.12 - Samarang Bay Development Plan



Appendix 8.6.13 - Allandale Development Plan

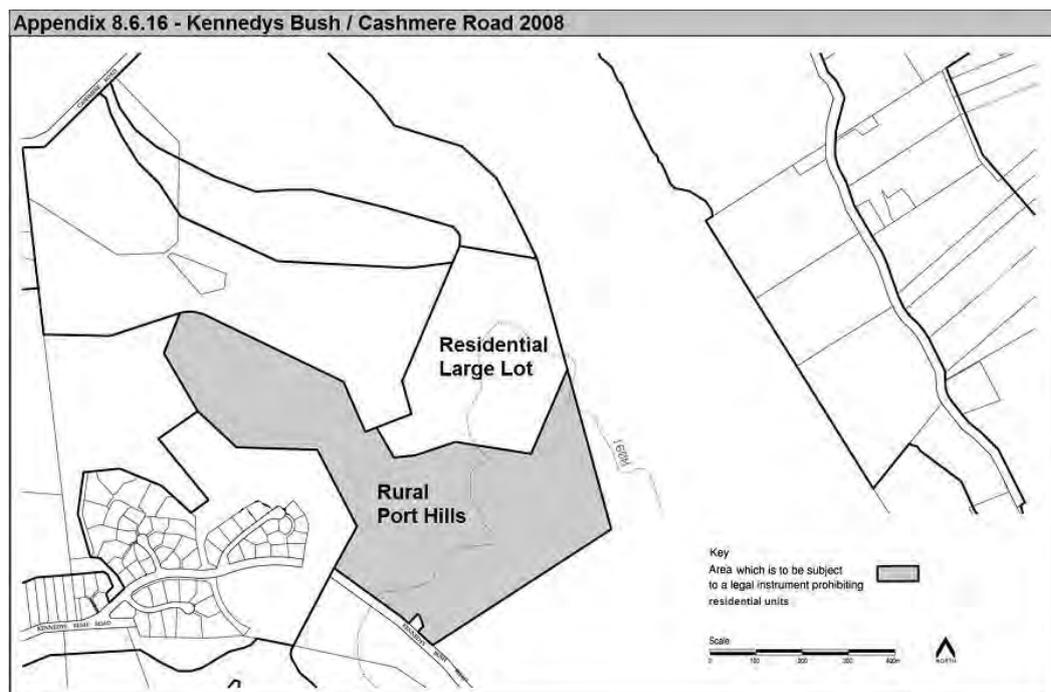


Appendix 8.6.14 This number is not used

Appendix 8.6.15 Hawthornden Road Development Plan



Appendix 8.6.16 – Kennedys Bush / Cashmere Road Development Plan



APPENDIX 8.6.17 RICcarton Park (Riccarton Racecourse) Outline Development Plan

8.6.17.A Context

Riccarton Park new neighbourhood is located on surplus land on the western part of Riccarton Racecourse. It borders the established residential areas of Broomfield and Russley. The Paparua Stream runs across the southern part of the neighbourhood linking Arcon Stream Reserve in the west and Showgate Reserve to the south east. The existing access to the racecourse from Steadman Road is tree lined and there are mature trees along part of Steadman Road, the stream and in the south eastern corner of the neighbourhood. On the racecourse site to the south east of the new neighbourhood there are a number of protected trees and two listed heritage buildings (Riccarton Racecourse Grandstand and Tea House). The site is bisected by the sprint track 'Chute' which must remain clear for racecourse operations. Due to the fragmented development areas and restricted access, road connections through the area are limited. Electricity distribution lines run parallel to the southern boundary of the neighbourhood.

8.6.17.B Guidance

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide.

8.6.17.C Development Form and Design

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1 - 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. This new neighbourhood is distinguished by its association with the racecourse and utilisation of the mature trees and the Paparua Stream.
2. Subdivision layouts are to be designed to take advantage of the existing tree lined access and the open outlook across the racecourse while at the same time limiting the impact of the distribution lines and pylons.
3. Retention of the mature trees along the access and any protected trees is to be maximised and the layout designed to ensure they have sufficient space.
4. Streets and paths are to be aligned to maximise visibility and accessibility of the stream corridor and focus on existing trees and heritage buildings where possible.
5. Development is to have a good interface with adjacent roads and the interface is to be consistent along the length of the road. Although there is no direct vehicle access from properties on Yaldhurst Road, the subdivision design is to encourage housing to relate well with Yaldhurst Road and complement the properties which front the northern side of the road.
6. A small scale community and commercial node, in a high profile location, may develop to serve the neighbourhood and adjacent existing residential areas, with opportunities for higher density development available adjacent to this node.

8.6.17.D Development Requirements

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. Properties are to front onto Steadman Road where they adjoin the road.
- b. A screen planting strip adjacent to the Carmen Road/Masham Road (SH1) frontage is to be provided.
- a. Vegetation to be planted around electricity distribution lines must be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

2. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. Two community (neighbourhood) parks to be located within the development to maximise the number of properties within 400m walking distance of these parks.
- b. The stream corridor is to be developed to provide for recreational routes and the potential enhancement of its aquatic ecology.

3. ACCESS AND TRANSPORT

- a. A network of pedestrian/cyclist routes through the neighbourhood and connecting to existing residential areas to the north and west, to and along the stream corridor, across the electricity distribution line corridor to Buchanans Road and forming part of a walking/cycling circuit around the racecourse that connects to Racecourse Road
- b. A loop road running through Area 1, with two access points from Yaldhurst Road
- c. An upgrade to the existing access from Steadman Road to form a collector road to the eastern boundary of the residential development area, with a private connection to the Racecourse Hospitality area.
- d. A second access road from Steadman Road to the collector road in Area 2.
- e. A second collector road which runs through the development area to connect to Zenith Place.
- f. Both collector roads are to be constructed to accommodate a bus route.
- g. The Yaldhurst Road/Steadman Road intersection shall be upgraded to include traffic signalisation, prior to the occupation of a residential unit in Areas 2 or 3 of the development.
- h. The ability to provide a future vehicle connection between Area 1 and the adjacent racecourse facilities along Yaldhurst Road shall not be precluded.
- i. A footpath and required pedestrian refuges shall be constructed adjacent to development on Yaldhurst Road within the State Highway designation (between Cutts and Steadman Roads) prior to the occupation of any residential unit in Area 1.
- j. A footpath along the Steadman Road boundary shall be constructed prior to the occupation of any residential units in Areas 2 and 3 and a pedestrian refuge at the intersections of Cicada Place and Kinross Street with Buchanans Road shall be constructed prior to the occupation of any residential unit in Area 4.

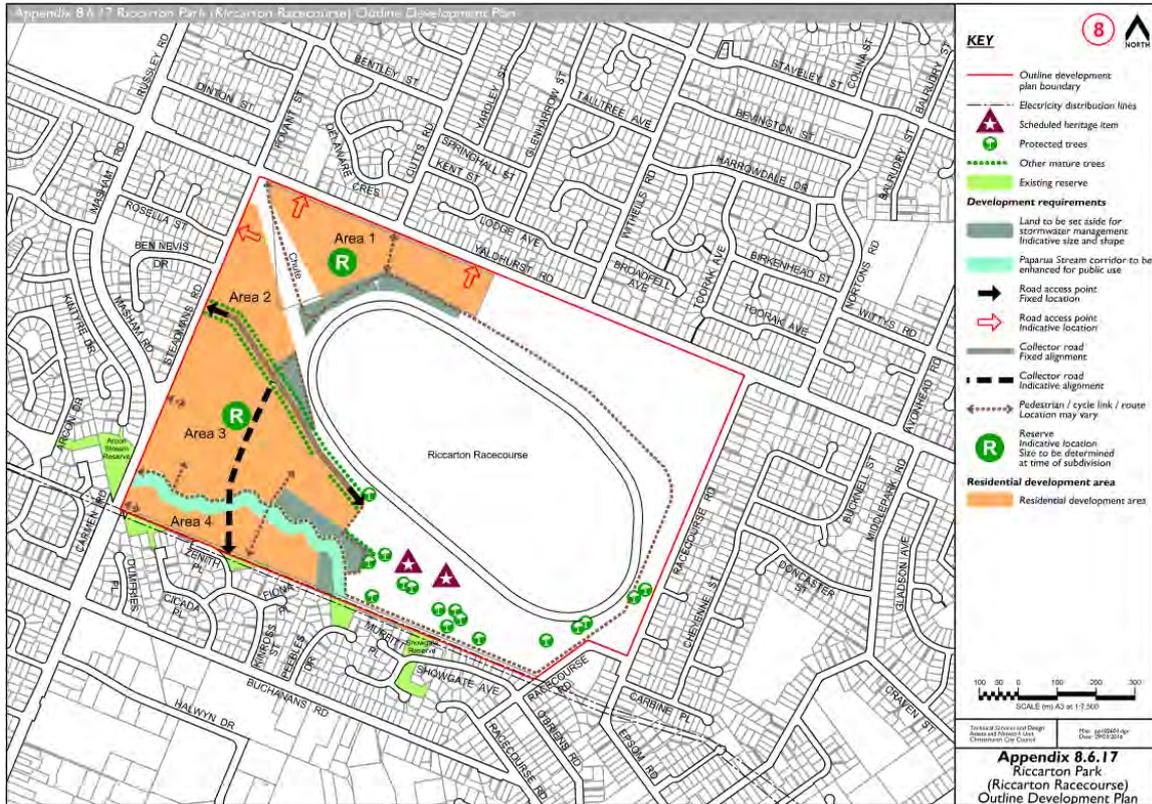
4. STORMWATER

- a. The design and layout of the stormwater management system to utilise reticulation to convey stormwater from hard surfaces (including rooftops and roading) to adequately sized treatment and infiltration basins with all stormwater being discharged to ground soakage.

- b. Stormwater facilities shall consist of a soil adsorption basin to capture and treat the first flush, and an infiltration basin with a rapid soakage system to mitigate the 50-year critical storm.
- c. Overland flowpaths for all stormwater facilities spilling to Paparua Stream in extreme storm events.
- d. The design and operation of stormwater facilities shall take into account the need to protect and enhance the Paparua Stream corridor and identify and safeguard springs (if any).

5. WATER AND WASTEWATER

- a. A new water supply main will be provided at Yaldhurst Road to service Area 1 and the Water supply pipe network will be upgraded on Yaldhurst Road, Steadman Road and Zenith Place, Kinross Street and Cicada Place to service the remainder of the development area.
- b. Wastewater is to be reticulated, with Area 1 discharging via gravity to an existing main located in Yaldhurst Road. The wastewater flows for Areas 2, 3 and 4 will drain via gravity to a single pump station to be located on the northern side of the Paparua Stream. From the pump station, flows will be conveyed via rising main to an existing sewer in Buchanans Road. The storage in the pump station is to be sized to attenuate peak flows, to avoid exacerbating downstream overflows. The final location and detailed design of these facilities will be determined through the resource consent process.



APPENDIX 8.6.18 HENDERSONS OUTLINE DEVELOPMENT PLAN**8.6.18.A CONTEXT**

The Hendersons Basin area was historically a major wetland/raupo swamp. Whilst it has been developed for farming over the last 150 years, it is still significant in terms of its ecological value and function as a natural ponding area. Cashmere Stream, which has historic, ecological and amenity values, traverses the area. The City Council owns land within the basin area and intends increasing the opportunities for wetlands, planting of native species and recreational use. Existing and future stormwater facilities will be a major feature of this neighbourhood. As development will not occur in one contiguous area, establishing connections with adjoining residential areas and integrating development with adjoining open spaces is vital to achieving walkable communities.

8.6.18.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the South West Area Plan, Christchurch City Council, April 2009 <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/south-west-area-plan/>

8.6.18.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1 - 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. The scope for development of the area for residential purposes is limited, as extensive filling for subdivision and building would reduce the storage capacity of the basin and increase the risk of flooding to local and downstream residential areas. Land development around parts of the basin's periphery is however possible and can be maximised through engineering works, in particular compensatory stormwater storage. Development of areas zoned Rural Urban Fringe is severely constrained due to its location in the flood ponding area.
2. Area 1 is to connect with SE Halswell Residential New Neighbourhood Zone, Area 3 will form an extension of the Westmorland neighbourhood, Area 4 will form a link between the Westmorland and Cracroft neighbourhoods, but is to have its own identity.
3. New development is to be designed to take maximum advantage of the outlook across Hendersons Basin wetlands and allow visual and physical access to the basin for the wider community. This will be achieved through the provision of view shafts, alignment of roads and footpaths, orientation of allotments and convenient access points for pedestrians and cyclists.
4. Cashmere Stream and its enhancement will be a key feature of this area. The Cashmere Drainage system is registered as an historic area under the Historic Places Act 1993 (List number 7482) this includes the drain which runs between Area 4a and 4b. This should be safeguarded and recognised through on-site interpretation.
5. Kahikatea stumps are noted in the South West Area Plan (Plan 5). These should be further investigated and addressed as necessary, through the development process.
6. An open and attractive interface should be created between the edge of new residential areas and adjacent open land. This may require roads to be located along the boundary with stormwater basin/recreational/conservation or rural land, or if private property boundaries back onto the open area, appropriate boundary planting or fencing is required.
7. Where public access along the Hendersons Basin edge is expected, a design solution which addresses privacy and security issues will be required. Consideration is to be given to the view of urban development across the basin from Sparks, Cashmere and Hendersons Roads.

8. To provide a less harsh edge to development, a more sinuous alignment of the boundary between the residential development area and adjacent rural zoned land is encouraged, providing there is no increase in the total development area.
9. All development is to have a good interface with adjacent roads. In general the subdivision design should encourage houses to front onto roads and the interface treatment should be consistent along the length of the road.
10. Where existing properties are to remain, distribution lines cross the residential area or new residential areas adjoin rural or existing residential areas, larger section sizes and planting buffers may be required.
11. Higher density development, above 15 hh's/ha, is anticipated in Area 4a, particularly at the eastern end and/or adjacent to the stormwater basin.
12. There is an opportunity for interpretation boards and structures alongside the Cashmere Stream route to include history of the floodplain, raupo swamp and significance to tangata whenua.

8.6.18.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs are to demonstrate good connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.

2. DENSITY VARIATIONS

- a. Area 2 – The land slopes steeply up to Cashmere Road making both access to Cashmere Road and development on the slope difficult. There are also existing properties here. Rule 8.3.3.11(b) density exemptions apply to this constrained area.
- b. Area 3 – The developable area will be impacted in Area 3.a by the realignment of Cashmere Stream and the need for compensatory stormwater storage and in 3.b., where there are existing buildings. Rule 8.3.3.11(b) density exemptions will apply to this constrained area.
- c. Area 4b – There are existing substantial properties, including those in Boonwood Close. Rule 8.3.3.11(b) density exemptions apply to this area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. Land for recreational/conservation use in conjunction with use for stormwater management.
- b. A community (neighbourhood) park along Sutherlands Road.
- c. The development of parts of a recreational route that connects from Sutherlands Road and runs through to Hendersons Road, running predominantly alongside Cashmere Stream.
- d. A recreational route to provide a link and a viewshaft from Westmorland to the basin area.
- e. An extension of the existing Kaiwara Street reserve. Should a road connection to Blakiston Street through the existing reserve prove acceptable, including from a parks planning perspective, the loss of the reserve will need to be compensated for through an enlarged reserve on the south side of the new road.

4. ACCESS AND TRANSPORT

- a. A secondary road through Area 1 to run from Sutherlands Road from a point immediately opposite the collector road running through South East Halswell RNN to Sparks Road. At least two road links are to be created from Sutherlands Road to the new secondary road.
- b. Road accesses between this RNN area and Sutherlands, Sparks and Cashmere Roads. These are to be safely located in relation to road accesses into S.E. Halswell and North Halswell RNN's, Redmond Spur subdivision and Westmorland.
- c. A road network which provides a connection between Cashmere Road and Hoon Hay but is designed to avoid traffic shortcutting between Westmorland and Hoon Hay. This is likely to be via Leistrella Road. Alternatively a connection from the end of Blakiston Street, may be possible.
- d. The junction with Cashmere Road is to be spaced a safe distance from Penruddock Rise. Alternatively a signalised crossroads with Penruddock Rise may be constructed.
- e. A fully interconnected local road network within Area 1 and Area 4, that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport.
- f. Pedestrian and cycle connections between residential areas and public spaces.
- g. Where development interfaces with Cashmere Road, provision will be made to enable local road widening to better manage the needs of cyclists in the area.

5. STORMWATER

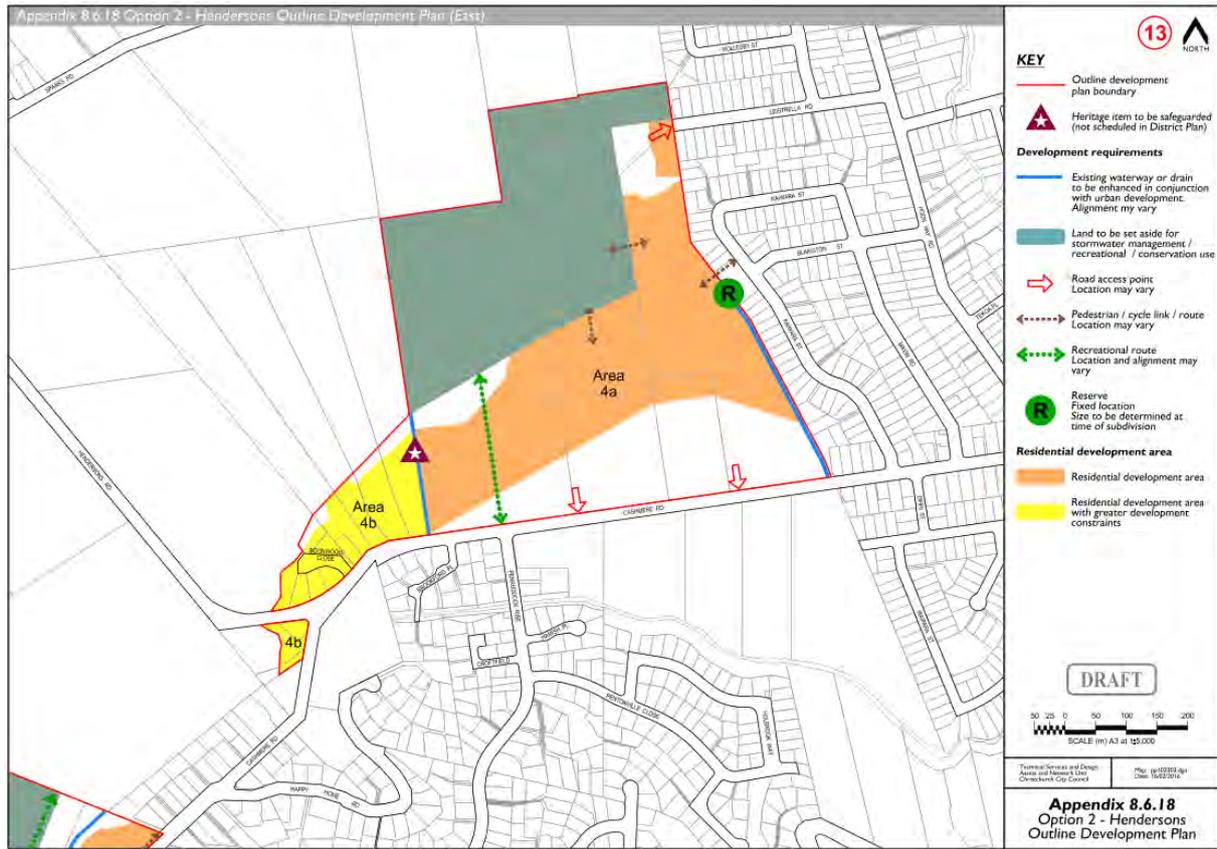
- a. Land to be set aside for compensatory stormwater storage or other stormwater management as shown on the ODP. Where no such land is shown on an allotment which also has a residential development area, additional land may be required, to be determined at the time of subdivision. Further rural land may be required for stormwater management in the future.
- b. There are known to be springs in the western part of the neighbourhood. These are to be identified and safeguarded at the time of subdivision.
- c. Existing waterways and stormwater drains shown on the ODP are to be enhanced in conjunction with residential development. All watercourses are to have a natural form and may require realignment.
- d. Land set aside for stormwater management is to also incorporate wetland habitats, walkways and cycleways.

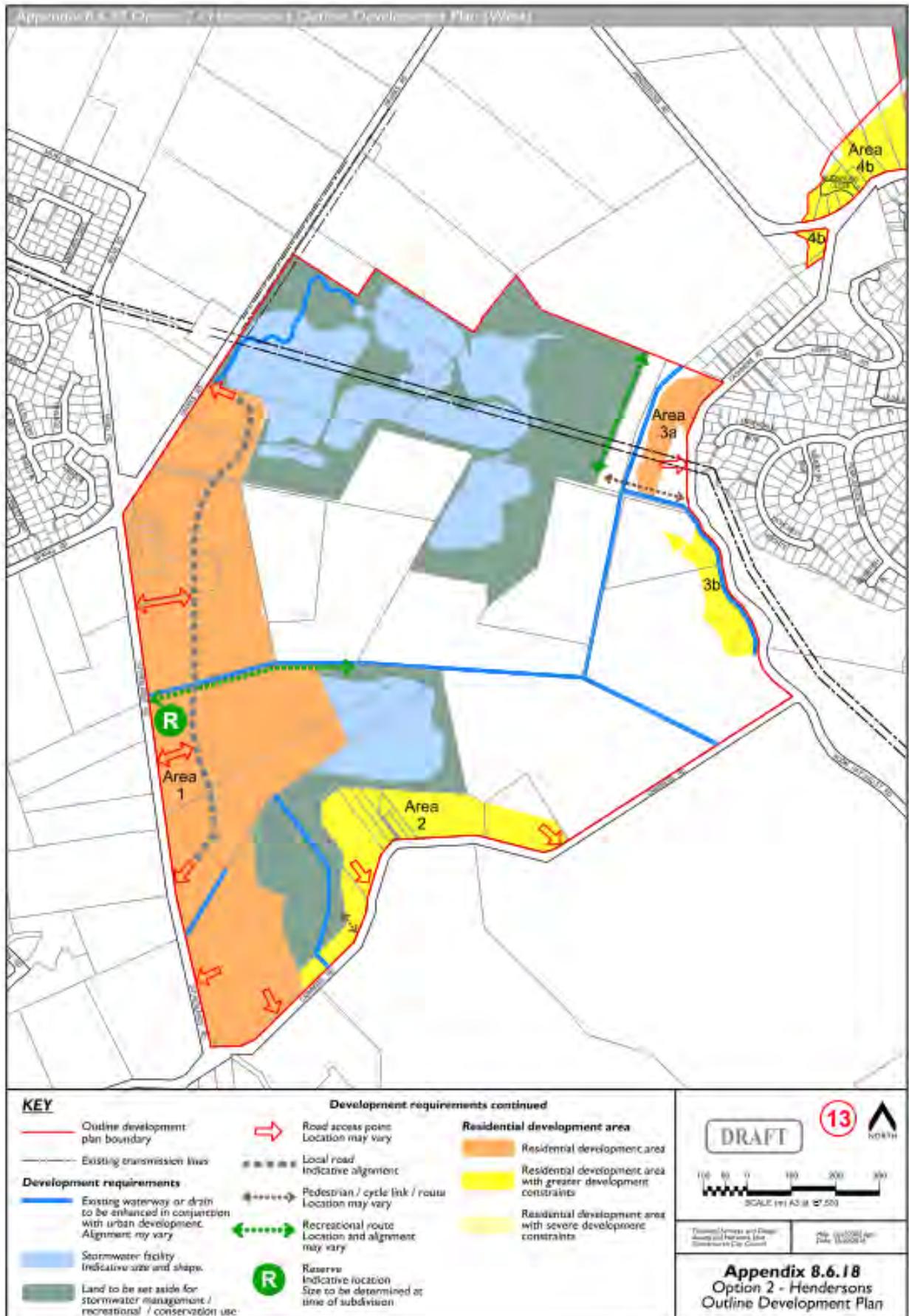
6. WATER AND WASTEWATER

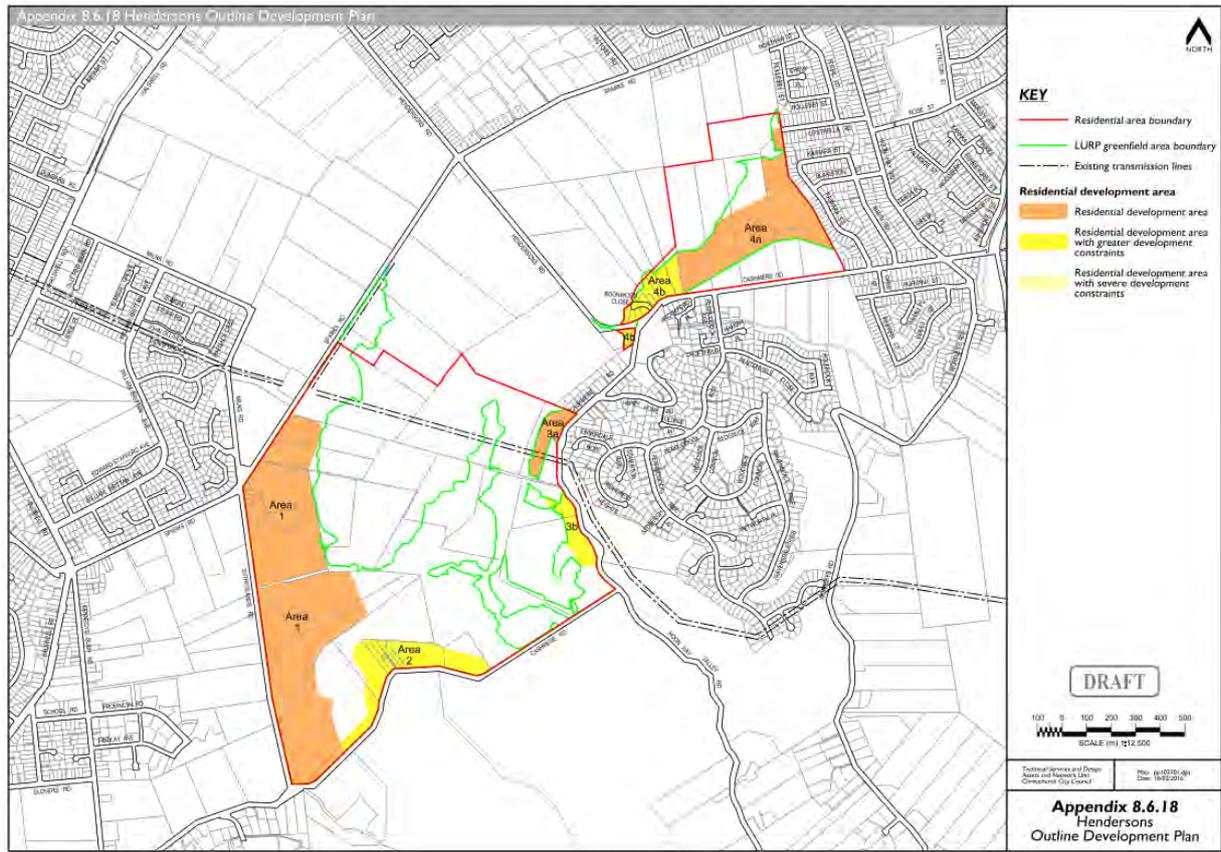
- a. Most new development in this ODP area can be serviced from the existing water supply network. However a water supply master plan for the Halswell Residential New Neighbourhoods, to be developed by Council, will confirm the infrastructure required. Some additional improvements may be required upon further more detailed investigations being undertaken by Council and/or at the time of subdivision.
- b. Area 1 to be serviced by a pressure sewer area. New residential development will be required to connect to new trunk mains along Sutherlands and Sparks Roads. A pressure sewer along Cashmere Road serving the Redmund Spur subdivision, will be upsized for Area 2. The wastewater servicing of the remaining areas will be determined at the time of subdivision.
- c. No more than 487 houses in East Hendersons shall connect to the pressure sewer system in the Pump Station 68 catchment.

7. STAGING

- a. There are no staging requirements other than those relating to the provision of infrastructure. Development is however expected to generally proceed from existing roads inwards towards the basin.







APPENDIX 8.6.19 SOUTH EAST HALSWELL OUTLINE DEVELOPMENT PLAN

8.6.19.A CONTEXT

Located close to the centre of the Halswell community, this area has a number of established houses and mature trees and gardens. The neighbourhood is divided across the centre by a stormwater channel and tree belt running from Kennedys Bush Road to Sutherlands Road. The northern part of the area has high ecological values and is the site of traditional headwaters of the Cashmere Stream. The Quarry View subdivision forms a nucleus for development in the southern half of the neighbourhood. Views are afforded of the Port Hills and Halswell Quarry Park to the south and east.

8.6.19.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the South West Area Plan, Christchurch City Council, April 2009 <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/south-west-area-plan/>

8.6.19.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1 - 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. Advantage is to be taken of existing mature trees to provide an identity for this neighbourhood.
2. The design of Area 1, (north of the central stormwater channel) is to be structured around the traditional headwaters, springs, a stormwater facility, and significant trees.
3. Area 2 (south of the stormwater channel) is to be designed around existing trees and a stormwater reserve, which has been established as part of the Quarry View subdivision.
4. Views southwards to the Port Hills and Halswell Quarry Park can be utilised to provide a sense of place, through the alignment of roads and reserves to form view shafts.
5. Kahikatea stumps and an archaeological site are noted in the South West Area Plan (Plan 5) near the junction of Sutherlands Road and Cashmere Road. These to be further investigated and addressed as necessary.
6. An appropriate treatment is required for the interface of development with Sparks Road, Sutherlands Road and Cashmere Road.
7. Mature trees and a drain run alongside much of Sparks Road and parts of Sutherlands Road, such that a green interface with limited access across it, may be appropriate in these locations.
8. The land slopes steeply up to Cashmere Road making both access to Cashmere Road and development on the slope difficult. An appropriate treatment for this rural/urban interface is required.
9. Where existing residential properties are to remain or where the boundary of the RNN abuts properties in the Residential Suburban Zone, larger section sizes and planting buffers may be required.
10. Residential densities of at least 15 hh's/ha are anticipated in Area 2, with opportunities for higher density development opposite Halswell Quarry Park.

8.6.19.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs shall demonstrate good connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.
- b. Houses are to front onto Kennedys Bush Road.

2. DENSITY VARIATIONS

- a. Area 1 – Residential development in Area 1 is constrained by the smaller landholdings, the location of existing substantial houses, ecological features and the large number of mature trees. Rule 8.3.3.11(b) density exemptions apply to this constrained area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A community (neighbourhood) park towards the centre of Area 1.
- b. An extension of the Quarry View reserve in Area 2.
- c. A recreational route that runs from the reserve in Area 1 to Sutherlands Road alongside an enhanced waterway, connecting with the recreational route through the Hendersons ODP area.

4. ACCESS AND TRANSPORT

- a. A collector road capable of accommodating a bus route, to connect with a collector road running between Halswell Road and Kennedys Bush Road (South Halswell ODP) and continuing through to Sutherlands Road. This road is to link into a section of the collector road which has been formed between Findlay Avenue and Provincial Road as part of the Quarry View subdivision.
- b. A road connection from Provincial Road to link with the road network of Area 1.
- c. At least one other road connection from the collector road in a northerly direction to link with the road network of Area 1.
- d. A fully interconnected local road network across the site that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport and connections to the existing community and facilities of Halswell, particularly Halswell School, Halswell Quarry Park, bus routes and pedestrian/cyclist links and to the Hendersons RNN to the east of Sutherlands Road.
- e. Pedestrian/cyclist links from the northern reserve out to the perimeter roads and southwards to connect with the waterway and a pedestrian connection to Provincial Road.
- f. Where development interfaces with Cashmere Road, provision will be made to enable local road widening to better manage the needs of cyclists in the area.

5. STORMWATER

- a. Stormwater in Area 1 is to drain to the stormwater facility on the eastern side of Sutherlands Road.
- b. Naturalisation, enhancement and realignment where appropriate of Cashmere Stream and the stormwater drains that run through the neighbourhood, along Sparks Road and Sutherlands Road.

- c. Natural springs in the western part of Area 1 around the headwaters of Cashmere Stream are to be identified and safeguarded at the time of subdivision.

6. WATER AND WASTEWATER

- a. Water supply infrastructure requirements and any upgrades needed will be determined following the development of a water supply master plan for the Halswell Residential New Neighbourhoods.
- b. Wastewater to be reticulated with a pressure sewer network, discharging to pressure mains to be constructed on the collector road and Sutherlands Road.

7. STAGING

- a. There are no staging requirements other than those relating to the provision of infrastructure.

APPENDIX 8.6.20 SOUTH HALSWELL OUTLINE DEVELOPMENT PLAN**8.6.20.A CONTEXT**

This neighbourhood extends from below the hill slopes of the Hyndhope Road residential area to the established suburb of Halswell. It is bordered on its southern side by a low ridge culminating in a rocky outcrop. Green Stream runs across the southern part of the neighbourhood from Halswell/Tai Tapu Road (SH75) to Kennedys Bush Road. Across Kennedys Bush Road is the Halswell Quarry Park. Historic associations and connections with this area, include the former tramline that linked to Halswell Quarry and its use by local hapu and rūnanga. The southern western point of this neighbourhood defines the boundary of the urban area and appears as the entrance to Christchurch City when travelling from the south. Views are afforded of the Port Hills and Halswell Quarry Park to the south and east.

8.6.20.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the South West Area Plan, Christchurch City Council, April 2009 <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/south-west-area-plan/>

8.6.20.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1.- 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. This new neighbourhood is to be structured around the realigned corridor of Green Stream, stormwater facilities and land for recreational and conservation use in the south of the neighbourhood. Collectively these will form a 'green edge' to Christchurch.
2. Advantage should be taken of: views out to the south and south east by aligning roads and pedestrian/cycle routes to provide view shafts; the interface with Halswell Quarry Park and the link through the site from Larsens Road.
3. Any new facilities within the neighbourhood should be located such that they form or strengthen a community node, this is likely to be alongside Kennedy's Bush Road and/or the collector road.
4. Where existing properties are to remain larger section sizes and planting buffers adjacent to them may be required.
5. There is an opportunity to recognise Maori and European heritage in the design of this area. In particular the route of the former tramline to Halswell Quarry is to be recognised and interpretation provided, to include the history of the tramline and local quarrying.
6. There is an opportunity to create a gateway feature at or near the south western corner of the neighbourhood, adjacent to Halswell Road, to mark the entrance to the city.
7. An archaeological site is noted in the South West Area Plan (Plan 5) in the vicinity of Halswell Road, it is to be further investigated and addressed as necessary.
8. There is an opportunity to cluster housing development to the northern part of Area 3 to maximise the width of the open space corridor that extends along the southern part of the outline development plan area and connects to Halswell Quarry Park. Larger building setbacks and deeper sections should also be considered to further maximise the width of this open space corridor (green edge).

8.6.20.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs shall demonstrate good connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.
- b. Houses are to front onto Glovers Road and Kennedys Bush Road.
- c. Along the Halswell Road frontage, where there is to be no direct property access, the subdivision design will demonstrate an appropriate and attractive treatment along Halswell Road.

2. DENSITY

- a. Area 2 - The area adjacent to the Hyndhope Road residential area is to be developed at a low density due to parts of this area being lower lying, to contribute to the green edge and to ensure that new development is compatible with existing properties. Rule 8.3.3.11(b) density exemptions apply to this constrained area.
- b. Area 3 - There may be geological and surface water management constraints in this area. Rule 8.3.3.11(b) density exemptions apply to this area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A green edge to the city comprising land for stormwater management, wetlands, recreational and conservation use.
- b. A recreational route to run across the southern part of the site to provide a direct connection to Halswell Quarry Park.
- c. Two community (neighbourhood) parks in the northern part of the neighbourhood.

4. ACCESS AND TRANSPORT

- a. No individual property access to Halswell Road.
- b. A collector road to run from Halswell Road from a point immediately opposite Candys Road through the neighbourhood across Kennedys Bush Road to connect up and align with the collector road through the South East Halswell RNN to the east. Other than the collector road, no additional road junctions with Halswell Road. This road to be capable of accommodating a bus route.
- c. A fully interconnected local road network across the neighbourhood that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport and connections to the existing facilities of Halswell, particularly Halswell School, Halswell Quarry Park, bus routes and pedestrian/cyclist links.
- d. Road connections from Glovers Road.
- e. A connection from the local road network in Area 1 to Area 2.
- f. Pedestrian/cyclist routes from Glovers Road and Kennedys Bush Road to link via reserves to the southern open space.

5. STORMWATER

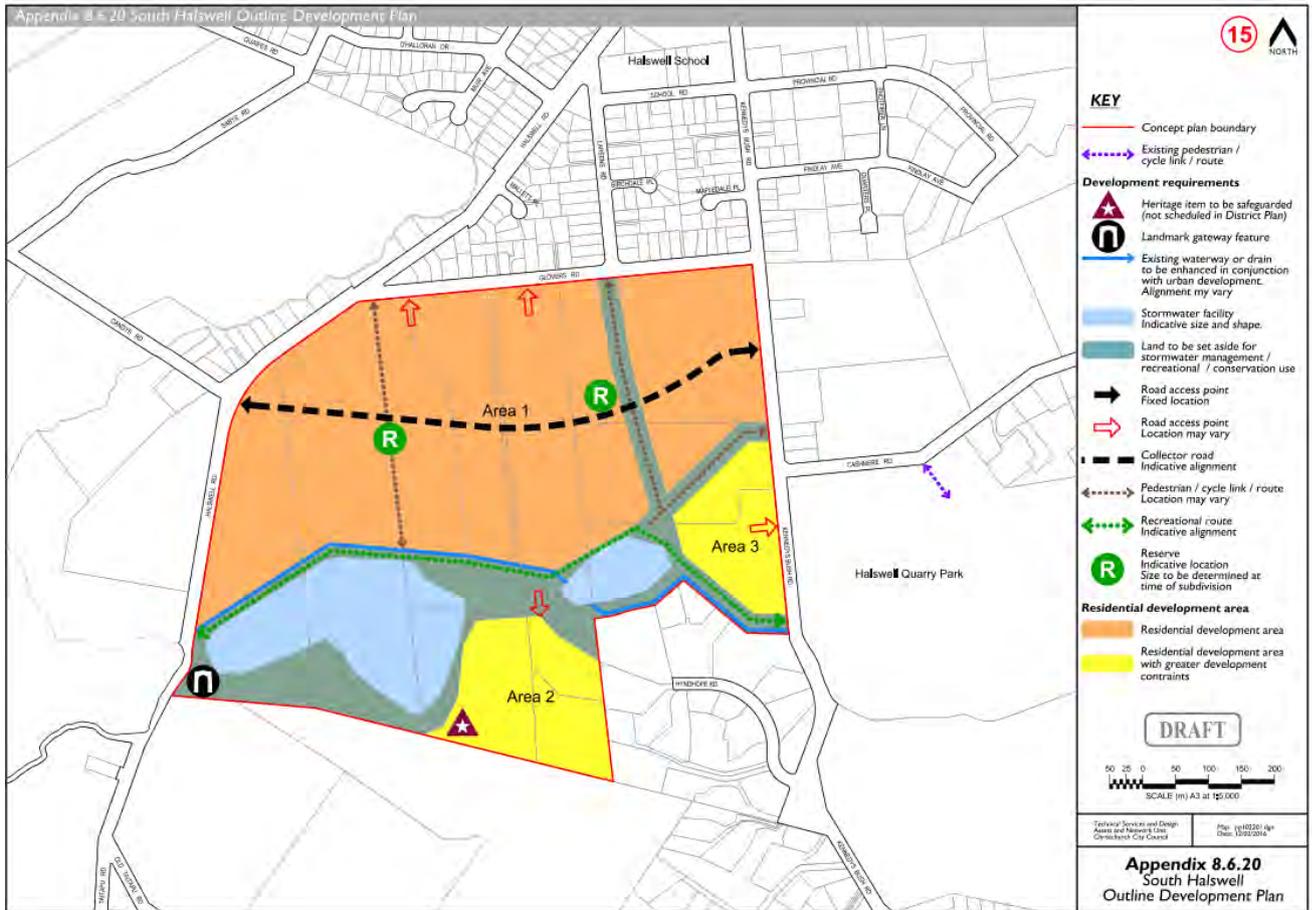
- a. Extensive provision for stormwater management across the southern portion of the neighbourhood. Stormwater facilities and wetland habitats to be located adjacent to a realigned Green Stream.
- b. Swales to run from Glovers Road and Kennedys Bush Road to link to the eastern stormwater facility.
- c. There are known to be springs near the southern boundary. These are to be identified and safeguarded at the time of subdivision.

6. WATER AND WASTEWATER

- a. Water supply infrastructure requirements and any upgrades needed will be determined following the development of a water supply master plan for the Halswell Residential New Neighbourhoods.
- b. Wastewater to be reticulated with a pressure sewer network, discharging to a pressure main on the collector road to the east of Kennedys Bush Road.

7. STAGING

- a. There are no staging requirements other than those relating to the provision of infrastructure.



APPENDIX 8.6.21 SOUTH WEST HALSWELL OUTLINE DEVELOPMENT PLAN

8.6.21.A CONTEXT

Halswell has a history of early Maori occupation, followed by European settlement. This area has been farmed since the mid-19th Century. Quaiques Road and Candys Road were named after prominent early settlers. The Murphys, longstanding landowners, ran a dairy farm and dairy business. There is a large reserve to the west of Murphys Road (Longhurst Reserve) a large stormwater management area close to Sabys Road, Nottingham Stream runs along the southern edge of the new neighbourhood and several drains traverse the site. Views are afforded of the Port Hills to the south east and rural land to the south and west.

8.6.21.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the South West Area Plan, Christchurch City Council, April 2009 <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/south-west-area-plan/>

8.6.21.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1- 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. This new neighbourhood is to be structured around views out to the south west and south (by aligning roads to provide view shafts); a central collector road; stormwater management facilities; and the Nottingham Stream corridor.
2. The neighbourhood is to be connected to the communities and facilities of West Halswell to the west and Halswell to the north and east.
3. Any new local commercial centres and/or community facilities within the neighbourhood are to be located such that they create or strengthen a community node, this is likely to be alongside the collector road and/or a reserve.
4. A new school is to be located at the corner of Murphys and Quaiques Road providing a focal point for the neighbourhood.
5. Appropriate boundary treatments are required along the entire length of the ODP boundary to provide a good interface with adjacent roads. The interface treatment will generally be consistent along the length of the road.
6. The subdivision design will demonstrate how an appropriate interface treatment is to be achieved between future housing and the following: Quaiques Road and the rural area beyond; directly with rural land; Sabys Road stormwater basin; Nottingham Stream, Talbot Reserve and new reserves and stormwater facilities.
7. Talbot Reserve is well located to serve new development in its vicinity. Additional Neighbourhood Parks are to be well distributed throughout the neighbourhood.
8. Higher density development is expected to be closer to the collector road, reserves, stormwater facilities or any community facilities.
9. Where existing properties are to remain or where the boundary of the RNN abuts properties in the Residential Suburban Zone larger section sizes and planting buffers adjacent to them may be required.

8.6.21.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs shall demonstrate good connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.
- b. Houses are to face onto Murphys Road.

2. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A recreational route adjacent to the rural boundary and Nottingham Stream. This is to provide a connection between Longhurst Reserve, a stormwater facility close to Quaifes Road and Nottingham Stream.

3. ACCESS AND TRANSPORT

- a. A collector road to run through Area 1 between Murphys Road and Quaifes Road. The western end to be located immediately opposite Caulfield Avenue. At the eastern end, the point of connection to Quaifes Road to be approximately as shown on the ODP.
- b. A collector road to run between Quaifes Road and Candys Road. The eastern leg of Quaifes Road can be closed to through traffic at its western end once the collector road between Quaifes Road and Candys Road has been established.
- c. A fully interconnected local road network across the neighbourhood and connected to the wider area via existing access points around the perimeter of the ODP in order to integrate the neighbourhood with the existing Halswell settlement. This network is to achieve a high level of accessibility for people, including opportunities for walking, cycling and public transport. An access point has been set aside in Country Palms Drive.
- d. Road connections in Area 1 between Quaifes Road and the collector road.
- e. Road connections in Area 2 between Quaifes Road, Sabys Road and the new collector road.
- f. More than one road access onto Sabys Road from Area 3, to enable a loop road through the area.
- g. At least one pedestrian/cyclist access across Nottingham Stream to connect to Halswell Road.

4. STORMWATER

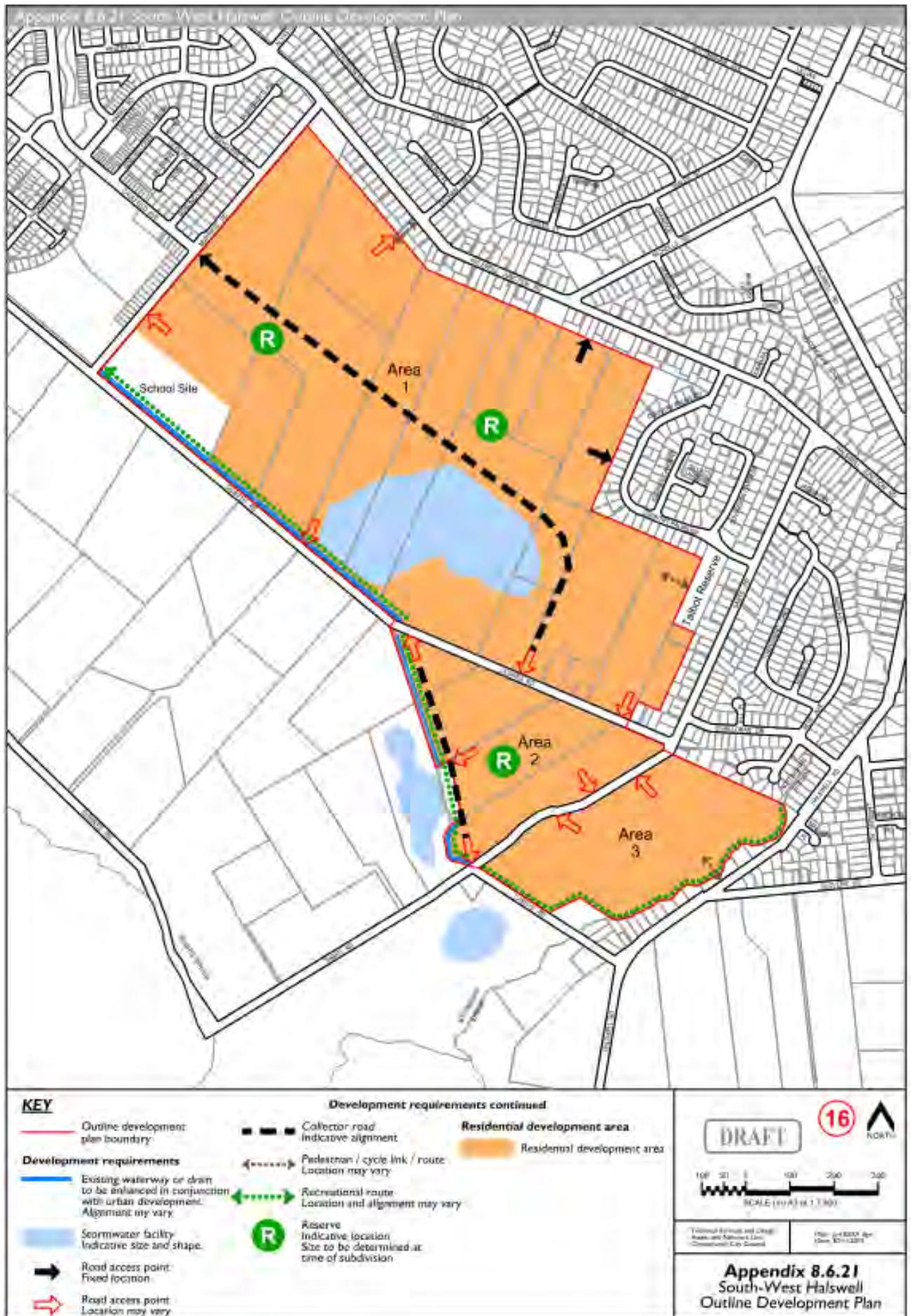
- a. A large stormwater facility, to be located close to Quaifes Road.
- b. A stormwater facility to be provided to service Area 3, either within Area 3 or located to the south.
- c. Existing waterways/drains which traverse Area 1 and Area 2 are to be naturalised, enhanced and realigned as necessary, to run into the new stormwater facility in Quaifes Road and the Sabys Road stormwater facility, respectively.
- d. The waterway which runs along Quaifes Road and the south western boundary of Area 2 to be naturalised and enhanced to become a feature of the new neighbourhood in conjunction with the recreational route.
- e. There are known to be springs in the western part of Area 1. These are to be identified and safeguarded at the time of subdivision.

5. WATER AND WASTEWATER

- a. Water supply infrastructure requirements and any upgrades needed will be determined following the development of a water supply master plan for the Halswell Water Supply Zone.
- b. Wastewater infrastructure requirements and any upgrades needed will be determined following the development of a wastewater master plan for the South West Halswell ODP area.

6. STAGING

- a. There are no staging requirements other than those relating to the provision of infrastructure. Possible alternative interim infrastructure solutions may be considered at the time of subdivision under Chapter 8, Rule 8.3.2.2 Restricted Discretionary Activity RD2.



APPENDIX 8.6.22 SOUTH EAST BELFAST OUTLINE DEVELOPMENT PLAN**8.6.22.A CONTEXT**

Belfast, originally a raupo swamp, developed as a township following the establishment of farming runs in the 1850's and the commencement of agricultural and industrial activities a couple of decades later. The settlement is physically distinct due to its situation at the northern edge of the city and its separation from the rest of Christchurch by the Styx River corridor to the south and extensive rural/urban boundary. Belfast is a highly significant area for local Maori. It has historically been a traditional thoroughfare for travelling between Kaiapoi and Banks Peninsula. The Styx River, Kaputone Stream, railway line and proposed Northern Arterial Motorway will contain this new neighbourhood and provide the opportunity to clearly identify it as a distinct place distinguished by its connection with the Styx River.

8.6.22.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is also provided in the Belfast Area Plan, Christchurch City Council, June 2010. <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/belfast-area-plan/>

8.6.22.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1.- 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. The edge of residential development will be visible from Main North Road and across the river from the Styx River Conservation Reserve and Redwood Springs neighbourhood. New development is to be designed to take maximum advantage of the Styx River through providing visual and physical access to the river corridor for residents and the wider community. This can be achieved through the provision of view shafts, pedestrian/cyclist links, alignment of roads and footpaths, location of reserves and orientation of allotments.
2. Belfast/Northwood Key Activity Centre is in close proximity. The neighbourhood is to be designed to take advantage of this, with higher densities closer to the Key Activity Centre and good connections to it.
3. Radcliffe Road will provide access between the motorway and Main North Road. New development will need to be designed to have a good interface with this road. The treatment is to be consistent along its length.

8.6.22.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. Subdivision layouts are to be designed to align roads and footpaths along the edge of the river corridor in the same manner as Willowview Drive to the south.

- b. The new neighbourhood is to link with the East Belfast ODP area, adopting similar treatments for the interface with the railway line and motorway, to ensure a good outlook and acceptable noise levels for residents, and take advantage of any recreational opportunities.
- c. A short section of Kaputone Stream runs along the north eastern boundary of the ODP area. It is to be enhanced and utilised as a design feature and recreational asset in the same manner as the rest of the corridor.

2. DENSITY VARIATION

- a. Area 1. B - This area interfaces with the Kaputone Stream and motorway corridor and is an irregular shape. This may limit its development capacity. Rule 8.3.3.11(b) density exemptions apply to this constrained area.
- b. Area 2 - The irregular southern boundary and the need for setbacks will reduce the development capacity of this block a little, but it is otherwise unencumbered and a density of at least 15 hhs/ha is to be achieved.
- c. Area 3 - This pocket of land has severe development constraints and may be more appropriately used for stormwater management, conservation and recreational use. Should this not eventuate lower density residential development may be achievable. Rule 8.3.3.11(b) density exemptions apply to this constrained area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A community (neighbourhood) park close to the north side of Radcliffe Road in a central location.
- b. A community (neighbourhood) park alongside the Styx River in a central location.
- c. Recreational routes along the Styx and Kaputone River esplanades.
- d. Two heritage items are to be retained, being the 17 Blakes Road stable block and 120 Radcliffe Road bay villa.
- e. The location of the historic Maori footpath that once ran through Belfast is to be identified and the route restored or marked.

4. ACCESS AND TRANSPORT

- a. Radcliffe Road to be upgraded to collector road status to provide for public transport, pedestrian and cycleways.
- b. Blakes Road to be upgraded to urban standard, to correlate with the design for the section through East Belfast RNN.
- c. A fully interconnected local road network across the site that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport and that provides connections with Radcliffe Road, Blakes Road and across Thompsons Road to connect with the East Belfast ODP area.
- d. At least one access onto Radcliffe Road from Area 1.a. in addition to Blakes Road.
- e. More than one access onto Radcliffe Road from Area 2 to enable a loop road through the area.
- f. Pedestrian and cyclist links to adjacent areas (including over the railway line and under the motorway) and to the Styx River and Kaputone Stream corridors.

- g. Formation of a section of the Northern Line Cycleway, an off-road pathway from Belfast to South Hagley Park.

5. STORMWATER

- a. Two stormwater facilities adjacent to the Styx River in Area 2.
- b. Stormwater management area adjacent to Main North Road.

6. WATER AND WASTEWATER

- a. A new water supply main is to be constructed from the Thompsons Water Supply Pump Station (on Thompsons Road next to the railway line) or from the water supply main on Thompsons Road, which runs south and east through the South East Belfast ODP area to connect to the Highfield ODP area.
- b. A new pressure main along Thompsons Road to the sewer on Main North Road will be required to service the new neighbourhood. Wastewater Pump Station 62 will need to be upgraded to accommodate growth in the Belfast area.

7. STAGING

- a. There are no staging requirements other than those relating to the provision of infrastructure.



APPENDIX 8.6.23 NORTH WEST BELFAST OUTLINE DEVELOPMENT PLAN**8.6.23.A CONTEXT**

The North West Belfast Outline Development Plan area is located on the northern edge of the city and is generally bounded by Johns Road, the Main North Road, the Groynes open space and the Waimakariri stopbank. The neighbourhood lies in close proximity to many essential facilities and amenities including the shopping centres at Belfast and Northwood as well as having easy access to major employment nodes at Belfast and the Airport. The established residential areas at Belfast and Northwood are located to the immediate east, north and south of the site. The Western Belfast bypass is located to the west of the site.

8.6.23.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is also provided in the Belfast Area Plan, Christchurch City Council, June 2010. <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/belfast-area-plan/>

8.6.23.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1 - 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. The main feature of this area will be the outlook to the adjacent open space to the north west of the site and the connections available to the Groynes, Clearwater and Waimairi walkway. Maximum advantage can be taken of these features through the provision of view shafts, pedestrian/cyclist links, alignment of roads and footpaths, location of reserves and orientation of allotments.
2. This new neighbourhood offers significant opportunities in respect of integrating the new areas with on-site and nearby natural features and open space including the Groynes Reserve, Clearwater and the adjacent walkways.
3. A new neighbourhood centre (zoned Commercial Core) located close to the Main North Road intersection with Johns Road, will provide a focus for the area and offer a range of local retail, business and community services.
4. Where existing properties are to remain or where the boundary of the RNN abuts properties in the Residential Suburban Zone, larger section sizes and/or planting buffers at the interface may be required.
5. The subdivision design is to achieve an open and attractive interface with the adjoining open spaces.
6. The subdivision design is to provide a good interface with adjacent roads and generally the interface treatment is to be consistent along the length of the road.
7. Any on-site surface stormwater treatment/detention facilities provided are to be generally associated with open space locations.

8.6.23.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple landowners within the ODP area and a number of well-established existing properties. Subdivisions shall demonstrate how new development is to be coordinated between the different land owners.

2. DENSITY VARIATIONS

- a. Whilst a density of at least 15hh/ha is required across the ODP area, the land to the west of the Western Belfast ByPass will not achieve this yield due to access constraints. Rule 8.3.3.11(b) density exemptions apply to this constrained area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A walkway link between Belfast (intersection of Main North Road and Johns Road) to the Waimairi walkway.
- b. Two community (neighbourhood) parks generally located on the west end of the site and within the east section of the site close to the neighbourhood centre.
- c. A site boundary setback of 15 metres from the Devondale Driveway and the area within the setback is to include a consistent design of permeable fences and the placement of key trees and shrubs within this 15m setback.

4. ACCESS AND TRANSPORT

- a. A collector road running through the site from a point generally opposite Richill Street to Groynes Drive. This road is to be capable of accommodating a bus route.
- b. A single intersection is to be formed either directly on the Richill Street intersection with Main North Road or on Darroch Street, at a safe distance from the intersection of Darroch Street and Main North Road, in consultation with the relevant road controlling authority.
- c. Access to Johns Road between Lagan Street and Swift Street.
- d. A fully connected local road network across the neighbourhood that achieves a high level of accessibility for people including opportunities for walking, cycling and public transport. This will provide connections to Main North Road, Johns Road, and Groynes Drive and pedestrian and cyclist connections to the Groynes and the Waimairi walkway.
- e. Residential and other activities will have no direct vehicular access to Johns Road other than via intersections shown on the ODP while Johns Road between Groynes Drive and Main North Road is defined as a major arterial road in this Plan or until the state highway status of this part of Johns Road is revoked, whichever occurs the earlier. This requirement can be Defer with the written approval from the relevant road controlling authority.
- f. The connection of the collector road across the Devondale Driveway will be subject to agreement being reached with the existing owners of that land or alternative legal mechanisms such as acquisition under the Public Works Act.

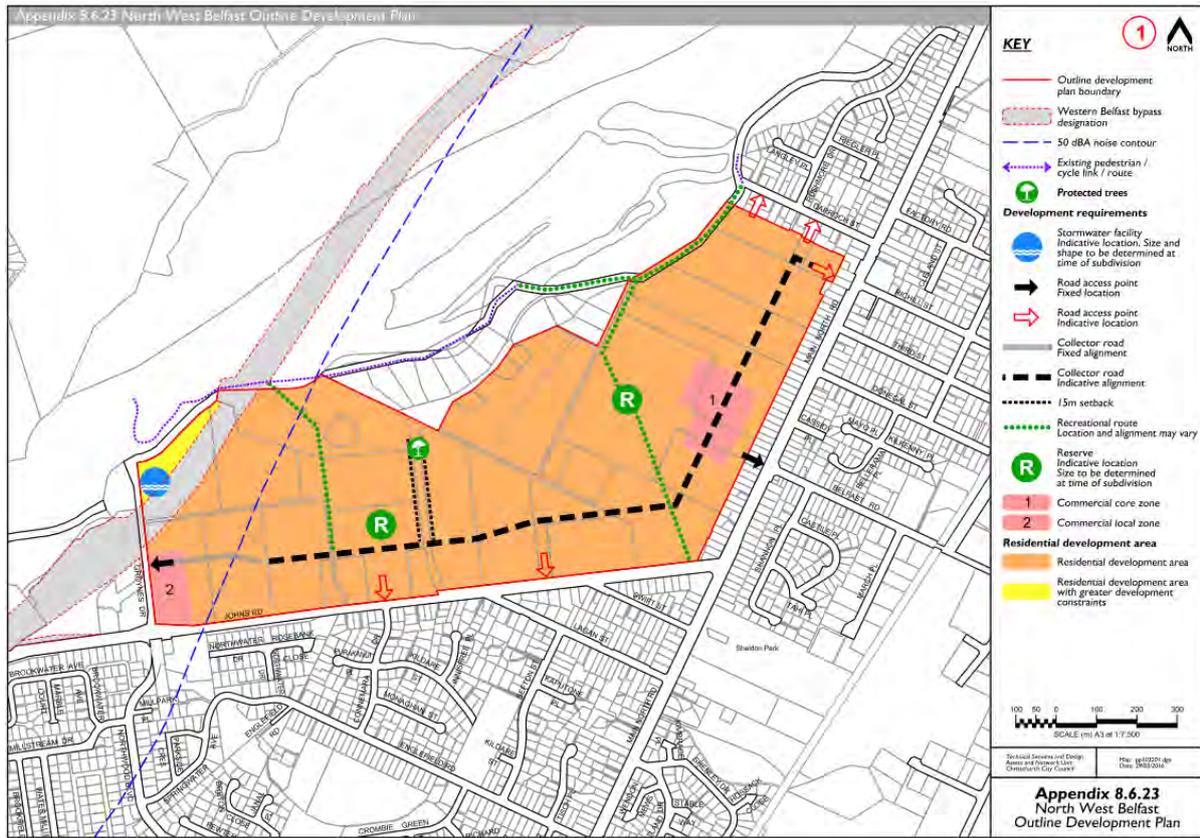
5. STORMWATER

- a. A stormwater management solution for the area which allows for the integration of stormwater with the surrounding Otukaikino catchment.
- b. Where off-site stormwater treatment/detention facilities are provided these are to be developed in conjunction with enhancement of the habitat and ecological values of the Otukaikino River and tributaries that the stormwater system is connected to.

- c. Natural Springs (if any) to be identified and safeguarded at the time of subdivision.
- d. The design, layout and plant species proposed for any stormwater areas are to be undertaken and selected having consideration to the operations of the Christchurch International Airport.

6. WATER AND WASTEWATER

- a. A new water supply main through the ODP area connecting to the Belfast water supply pump station and existing water supply mains on Groyne Drive and Johns Road.
- b. A new wastewater main through the ODP area connecting to the existing wastewater main on Main North Road. Wastewater Pump Station 62 will need to be upgraded to accommodate growth in the Belfast area.



APPENDIX 8.6.24**EAST BELFAST OUTLINE DEVELOPMENT PLAN****8.6.24.A CONTEXT**

Belfast, originally a raupo swamp, developed as a township following the establishment of farming runs in the 1850's and the commencement of agricultural and industrial activities a couple of decades later. Belfast is a highly significant area for local Maori. It has historically been a traditional thoroughfare for travelling between Kaiapoi and Banks Peninsula. The East Belfast ODP area extends east and west from Blakes Road which divides the new neighbourhood in two. The Main North Railway Line runs to the west and the Northern Arterial Motorway designation to the east. The Belfast Business Park (previously occupied by the Canterbury Freezing Works) is generally to the north. The Belfast/Northwood Key Activity Centre is to the south west. A defining feature of the site is the Kaputone Stream, which traverses the site. It is recognised as both an important natural feature of the area and as having cultural significance to local Iwi. East Belfast also contains Spring Grove, a Heritage Item that is recognised as being an important heritage resource for the Belfast Community. The construction of the Northern Arterial Motorway will require the realignment of the Kaputone Stream.

8.6.24.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is also provided in the Belfast Area Plan, Christchurch City Council, June 2010. <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/belfast-area-plan/>

8.6.23.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1.- 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. The Kaputone Stream will become the major feature of this neighbourhood together with Spring Grove heritage house. New development is to have an open and attractive interface with the Kaputone Stream corridor.
2. A number of mature trees also provide a link to the past. Maximum advantage is to be taken of these features through provision of view shafts, alignment of roads, pedestrian/cyclist links and orientation of allotments.
3. A high quality public open space system comprising a network of green linkages including esplanade reserve and community (neighbourhood) parks within a curvilinear corridor system including stormwater facilities and public amenity areas is anticipated.
4. The interface with the railway line and motorway is to be designed to ensure a good outlook and acceptable noise levels for residents and take advantage of any recreational opportunities.
5. Blakes Road will become a primary link through the neighbourhood. New development is to be designed to have a good interface with this road.
6. Where practicable similar interface treatments will be achieved along the length of the railway line, the stream corridor, the motorway and Blakes Road.
7. A site is zoned Commercial Local on the west side of Blakes Road between the RNN Zone and Belfast Business Park. This can provide local shopping, community and services uses and become a focal point for the community.
8. There are two protected trees which are to be retained and could become a feature of the development.

8.6.24.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. An odour buffer area is to be provided adjacent to Belfast Road until such time as specific reverse sensitivity issues cease. Activities within the odour buffer area are limited to non-residential activities including educational, spiritual, day care or health facility uses until such time as the buffer area is no longer required, after which residential activities can locate in this area.

2. DENSITY VARIATIONS

- a. In the area identified as Spring Grove heritage house as shown on the Outline Development Plan, the minimum allotment size shall be 3,500m². Rule 8.3.3.11(b) density exemptions apply to this constrained area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A continuous open space corridor generally based on the alignment of the Kaputone Stream and integrated with stormwater devices, cycle and pedestrian facilities, including esplanade reserve with an average width of 20m and a minimum width of 5m.
- b. Where part of the open space areas, including the Kaputone Open Space Corridor are not required by the Council for public open space, the land shall then be treated as a continuation of the immediately adjacent residential area and the Residential New Neighbourhood rules shall apply unless otherwise stated in consent notice under section 221 of the Resource Management Act (or similar mechanism) for that land.
- c. A community (neighbourhood) park in a central location.

4. ACCESS AND TRANSPORT

- a. A fully interconnected local road network across the site that achieves a high level of accessibility for people including opportunities for walking, cycling and public transport and that provides connections with Thompsons Road and Blakes Road and safe and convenient pedestrian and cycle access to the South East Belfast ODP area, to facilitate access to nearby facilities such as Sheldon Park, the Belfast/Northwood Key Activity Centre the Commercial Local Zone and Belfast School.
- b. Blakes Road is to be upgraded to collector standard to become the primary movement route ('the spine road') through the site linking Belfast Road with Thompsons Road to the south and continuing through South East Belfast ODP area to Radcliffe Road.
- c. Connections to the cycle routes alongside the railway line and motorway from within the neighbourhood.

5. STORMWATER

- a. A sustainable stormwater management system for the neighbourhood integrated alongside open space reserves and compatible with the natural, cultural, ecological and amenity values of the site.
- b. All natural watercourses in the neighbourhood are to be integral components of the open space network.

6. WATER AND WASTEWATER

- c. Water supply mains are in place. A new well will be required at the Thompsons water supply pump station to service growth in the Belfast area.
- d. Wastewater mains are in place. Wastewater Pump Station 62 will need to be upgraded to accommodate growth in the Belfast area.

7. STAGING

- a. No more than 200 residential allotments shall be created until such time as Blakes Road (from Belfast Road to Radcliffe Road) has been upgraded to a minimum 9m wide sealed carriageway or until such time as financial provision has been made for these works within the Council's Capital Works Programme and Development Contributions Policy, whichever is the earlier.
- b. Where any part of the Northern Arterial Motorway Designation is uplifted the Residential New Neighbourhood Zone rules shall apply unless otherwise stated in a consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land.



APPENDIX 8.6.25 PRESTONS (NORTH AND SOUTH) OUTLINE DEVELOPMENT PLAN

8.6.25.A CONTEXT

The Prestons Outline Development Plan area covers approximately 200ha of land on the north east edge of the city and involves land both north and south of Prestons Road. It is bounded by Mairehau Road to the south and Lower Styx Road to the north. To the east, the site adjoins the established suburb of Burwood and residential developments such as The Limes, Tumara Park and Waitikiri. There are also two 18-hole golf courses to the north-east that link the zone to Bottle Lake Forest Park. To the west, there is mostly an area of what is considered to be more productive and versatile soils, which provides a setback and buffer to residential properties from Marshland Road.

8.6.25.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide.

8.6.25.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1.- 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. New development is to integrate with established urban areas and with on-site and nearby natural features and open space and the Neighbourhood Centre on Prestons Road.
2. The key feature of the new neighbourhood will be the central stormwater and open space corridor.
3. There is potential for at least one small scale community and commercial node, in a high profile, readily accessible location.

8.6.25.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION AND INTERFACES

- a. Subdivision designs will demonstrate connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.
- b. From and along the rural boundary a 15m building setback is required and prior to or concurrently with the construction of the first building on any allotment, a solidly clad boundary fence shall be erected, having a minimum height of 1.8 metres and a maximum height of 2m.
- c. A 10m deep landscape strip shall be planted along the frontage with Lower Styx Road with native shrubs and small trees selected from the Prestons Planting List. One large native tree selected from Prestons Planting List shall be provided per 40m² of the 10m required landscape strip.
- d. Buildings shall be setback 15m from Lower Styx Road.
- e. Fencing along the boundary with Lower Styx Road, and fencing along first 10m of internal boundaries back from Lower Styx Road, shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.

- f. A 3m landscape strip shall be planted along Mairehau Road with native shrubs and small trees selected from the Prestons Planting List. One tree selected from the Prestons Planting List shall be provided per 20m² of the 3m required landscaping strip. A Minimum 50% of required trees shall be native.
- g. Buildings shall be setback 10m from Mairehau Road.
- h. Fencing on the boundary with Mairehau Road, and fencing along first 3m of internal boundaries, back from Mairehau Road shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.
- i. A 10m landscape strip shall be provided adjacent to the boundary with the Waitikiri and Windsor Golf Courses and shall be maintained as turf. One large tree selected from the Prestons Planting List shall be provided per site adjoining golf courses. One additional large tree selected from the Prestons Planting List shall be planted per 100m² of the 10m required landscape strip.
- j. A minimum 10m building setback from the boundary with the Waitikiri and Windsor Golf Courses.
- k. Fencing on the boundary with Waitikiri and Windsor Golf Courses, and fencing along first 10m of internal boundaries back from Waitikiri and Windsor Golf Courses, shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.

2. DENSITY VARIATIONS

- a. A density of between 13 and 15 households per hectare (hhs/ha) is to be achieved across the ODP area, with variety in density and housing types. The density types shall be defined on the Outline Development Plan maps below or on an approved subdivision consent plan.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A continuous reserve corridor located from the Domain on Prestons Road through to Mairehau Road.
- b. Additional community (neighbourhood) parks are required to support the higher density areas.

4. ACCESS AND TRANSPORT

- a. A fully interconnected local road network across the site that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport.
- b. No direct vehicle access from any residential allotment shall be granted to Mairehau Road from the following unless the 80km speed limit on Mairehau Road is reduced to 60km or less, or a subdivision consent plan establishing residential access is approved;
 - i. any secondary road until such time as the portion of the main primary road linking Prestons Road to Mairehau Road is open to traffic;
 - ii. any residential allotment.

5. STORMWATER

- a. All watercourses in the neighbourhood are to be integral components of the open space network.

6. WATER AND WASTEWATER

- a. The area is serviced by a vacuum sewer system. The Vacuum Sewer Pump Station VS5003 has capacity for the equivalent of 2,364 residential allotments.

7. STAGING

- a. No more than 1700 residential units and 7200m² of non-residential activities within the Prestons ODP area shall occur until such time as construction of the Northern Arterial Motorway and the 4-laning of QEII Drive between Main North Road and Innes Road together with either the Northern Arterial Motorway extension or the Hills Road extension has commenced.

8. PRESTONS PLANTING LIST

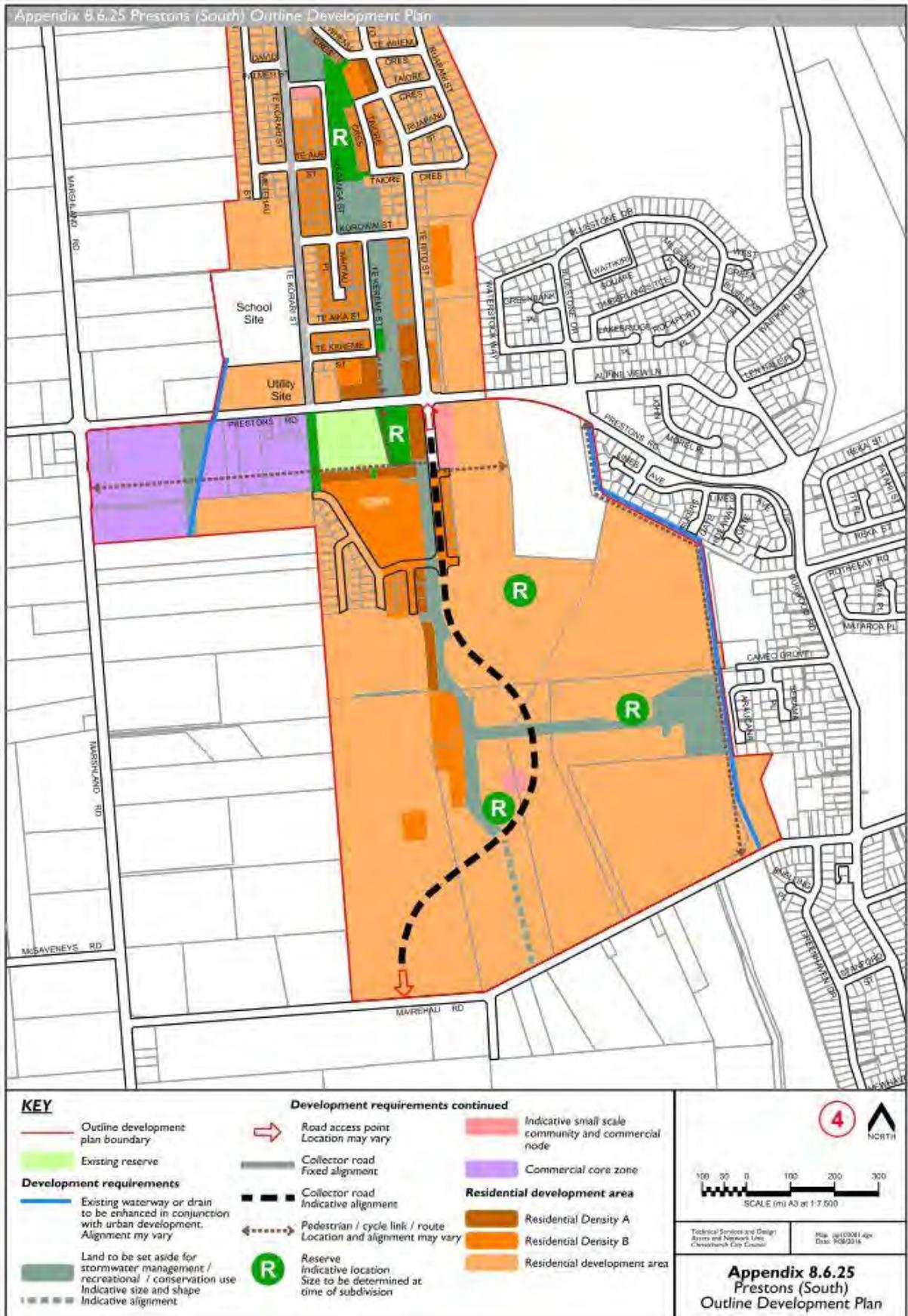
Large Native Trees	
<i>Dacrydium cupressinum</i>	rimu
<i>Podocarpus totara</i>	totara
<i>Prumnopitys taxifolia</i>	matai

Large Exotic Trees	
<i>Acer campestre</i>	field maple
<i>Alnus Glutinosa</i>	black alder
<i>Liquidambar styraciflua</i>	liquidambar
<i>Platanus orientali</i>	'autumn glory' plane tree
<i>Quercus coccinea</i>	scarlet oak
<i>Quercus palustris</i>	pin oak
<i>Tilia cordata</i>	small-leaved lime

Native Shrubs and Small Trees >1.2m	
<i>Coprosma propinqua</i>	mikimiki
<i>Coprosma robusta</i>	karama
<i>Coprosma aff.</i>	mikimiki (shrub)
<i>Cordyline australis</i> ti kouka	kouka/cabbage tree
<i>Griselinia littoralis</i>	kapuka/broadleaf
<i>Hebe salicifolia</i>	koromiko (shrub)
<i>Hoheria angustifolia</i>	hohere/narrow-leaved lacebark
<i>Lophomyrtus obcordata</i>	rohutu/nz murtle
<i>Melicope simplex</i>	poataniwha (shrub)
<i>Melicytus ramiflorus</i>	mahoe
<i>Myrsine divaricata</i>	weeping mahout
<i>Olearia paniculata</i>	golden akeake/akiraho
<i>Pennantia corymbosa</i>	kaikomako
<i>Phomium tenax</i>	harakeke
<i>Pittosporum tenuifolium</i>	kohuhu/black matipo/tawhiro
<i>Pseudopanax crassifolius</i>	horoeka/lancewood

Small Native Trees	
<i>Dodonea viscosa</i>	akeake
<i>Kunzea ericoides</i>	kanuka
<i>Leptospermum scoparium</i>	manuka
<i>Plagianthus regius</i> manatu	lowland ribbonwood
<i>Sophora microphylla</i>	south island kowhai
Native Shrubs <1.2m	
<i>Anemanthele lessoniana</i>	hunangamoho/wind grass
<i>Astelia fragrans</i>	kakaha/bush lily
<i>Carex buchananii</i>	purei
<i>Carex testacea</i> speckled sedge	speckled sedge
<i>Cyperus ustulatus</i>	toetoe upotangata
<i>Dainella nigra</i>	inkberry
<i>Festuca novae-zelandiae</i>	fescue tussock
<i>Haloragis erecta</i>	toatoa
<i>Hypericum gramineum</i>	new zealand st johnswort
<i>Libertia ixioides</i>	mikoikoi/nz iris
<i>Poa cita</i>	silver tussock
<i>Poa colensoi</i>	blue tussock
<i>Polystichum richardii</i>	pikopiko/black shield fern
<i>Uncinia uncinata</i>	hook-sedge





APPENDIX 8.6.26 HIGHFIELD PARK OUTLINE DEVELOPMENT PLAN**8.6.26.A CONTEXT**

The Highfield Park RNN is located in the Marshlands Area of Christchurch, it extends north and south from Prestons Road. The first settlers in the 1860's undertook major drainage work to turn the swampland into productive farmland. Hills Road, which forms most of the eastern boundary of the neighbourhood was formed along the hard soil which provided the only safe route through the area, hence its curvilinear alignment and country lane character. The Styx River forms the northern boundary and Horners Drain traverses the southern half of the site, mostly in a deep open box drain with steep sides. Views are afforded across rural land to the north and east and towards the Port Hills to the south. There are a few large existing residential units located towards the centre of the neighbourhood. A number of established trees of both native and exotic species are located along Hills and Hawkins Roads, Prestons Road and within the environs of residential units. Prestons Road provides access to the established neighbourhood of Redwood to the west and the Prestons RNN and neighbourhood centre to the east. The Northern Arterial Motorway corridor will form the western boundary.

8.6.26.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide.

8.6.26.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1–8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. The Styx River, the proposed Northern Arterial Motorway, QEII Drive and rural land to the east will contain this new neighbourhood and provide the opportunity to clearly identify it as a distinct place. The linear nature of the site lends itself to being structured around a central corridor comprising the collector road and linear reserves.
2. North-south alignment of roads will enable views to the south as well as good solar access to properties.
3. New development is to be designed to have an open and attractive interface with the river corridor and provide visual and physical access to the river corridor for residents and the wider community.
4. Advantage can also be taken of Hills Road and existing trees and hedgerows to provide a connection with the past.
5. Development immediately adjacent to Hills Road and Hawkins Road is to provide a transition between the RNN and rural zoned land to the east and respect the rural character and function of the road.
6. Where existing properties are to remain larger section sizes and planting buffers adjacent to them may be required.
7. New development adjacent to the motorway and QEII Drive is to be designed such that a good outlook to and from the road and acceptable noise levels for residents is achieved. This may require longer allotments, screen planting and mounding. If acoustic fencing is used its blank appearance should be softened by planting.
8. There is potential for at least one small scale community and commercial node, in a high profile, readily accessible location.

8.6.26.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs are to demonstrate good connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.
- b. Development is to face onto Prestons Road although there is to be no vehicle access to it, other than the collector road.
- c. Subdivision layouts are to be designed to align roads and footpaths along the edge of the river corridor.

2. DENSITY VARIATIONS

- a. Area 1 - Residential densities of at least 15 hhs/ha are anticipated, with densities generally increasing towards the collector road and towards Prestons Road and around any commercial node.
- b. Area 2 - There is a risk of flooding in this area due to a shallow aquifer and a drain that flows into it. Rule 8.3.3.11(b) density exemptions apply to this constrained area.
- c. Area 3 - There are special setback provisions relating to these areas alongside the motorway and Hills and Hawkins Road, which may restrict development capacity. Rule 8.3.3.11(b) density exemptions apply to this constrained area. Allotments immediately adjacent to Hills Road and Hawkins Road are to be a minimum net site area of 800m.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A continuous community (linear) park corridor incorporating Horners Drain from the Styx River corridor to QEII Drive. This corridor is to include a community (neighbourhood) park in the north of the neighbourhood and a community (neighbourhood) park adjacent to the collector road in the south of the neighbourhood.
- b. Three further community (neighbourhood) parks, one in the north eastern part of the neighbourhood and two in the south eastern part of the neighbourhood.
- c. Continuation of the Styx "Source to Sea" reserve network along the river corridor. A recreational route along the Styx River esplanade from Hawkins Road to connect with the Styx River Conservation Reserve adjacent to Redwood Springs. This to include a pedestrian/cyclist link under the Northern Arterial Motorway.
- d. Horners Drain is to be enhanced and naturalised to provide a point of difference within the neighbourhood.

4. ACCESS AND TRANSPORT

- a. Those roads identified in Diagram A are to be developed in accordance with the illustrated cross section.
- b. Improvements to the intersection of Main North Road/Prestons Road.
- c. Improvements to Prestons Road through the neighbourhood.
- d. A collector road running northwards and southwards from Prestons Road. This to include a signalised intersection at Prestons Road.
- e. Traffic signals (or an alternative intersection treatment agreed with the Council) at the intersection of Grimseys Road and Prestons Road.

- f. Upgrading of Hawkins Road between Prestons Road and Selkirk Road to include a minimum carriageway width of 7m and a shared path on the Highfield ODP side to accommodate walking and cycling.
- g. Upgrading of Hills Road between Prestons Road and QEII Drive to include a minimum carriageway width of 7m and a shared path on the Highfield ODP side to accommodate walking and cycling.
- h. A fully interconnected local road network across the site that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport. This is to provide connections with Prestons Road, Hills Road and Hawkins Road and access for pedestrians and cyclists to the Styx River corridor, Owen Mitchell Park (if possible under the motorway) and QEII Drive.

5. STORMWATER

- a. A stormwater management solution for the neighbourhood which allows for the integration of stormwater from upstream catchments such as Kruses Drain, Horners Stream and the Cranford Basin, but does not preclude the ability of stormwater from the Northern Arterial Motorway being effectively managed and discharged.
- b. A stormwater management facility incorporating a wetland area adjacent to QEII Drive
- c. Enhancement of the habitat and ecological values of the Styx River and its margins in association with stormwater management and provision of reserves and to give effect to the Styx River Stormwater Management Plan.
- d. Reconfiguration and enhancement of Horners Stream to improve its capacity and functioning for stormwater management while ensuring habitat and ecological values are enhanced and developed
- e. Natural springs (if any) to be identified and safeguarded at the time of subdivision.

6. WATER AND WASTEWATER

- a. New water supply trunk mains will be required through the Highfield ODP area, with connections to the East Belfast ODP area, Prestons Road and QEII Drive. A new Highfield well and water supply pump station will be required when development is approximately 80% complete.
- b. A wastewater master plan needs to be developed to determine the type of wastewater service that will be constructed in the Highfield ODP area. New wastewater main(s) will be required from the Highfield ODP area to the Northcote Collector on Main North Road, along Prestons Road and/or QEII Drive.

7. STAGING

- a. Prior to the approval of any subdivision north of the Transport Monitoring Line (TML) shown on the ODP construction of the following must commence:
 - i. Upgrading Prestons Road between the existing urban/rural boundary and the Hawkins/Hills Road intersection
 - ii. Formation of the collector road/Prestons Road intersection (including the provision of traffic signal infrastructure) and
 - iii. Upgrading the Main North Road intersection to better accommodate turning movements out of Prestons Road and right turn movements from Main North Road.
- b. Prior to the approval of any subdivision that creates the 400th residential allotment north of the TML construction on the installation of traffic signals at the Marshland Road/Prestons Road intersection must commence.

- c. Prior to the approval of any subdivision that creates the 750th residential allotment north of the TML construction on the installation of traffic signals at the Grimseys Road/Prestons Road intersection (or an alternative intersection treatment agreed with the Council) must commence.
- d. Hawkins Road is to be upgraded in conjunction with the establishment of any new road connections to Selkirk Place or Hawkins Road.
- e. Hills Road is to be upgraded in conjunction with the establishment of any new road connections to Hills Road. Upgrading to occur between QEII Drive and the new road connection until the establishment of the fifth connection, at which time the upgrading is to be completed between QEII Drive and Prestons Road.
- f. Once 1400 residential allotments have been granted consent in this RNN all subsequent subdivision applications for residential allotments must demonstrate that Level of Service E or better shall be achieved for the turn movements of the intersections identified in the table below. If construction of the Northern Arterial Motorway has commenced then these requirements shall not apply.

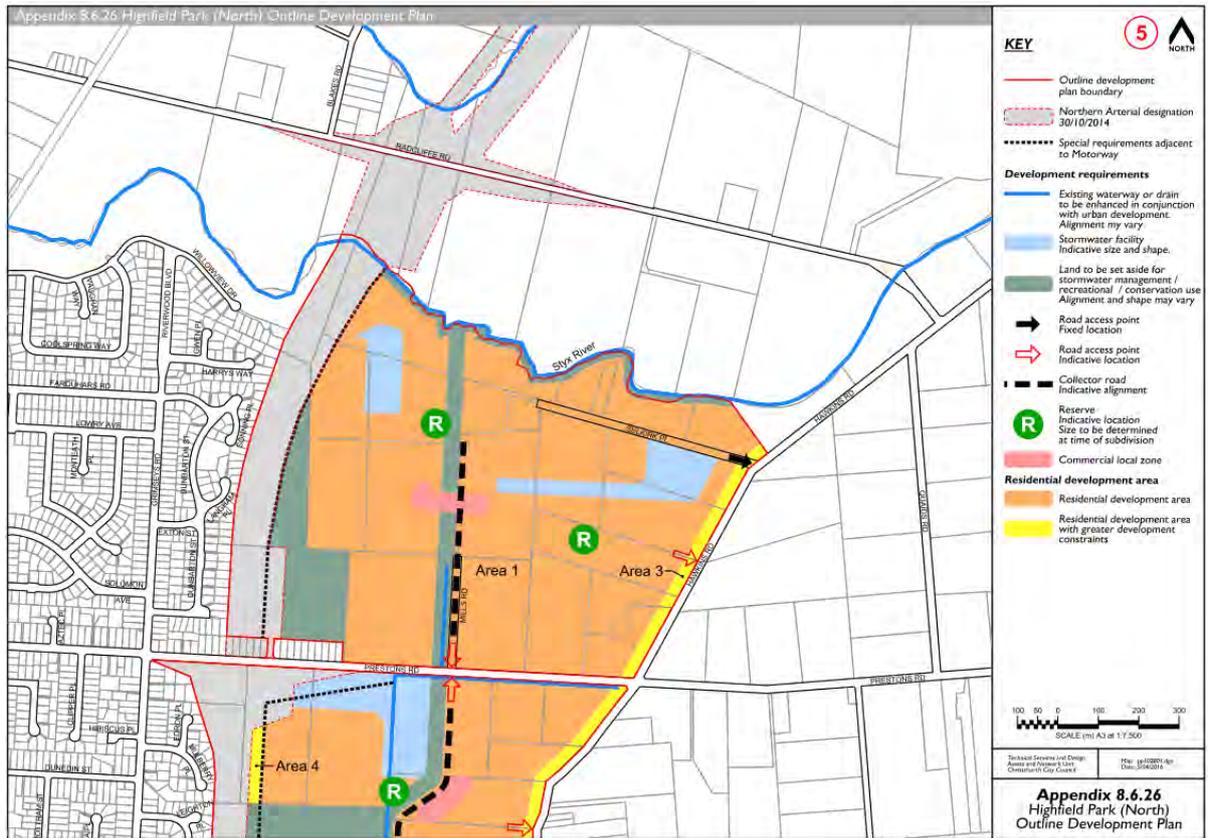
Intersection	Approach and Movement
Main North/Prestons	Main North Road - right turn. Prestons Road - left turn and right turn
Grimseys/Prestons	All movements
Collector road/Prestons	All movements (unless the traffic signals are already operational)
Hawkins/Hills/Prestons	All movements
Lower Styx/Hawkins/Marshland	Hawkins Road - all permitted movements. Marshlands road - right turn into Hawkins Road
Hills/QEII	Hills Road: left turn
QEII/Innes	QEII Drive: westbound through movement

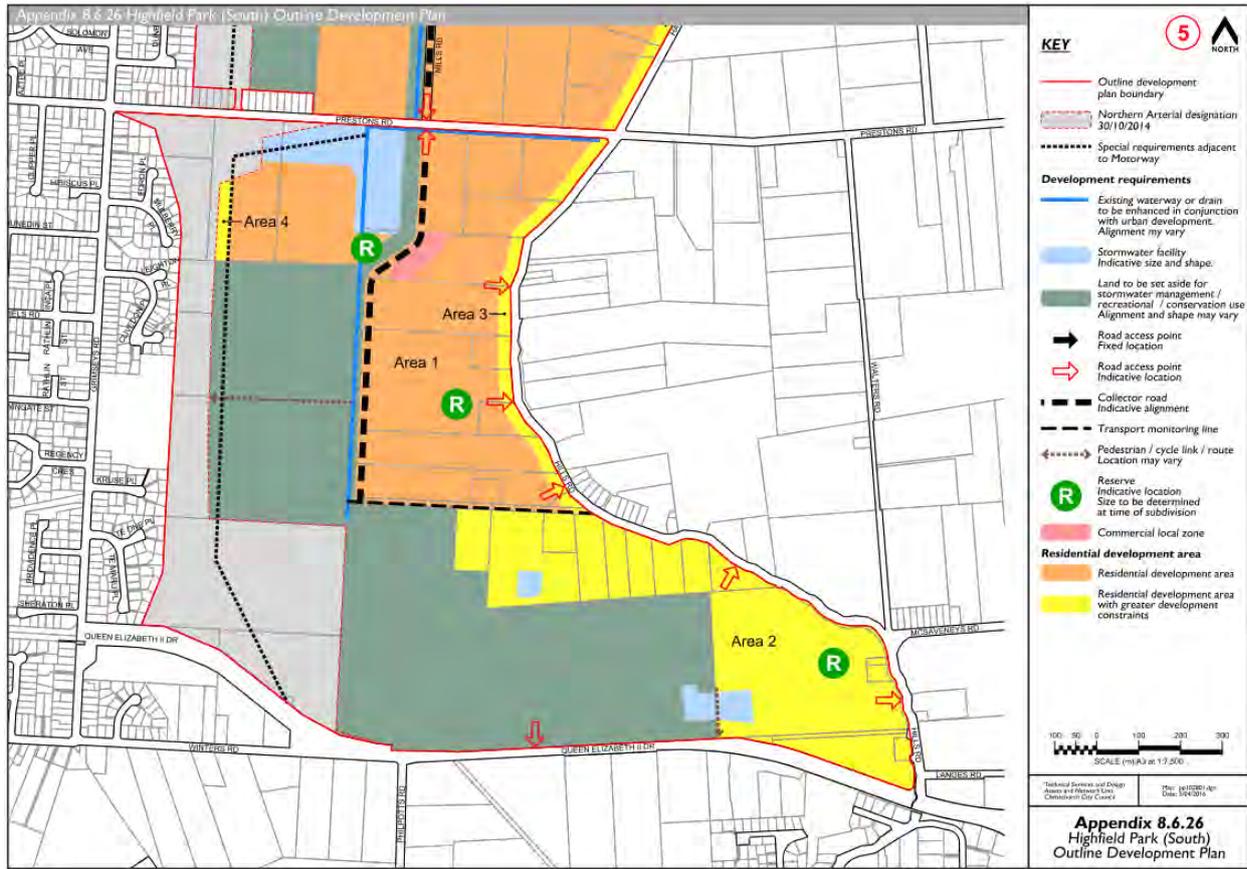
- g. Concurrently or prior to the approval of any subdivision that includes part of Horners Stream, an engineering design concept for the realignment of Horners Stream (from its connection with Kruses Drain through to the Styx River) and an ecological assessment of the design at a conceptual level shall be provided to the Council for consideration for certification. Detailed engineering, landscape and ecological design for each section of the Stream is required at the time of subdivision consent.

8. ADDITIONAL SETBACK REQUIREMENTS

- a. Minimum building setback from Hills and Hawkins Road shall be 10m. The full length of the frontage of Hills Road and Hawkins Road shall be planted to a depth of 5m from the road.
- b. Where a rear boundary or side boundary of any land within a subdivision abuts a property not owned by the applicant (other than land owned by the Council or NZTA) prior to any earthworks or land improvement being undertaken associated with the subdivision, the entire boundary length shall be planted to a depth of 5m and shall only include plants as listed below. Ongoing maintenance of the planted strip shall be required through Consent Notices imposed by condition of subdivision consent to be registered on the Certificate of Title of all new allotments to be created by the subdivision which abut such boundaries.

Alnus glu nosa - black alder	Quercus palustris - pin oak
Alnus rubra - red alder	Quercus robur fas gata
Carpinus betulinus fas gata - upright hornbeam	Tilia cordata - lime
Liquidambar styraciflua - liquidamber	Prunus species - flowering cherries





APPENDIX 8.6.27**UPPER STYX OUTLINE DEVELOPMENT PLAN****8.6.27.A CONTEXT**

This area to the north west of Christchurch lies to the south of the Styx River, one of the primary natural features of Christchurch. Prior to European settlement, the extensive wetlands and easy access to the sea made the Styx an important area for mahinga kai (food gathering) and for the cultivation and harvesting of flax. There are numerous large trees and boundary and garden planting. The Styx River forms part of the northern boundary of the neighbourhood and Highsted Stream and a number of drains run through it. Tullet Park is near the centre of the neighbourhood, Harewood Park, Willowbank Wildlife Reserve and the extensive Styx Mill Conservation Reserve are located to the west and north. The existing residential areas of Casebrook, Redwood and Regents Park lie to the south and east. Cavendish Business Park is located immediately to the east of the RNN with a frontage to Cavendish Road. The western boundary of the ODP area is formed by the airport noise contour.

8.6.27.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide.

8.6.27.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1.- 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. The main features of this area will be the waterways (Styx River and Highsted Stream), Tullet Park and its proximity to Styx Mill Conservation Reserve. Advantage can also be taken of existing trees and hedgerows to provide a sense of maturity and a connection with the past.
2. Where existing properties are to remain and where the RNN abuts properties in the Residential Suburban Zone larger section sizes and/or planting buffers adjacent to them may be required.
3. New development is to have an open and attractive interface with the Styx River corridor.
4. New development adjacent to the north western boundary should be to establish an appropriate interface with adjoining rural land.
5. Housing densities are to generally increase towards Tullet Park.
6. Higher density development may be appropriate opposite Cavendish Business Park and around the stormwater facilities.
7. There is a protected tree which is to be retained and its setting could be enhanced to provide a focal point for the local area.
8. There is potential for a commercial local centre on Claridges Road, opposite Tullet Park, to provide a focus for the development and support higher density areas.

8.6.26.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs are to demonstrate good connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.

- b. Development is to face onto Styx Mill Road, Cavendish Road, Claridges Road, Gardiners Road and Highsted Road.
- c. This edge of the neighbourhood will be visible across the river from the Styx Mill Conservation Reserve. As the reserve is intended to provide a wilderness experience, the subdivision design is to demonstrate how views of urban development from within the reserve can be minimised and where possible avoided.

2. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A recreational route between the Styx River corridor and Tullet Park, incorporating an enhanced and realigned Highsted Stream and new stormwater facilities.
- b. Three further community (neighbourhood) parks, two in the north and one in the south eastern part of the neighbourhood.
- c. An extension to Tullet Park.
- d. Continuation of the Styx "Source to Sea" reserve network along the river corridor.

3. ACCESS AND TRANSPORT

- a. A collector road running across the western side of the neighbourhood connecting Styx Mill Road and Claridges Road.
- b. A collector road running from Cavendish Road through the neighbourhood to Gardiners Road, forming crossroads with Highsted Road, a new north-south collector road (as in 3.a above) and Claridges Road. This road is to be capable of accommodating a bus route.
- c. A collector road running between Cavendish Road and a new north-south collector road (as in 3.a above).
- d. A fully interconnected local road network across the site that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport. This is to provide connections with Styx Mill Conservation Reserve, Tullet Park and existing roads.

4. STORMWATER

- a. A sustainable stormwater management solution for the neighbourhood integrated alongside open space reserves
- b. Enhancement of the habitat and ecological values of the Styx River and its margins in association with stormwater management and provision of reserves and to give effect to the Styx River/Purakaunui Area Stormwater Management Plan.
- c. Reconfiguration and enhancement of Highsted Stream to improve its capacity and functioning for stormwater management while ensuring habitat and ecological values are enhanced and developed
- d. Natural springs (if any) to be identified and safeguarded at the time of subdivision.

5. WATER AND WASTEWATER

- a. A water supply network, including the water supply main along the collector road.

- b. A pressure sewer network. Most of the area will discharge to the gravity main on Highsted Road. The properties on Cavendish Road will be serviced by a pressure sewer network, discharging to the gravity main on Cavendish Road.

6. STAGING

- a. There are no staging requirements beyond those relating to the provision of infrastructure.



APPENDIX 8.6.28**YALDHURST OUTLINE DEVELOPMENT PLAN****8.6.28.A CONTEXT**

Located on the north western outskirts of Christchurch this neighbourhood will integrate with and consolidate the established and developing residential community of Yaldhurst Masham, including Delamain to the south and Kintyre Estate and Broomfield to the east. Land is zoned for a Neighbourhood Centre adjacent to Yaldhurst Road. A creek runs along the southern boundary of the neighbourhood. High voltage distribution lines run through the neighbourhood. To the north is Christchurch International Airport and the 50DBA air noise contour affects the western part of the neighbourhood.

8.6.28.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide.

8.6.28.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1 - 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. This new neighbourhood is to be established around the Neighbourhood Centre which will form a focus for the community. As with Delamain the collector Road (Jarnac Boulevard) will be the spine of the new neighbourhood and a key structuring element.
2. Two other distinguishing features of this neighbourhood will be the green corridor associated with the distribution lines and the creek.
3. Subdivision layouts will take advantage of recreational and amenity values, while at the same time limiting the impact of the distribution lines and pylons. This will require careful consideration of road alignments, pedestrian/cyclist access points, orientation of allotments and boundary treatments.
4. Subdivision layouts are to be designed to take advantage of views to rural land to the west.
5. The development is to retain an open and attractive interface with the adjoining open spaces.
6. All development is to provide a good interface with adjacent roads. This interface treatment should generally be consistent along the length of the road.
7. To help mitigate the impact of distribution lines, special interface treatments such as deeper allotments and boundary planting within allotments, is to be provided for adjacent allotments.

8.6.28.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs are to provide for good connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.
- b. Jarnac Boulevard will extend north through the site and connect the neighbourhood with Yaldhurst Road.

- c. Integration with the surrounding existing green network is required. This includes integration with Broomfield Common to the south, the distribution line corridor and a possible future District Park to the west.

2. DENSITY VARIATIONS

- a. Residential density types are defined on the Outline Development Plan map or on an approved subdivision consent plan.

3 OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. Provision of a high quality public open space corridor along the existing 'creek' and surface water channel alignments.
- b. A 20m wide landscape strip along SH73 to accommodate a range of functions including the following:
 - i. East/West cycle and pedestrian movements along SH73.
 - ii. On-site local vehicle access.
 - iii. Screen planting in order to ensure a high quality visual interface between the development and SH73.
 - iv. Ground/surface mounding, fencing and associated screen planting in order to reduce traffic noise from SH73.

4. ACCESS AND TRANSPORT

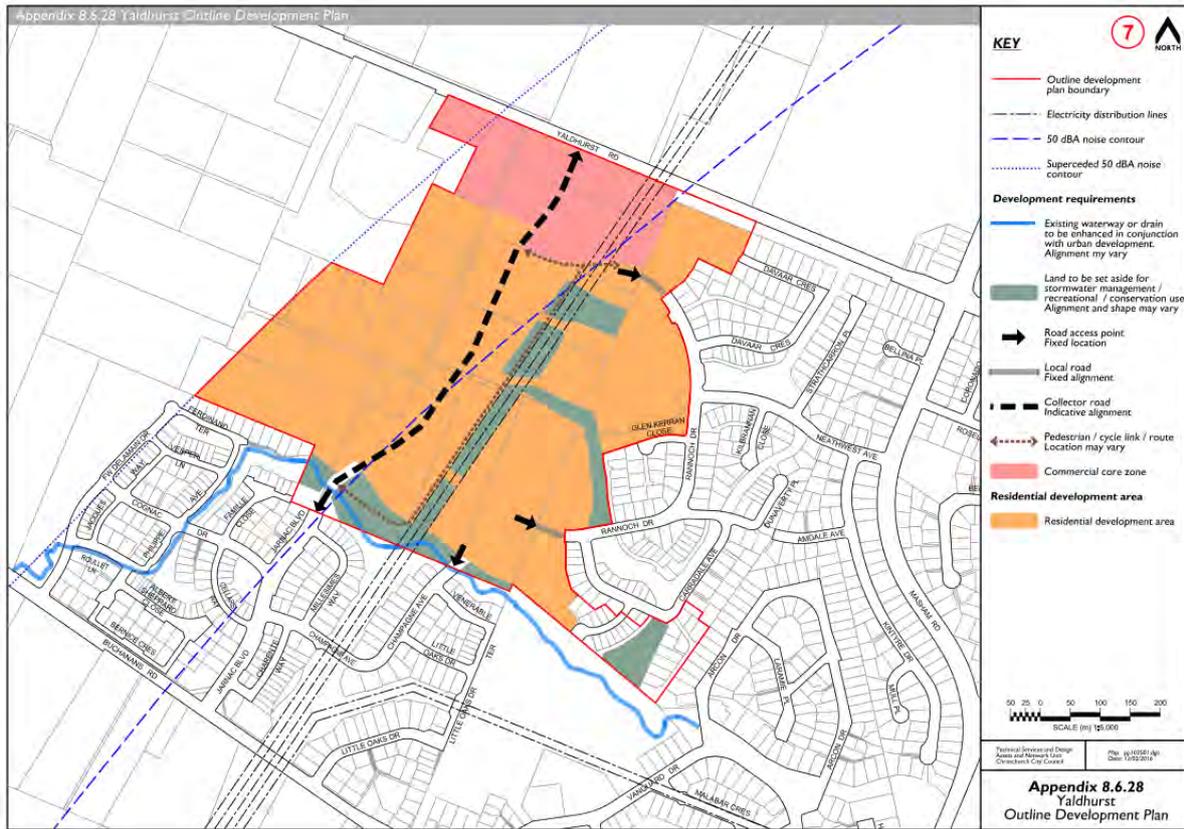
- a. A primary north-south collector road. This route should provide access off SH73 via a signalised intersection (located at no less than 600m from the Masham Rd / Yaldhurst SH73 intersection) and run south through the site (west of the existing distribution lines) to join with Jarnac Boulevard. This route to be capable of accommodating a bus route as well as access to adjacent properties.
- b. A fully interconnected local road network across the site that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport. Including two roads through the eastern part of the neighbourhood connecting with the collector road and linking in to both ends of Rannoch Drive to form a loop road.
- c. There shall be no road access or direct property access to Yaldhurst Road other than via the collector road.

5. STORMWATER

- a. An integrated stormwater management solution for the neighbourhood which combines both engineered techniques and low impact stormwater attenuation, in general accordance with the Living G (Yaldhurst) Surface Water Management System Operation and Maintenance Management Plan.
- b. All watercourses in the neighbourhood are to be integral components of the open space network.
- c. Existing creek alignments are to be retained and in some places widened, in order to help facilitate total stormwater detention across the site. The conveyance drainage network will feed to and utilise these alignments.
- d. Design and operation of the stormwater management system so as to reduce the potential for bird strike issues associated with the operation of Christchurch International Airport.

6. WATER AND WASTEWATER

- a. Existing water and wastewater mains will need to be extended to service the ODP area. It will be the developer's responsibility to construct the new water supply and wastewater mains.



APPENDIX 8.6.29 WIGRAM OUTLINE DEVELOPMENT PLAN**8.6.29.A CONTEXT**

The Wigram Outline Development Plan area is located on part of the former Wigram Aerodrome in the south west of the city. It is part of a larger neighbourhood developed under a former Living G zoning, known as Wigram Skies. This wider neighbourhood is characterised by substantial areas of conservation and open space and a commercial local centre, known as The Landing.

8.6.29.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the South West Area Plan, Christchurch City Council, April 2009 <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/south-west-area-plan/>

8.6.29.C DEVELOPMENT FORM AND DESIGN

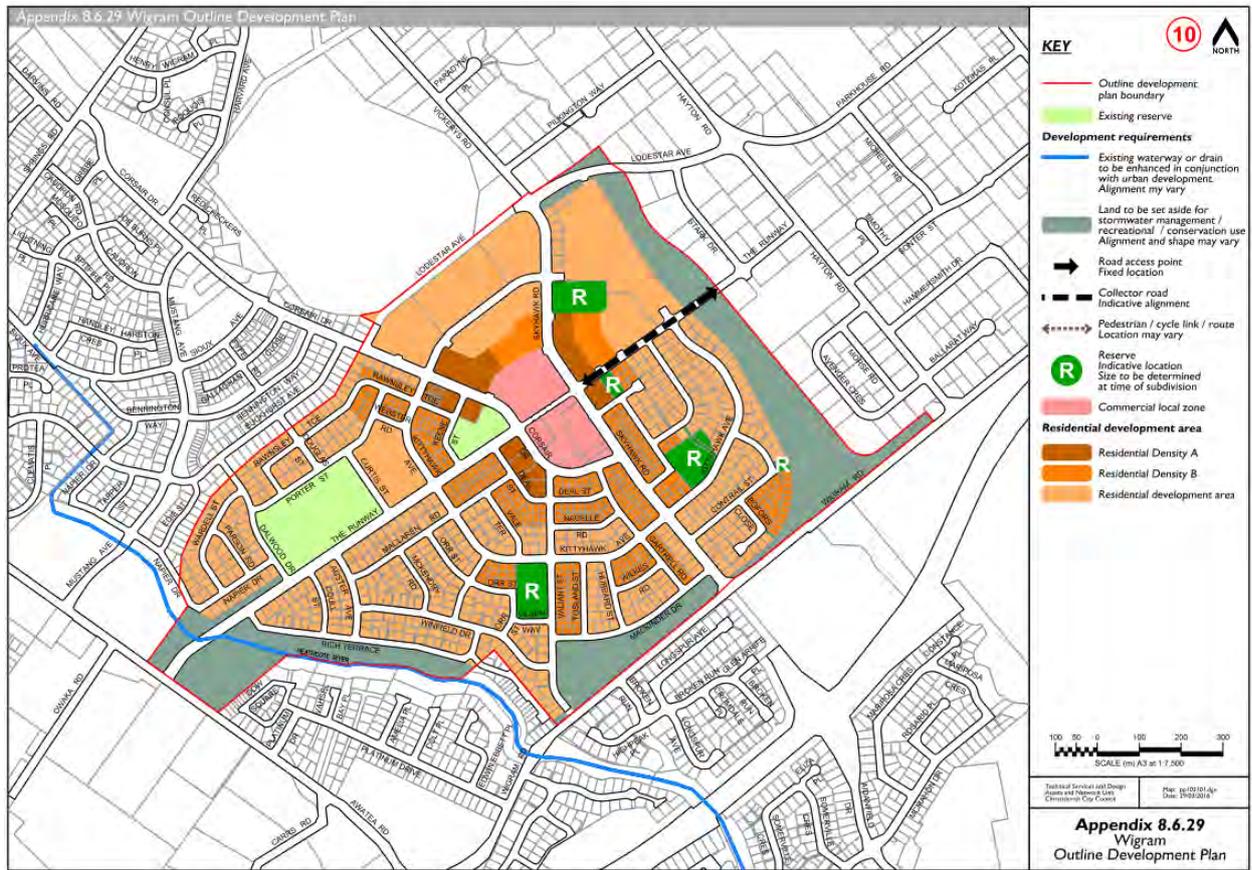
The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1.- 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. A sense of place is to be continued from the adjoining Wigram Skies development which is centred around the former runway and a new town centre (The Landing) and acknowledges airforce associations, Tangata whenua values and enhancement of the Heathcote River and Haytons Drain.
2. The town centre provides a focal point for the wider community.
3. The town centre and its surrounds is to have a more prominent built form associated with higher density development. Buildings with elements of additional height have been encouraged in the town centre to reinforce its role as a visual and activity focal point for the community.

8.6.29.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. A linear community park along the north-eastern edge of the neighbourhood following Haytons drain. The open space will accommodate stormwater infrastructure and help form a buffer between the residential area and the industrial area. The provision of open space to accommodate Haytons drain will provide an opportunity to protect and enhance ecological and tangata whenua values and restore wildlife habitat.
2. Community (neighbourhood) parks well distributed throughout the neighbourhood.
3. A collector road along the route of the runway, completing The Runway road between Awatea Road and Haytons Road.
4. A stormwater management system to include swales and flow paths as well as detention/soakage facilities within the public open spaces linking and containing the Heathcote River and realigned Haytons Drain. All stormwater systems are to be designed in a manner which recognises the values important to tangata whenua particularly in regards to enhancing ecological values and water quality associated with the Heathcote River and Hayton Drain.
5. Residential density types are defined on the Outline Development Plan map or on an approved subdivision consent plan.



APPENDIX 8.6.30 AWATEA OUTLINE DEVELOPMENT PLAN**8.6.30.A CONTEXT**

Awatea has a history of early Maori occupation. The name Owaka Road, recognizes the traditional 'waka' link from Knights Stream to the Heathcote River. Awatea means: light or bright pathway. From the mid-nineteenth Century the area was farmed. McTeigues Road and Carrs Road were named after early landowners who formed the roads. The extensive Mahurangi Reserve, incorporating the Heathcote River corridor forms the northern boundary of the neighbourhood, while the western, southern and eastern boundaries are formed by Wilmers Road, Halswell Junction Road and Wigram Road respectively. The Christchurch Southern Motorway bisects the neighbourhood, separating it into two communities, which are referred to here as Area 1, north of the motorway and Area 2, south of the motorway. High voltage distribution lines cross the eastern section of Area 2. The Little River Link cycleway, alongside the motorway, traverses the neighbourhood. Warren Park lies immediately to the west and Westlake Reserve is located to the east.

8.6.30.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the South West Area Plan, Christchurch City Council, April 2009 <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/south-west-area-plan/>

8.6.30.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1.- 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. Awatea is strategically located within the natural surface water system. The development of the neighbourhood provides the opportunity for better management of stormwater from the wider area.
2. New development is to be designed to take maximum advantage of Mahurangi Reserve and river corridor and Carrs Reserve, through providing visual and physical access to them for residents and the wider community. The Mahurangi Reserve will be the major feature of Area 1. The development of this neighbourhood provides the opportunity to acknowledge the traditional 'waka' link, along the river corridor and southwards towards Knights Stream. Area 2 has Carrs Reserve as its centrepiece.
3. A site on Awatea Road in the centre of Area 1 is zoned Commercial Local, allowing for a local centre to establish.
4. Development immediately adjacent to, or facing across a road to industrial zoned land or the motorway should be designed to provide a compatible boundary between the two uses. This may require a combination of larger section sizes, special building design and boundary planting.
5. Development is to face onto Wilmers Road, Owaka Road, Awatea Road and Wigram Road even where there is to be no direct property access to it.
6. New development is to have an open and attractive interface with all reserves in and adjoining the new neighbourhood.
7. Where existing properties or non-residential uses are to remain or distribution lines cross the residential area, larger section sizes and planting buffers adjacent to them, may be required.
8. Higher densities are anticipated in Area 1, around the junction of Awatea Road, Wigram Road and the motorway where Housing Accord developments are located. Higher densities are also appropriate close to collector roads, reserves, the local commercial centre or any other community facilities.
9. Landscaping and indigenous plantings that emphasise the cultural history of Awatea are to be incorporated into the subdivision design and reserve plantings. This includes the re-establishment of a section of the traditional Waka Trail where relevant.

10. There is potential for a pedestrian/cyclist overbridge between Carrs Road and Carrs Reserve to enhance and extend the connection to the Little River Cycleway.

8.6.30.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. Awatea is surrounded by other residential neighbourhoods: Wigram, Westlake and Longhurst/Knights Stream. Convenient and safe access between these communities and their facilities and Awatea, for all users, is to be provided.
- b. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs will demonstrate good connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.
- c. The boundary of Area 1, with industrial Zoned land and the motorway between Owaka Road and Carrs Road is to have a stormwater reserve of at least 10 metres wide, immediately north of the boundary, along its entire length.

2. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A network of open space, integrated with stormwater management facilities, connecting Warren Park, Mahurangi Reserve, Carrs Reserve, Westlake Reserve.

3. ACCESS AND TRANSPORT

- a. Collector roads running west to east through Area 1, between Awatea Road and Wigram Road and between Wilmers Road and Carrs Road and through Area 2 between McTeigue Road and Wigram Road. These are to be capable of accommodating a bus route.
- b. A fully interconnected local road network across the site that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport. This is to provide connections with Wilmers Road, Awatea Road, Wigram Road, Mc Teigue Road and Halswell Junction Road, which bound the neighbourhood as well as Owaka Road and Carrs Road within the neighbourhood. Access for pedestrians and cyclists is required to the local commercial centre and reserves within the neighbourhood as well as recreational and community facilities in neighbouring suburbs.
- c. Connections to the Little River Cycleway from the north and along Owaka Road.
- d. Vehicle Access, Area 1a - when a road connection from Rich Terrace becomes available any existing vehicle access point to Wigram Road shall be closed.

4. STORMWATER

- a. An overall stormwater infrastructure system has been designed. It is important that as development occurs, stormwater is controlled in a manner that accords with this overall design. All watercourses in the area are to be integral components of the open space network.

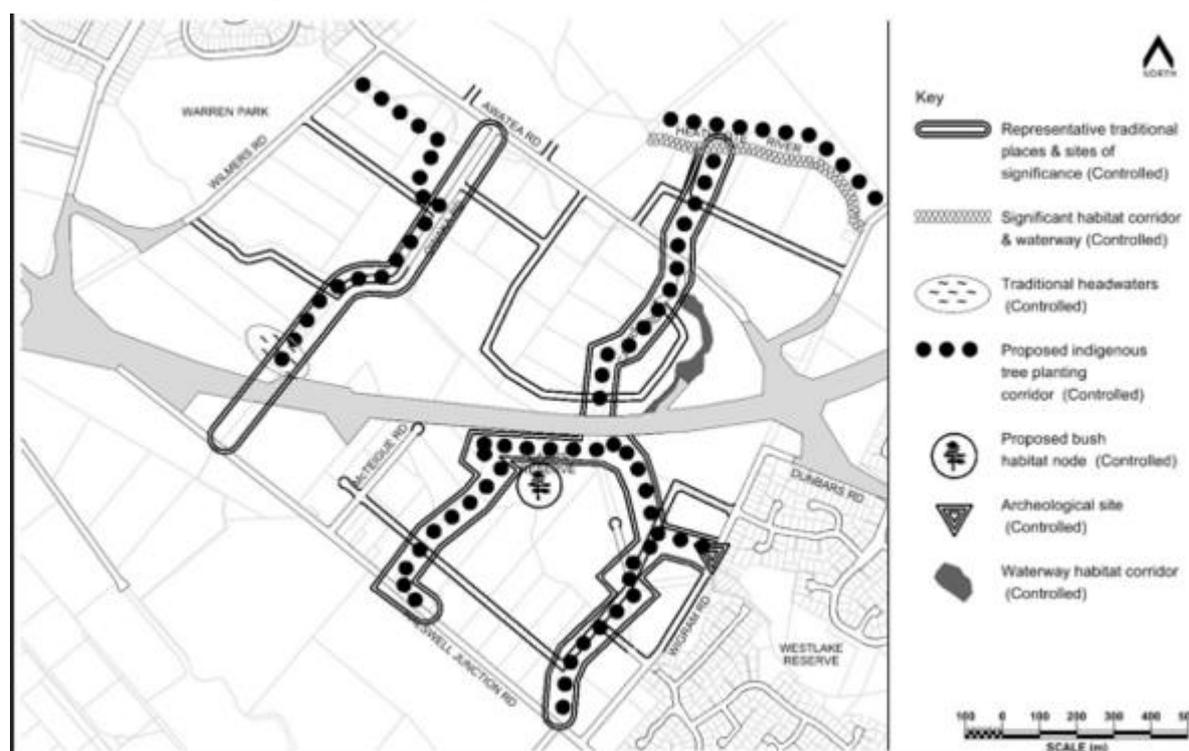
5. WATER AND WASTEWATER

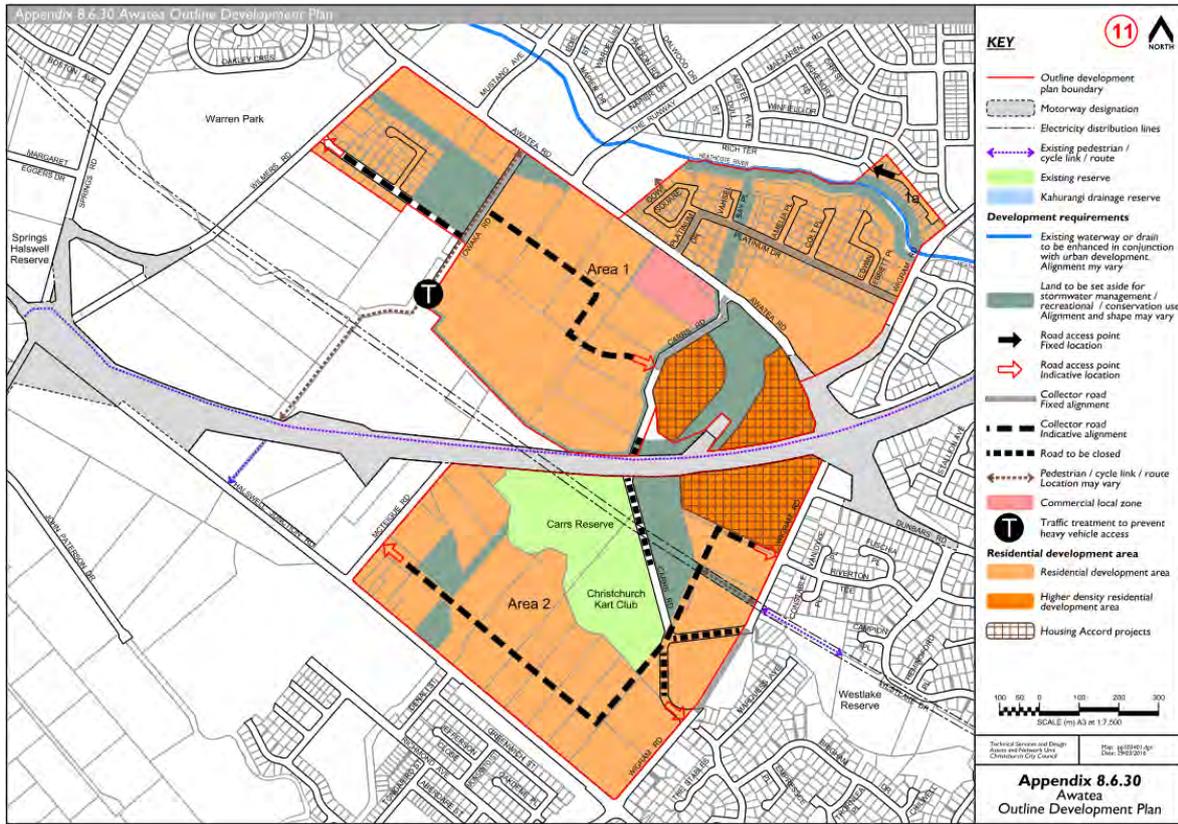
- a. Area 1, north of the motorway will be serviced by two connections to the water supply main on Awatea Road. Area 2, south of the motorway along Halswell Junction Road will be serviced by connections to the water supply main on Halswell Junction Road. New water supply mains along the collector roads will be required.
- b. Area 1 and 350, 396 and 410 Wigram Road is to be serviced by a gravity wastewater network with lift stations, discharging to the existing wastewater mains on Awatea Road. Some of the wastewater network has been constructed and this will need to be extended to service the remainder of the area.
- c. Area 2 (except for 350, 396 and 410 Wigram Road) is to be serviced by a gravity wastewater network, with a wastewater main from McTeigue Road, along the proposed collector road, discharging into the existing wastewater main on Halswell Junction Road. It will be the developer's responsibility to construct the new water supply and wastewater mains.

6. STAGING

- a. There are no staging requirements other than those relating to the Christchurch Kart Club (refer to Chapter 14 Rule 14.9.2.5 Non-complying activities NC3).

Awatea Outline Development Plan - Tangata Whenua layer





Chapter 9.2 Landscapes and Natural Character – incorporating consequential amendments from Natural and Cultural Heritage decisions 21 October 2016

The chapter is amended by our decisions as follows.

This Version is based on Decision 38. Landscapes and Natural Character, including minor corrections (7 October 2016).

Red text shows amendments from the decisions on Chapter 9 Natural and Cultural Heritage

9.2 Landscapes and Natural Character

9.2.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

This sub-chapter relates to the management of the district's outstanding natural features and landscapes, significant features, rural amenity landscapes, and the natural character of the coastal environment, wetlands, and lakes and rivers and their margins. The highly-valued features and landscapes of the district are identified in a series of schedules appended to this sub-chapter and shown on the planning maps.

The objectives, policies, rules, standards and matters of discretion in this sub-chapter are intended to provide for the protection of outstanding natural features and landscapes, the maintenance of significant features and rural amenity landscapes, and the preservation of the natural character of the coastal environment, wetlands, and lakes and rivers and their margins.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

9.2.2 Objectives and policies

9.2.2.1 Objective - Outstanding natural features

- a. The outstanding natural features of the district that are listed in Appendix 9.2.9.1.1 are protected.

9.2.2.2 Objective - Outstanding natural landscapes

- a. The outstanding natural landscapes of the district that are listed in Appendix 9.2.9.1.2 are protected.

9.2.2.3 Objective - Significant features and rural amenity landscapes

- a. The significant features of the district that are listed in Appendix 9.2.9.1.3 are maintained.
- b. The rural amenity landscapes of the district that are listed in Appendix 9.2.9.1.4 are maintained.

9.2.2.4 Objective - Natural character

- a. The natural character of the district's coastal environment, wetlands, and lakes and rivers and their margins is preserved.

9.2.2.5 Policy – Recognising and protecting the qualities of outstanding natural features

- a. Recognise the qualities of the identified outstanding natural features described in Appendix 9.2.9.1.1 and protect them from inappropriate subdivision, use and development by:
 - i. avoiding use and development that detracts from extensive open views, or detracts from or damages the unique landforms and landscape features;
 - ii. recognising and providing protection for Ngāi Tahu values in locations of special significance to tāngata whenua;
 - iii. promoting restoration and ecological enhancement initiatives, including through the design of ecological protection measures;
 - iv. within Pūtārikamotu / Riccarton Bush:
 - A. restricting new buildings and fencing; and
 - B. ensuring use and development is managed to retain the intactness, diversity and distinctiveness of the Bush, surrounding park setting and features.

9.2.2.6 Policy – Recognising and protecting the qualities of outstanding natural landscapes

- a. Recognise the qualities of the identified outstanding natural landscapes described in Appendix 9.2.9.1.2 and protect them from inappropriate subdivision, use and development by:
 - i. avoiding use and development that breaks the skyline, including the crater rim, ridgelines on Banks Peninsula and the radial spurs of the Port Hills;
 - ii. avoiding subdivision, use and development in those parts of outstanding natural landscapes with little or no capacity to absorb change, and allowing limited subdivision, use and development in those areas with higher potential to absorb change;
 - iii. recognising and providing protection for Ngāi Tahu values in locations of special significance to tāngata whenua; and
 - iv. recognising the existence of working farms and their contribution to the openness of outstanding natural landscapes.

9.2.2.7 Policy – Future identification of outstanding natural features and landscapes

- a. Only identify other natural features or landscapes as being outstanding by amending Appendix 9.2.9.1 from time to time, via plan change, following assessment.

9.2.2.8 Policy – Recognising and maintaining the qualities of significant features

- a. Recognise the qualities of the identified significant features described in Appendix 9.2.9.1.3 and maintain them by:

- i. restricting visually prominent uses and development;
- ii. limiting urban encroachment, particularly on waterway corridors;
- iii. recognising Ngāi Tahu values, particularly in relation to mahinga kai, and avoiding disturbance to known pā sites and urupā;
- iv. promoting restoration and ecological enhancement initiatives, including appropriately designed ecological protection measures;
- v. ensuring activities are carried out in a way that maintains or enhances water quality;
- vi. within West Melton Dry Plains / Ōkakea:
 - A. avoiding development in the areas where the former braids of the Waimakariri River are legible, and within the kōwhai savannah grasslands;
 - B. enabling extensive pastoral farming activities, while managing more intensive farming activities that would lead to a loss of legibility;
 - C. recognising the presence of sites of Ngāi Tahu cultural significance in the grasslands area;
 - D. avoiding the removal of remnant kowhai and limiting the removal of all other indigenous vegetation;
 - E. ensuring activities are carried out in a way that maintains or enhances ground water quality; and
 - F. minimising the risk of fire damage.
- vii. within Christchurch Coast / Te Tai o Mahaanui, avoiding use and development which would adversely affect the natural landform characteristics of the sand dunes; and
- viii. within Ōtākaro /Avon River, ensuring that buildings and structures connected with recovery proposals in the Flat Land Recovery Zone are designed to recognise, maintain and enhance as far as practicable the qualities of the landscape feature.

9.2.2.9 Policy – Recognising and maintaining the qualities of rural amenity landscapes

- a. Recognise the qualities of the identified rural amenity landscapes described in Appendix 9.2.9.1.4 and maintain them by:
 - i. avoiding use and development that breaks the skyline, including the crater rim, ridgelines on Banks Peninsula and radial spurs of the Port Hills;
 - ii. avoiding visually prominent development;
 - iii. ensuring subdivision, use and development does not result in over domestication of the landscape;
 - iv. requiring development to be separated from identified important ridgelines on Banks Peninsula, taking into account visual separation and horizontal and vertical separation; and

- v. enabling farming, conservation and recreation activities which contribute to rural landscape character of Banks Peninsula.

9.2.2.10 Policy — Recognition of natural character

- a. Recognise that the following natural elements, patterns, processes and experiential qualities contribute to natural character:
 - i. areas or waterbodies in their natural states or close to their natural state;
 - ii. coastal or freshwater landforms and landscapes;
 - iii. coastal or freshwater physical processes, including the movement of water and sediment;
 - iv. biodiversity;
 - v. biological processes and patterns;
 - vi. water flows and levels, and water quality; and
 - vii. the experience of the above elements, patterns and processes.

9.2.2.11 Policy – Recognising and preserving the natural character qualities of the coastal environment

- a. Recognise and preserve the natural character qualities of areas within the coastal environment that have:
 - i. outstanding natural character as described in Appendix 9.2.9.1.5;
 - ii. high (and very high) natural character as described in Appendix 9.2.9.1.5; and
 - iii. other areas with natural character;

and protect those qualities from inappropriate subdivision, use and development by:

 - iv. managing the adverse effects of subdivision, use and development;
 - v. avoiding significant adverse effects of subdivision, use and development;
 - vi. avoiding subdivision, use and development within areas of outstanding natural character, where it would damage, diminish or compromise natural character;
 - vii. recognising and providing protection for Ngāi Tahu values in locations of special significance to tāngata whenua;
 - viii. recognising historic farming operations that continue today;
 - ix. concentrating development within existing settlements to avoid development sprawling along the coastline;
 - x. avoiding development in areas of high natural character, except that where development cannot be practicably located outside of an area of high natural character, remedying or mitigating any adverse effects as far as practicable;
 - xi. avoiding activities that damages the stability of the coastal dune systems;

- xii. requiring appropriate setbacks for use and development from riparian and coastal margins;
- xiii. ensuring development is not readily visible from public places and frequently visited viewpoints;
- xiv. promoting the use of post and wire fencing, and predator proof fencing; and
- xv. ensuring activities are carried out in a way that maintains or enhances water quality in the coastal environment.

9.2.2.12 Policy - Natural character of wetlands, and lakes and rivers and their margins

- a. Recognise and preserve the natural character qualities of wetlands, and lakes and rivers and their margins and their protection from inappropriate subdivision, use and development by:
 - i. ensuring that location, intensity, scale and form of subdivision, use and development is appropriate;
 - ii. minimising, to the extent practicable, indigenous vegetation clearance and modification (including earthworks, disturbance and structures);
 - iii. encouraging any new activities to consolidate within, and around, existing developments or where the natural character and landscape values have already been compromised to avoid development sprawling;
 - iv. requiring appropriate setbacks of activities from those margins; and
 - v. ensuring development is not readily visible from public places and frequently visited viewpoints.

9.2.2.13 Policy - Cumulative effects on natural character

- a. Assessments of effects on the natural character of the coastal environment, wetlands, and lakes and rivers and their margins shall include an assessment of the cumulative effects of:
 - i. allowing more of the same activity;
 - ii. allowing more of a particular effect, whether from the same activities or from other activities causing the same or similar effect; and
 - iii. all activities in the coastal or freshwater environment at the site.

9.2.2.14 Policy - Restoration of natural character

- a. Promote opportunities to restore and rehabilitate natural character, such as through the removal of plant and animal pests, and supporting initiatives for regeneration of indigenous vegetation.

9.2.2.15 Policy - Education and assistance

- a. Use education to improve the community's awareness and understanding of the qualities of outstanding natural features and landscapes, significant features and rural amenity landscapes, and the natural character of the coastal environment, wetlands, and lakes and rivers and their margins.
- b. Provide advice and guidelines to landowners to assist in the protection of outstanding natural features and landscapes, the maintenance of significant features and rural amenity landscapes, and the preservation and restoration of the natural character of the coastal environment, wetlands, and lakes and rivers and their margins.

9.2.2.16 Policy - Other methods

- a. Recognise the effectiveness of other mechanisms such as covenants and conservation trusts in protecting the qualities of outstanding natural features and landscapes, the maintenance of significant features and rural amenity landscapes, and the preservation and restoration of the natural character of the coastal environment, wetlands, and lakes and rivers and their margins.

9.2.2.17 Policy - Ngāi Tahu customary use

- a. Recognise and provide for Ngāi Tahu customary uses of natural resources, including land, water and other natural resources as an integral part of areas identified in the Plan as outstanding natural features and landscapes, significant features and rural amenity landscapes, and areas of natural character in the coastal environment.

9.2.2.18 Integrated management of the Summit Road Protection Act area

- a. To enable and provide for the integrated management of the Summit Road Protection Act area and the adjoining public open spaces and parks along the summit of the Port Hills between Evans and Gebbies Pass, and the protection and enhancement of the landscape qualities, recreation, rural tourism and cultural heritage values of the area.

9.2.3 How to interpret and apply the rules

- a. The rules in this sub-chapter apply to the following landscape and natural character overlay areas:
 - i. outstanding natural features;
 - ii. outstanding natural landscapes;
 - iii. significant features (other than SF8.2 Otakaro/Avon River in the Central City);
 - iv. rural amenity landscapes (other than RAL1.0 Banks Peninsula with rural zoning);
 - v. natural character in the coastal environment;
 - vi. high natural character areas in the coastal environment; and

vii. outstanding natural character areas in the coastal environment.

Except that for sub-chapter 9.2, the application of rules for Māori Land in the Papakāinga/Kāinga Nohoanga Zone is set out in Chapter 4.

- b. The overlay areas are shown on the planning maps and listed within the schedules and reference maps in Appendix 9.2.9.2. The planning maps show the land parcels which contain overlay areas and a unique identifier. The schedules are ordered by the unique identifier number and contain a name, description by character area, and location. The schedules also provide a cross-reference to the relevant planning maps.
- c. Specific activities are subject to rules contained in:
- i. Rule 9.2.4 Rules - Landscape overlays - outstanding natural features and landscapes;
 - ii. Rule 9.2.5 Rules - Landscape overlays - significant features and rural amenity landscapes (other than RAL 1.0 Banks Peninsula with a rural zoning);
 - iii. Rule 9.2.6 Rules - Overlays for areas of natural character in the coastal environment; and
 - iv. Rule 9.2.7 Rules - Built form standards
- d. Activities covered by the rules in this sub-chapter are also subject to the rules in the relevant zone chapters. The activity status tables, rules and standards in the following chapters also apply:
- 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 The other sub-chapters of Natural and Cultural Heritage;
 - 11 Utilities and Energy; and
 - 12 Hazardous Substances and Contaminated Land.
- e. The rural amenity landscape RAL1.0 Banks Peninsula covers the majority of Banks Peninsula, outside the settlements and those areas identified as outstanding natural features and landscapes. Where RAL1.0 has an underlying Rural Banks Peninsula zoning, the rural amenity landscape rules are contained within Chapter 17 Rural.
- f. Chapter 7 Transport provides for the maintenance of transport infrastructure in the Transport Zone as a permitted activity (Rule 7.2.5.1 P1). Only new roads have an activity status listed in the rules in this sub-chapter.
- g. The rules that relate to utilities in the landscape and natural character overlay areas can be found in Chapter 11 Utilities and Energy. The rules in sub-chapter 9.2 do not apply to utilities, **other than the matters of discretion in Rules 9.2.8.1, 9.2.8.2 and 9.2.8.3.**
- h. In the Central City, rules to manage effects on SF8.2 Ōtākaro / Avon River are contained in the Avon River Precinct Zone / Te Papa Ōtākaro in Chapter 18.

Advice Note

1. Summit Road (Canterbury) Protection Act 2001 — Any development on land above Summit Road and within 30m vertically below Summit Road and Dyers Pass Road (refer to Summit Road (Canterbury) Protection Act and Gazette Notice) may be affected by the provisions of the Summit Road (Canterbury) Protection Act 2001). You are advised to contact the Summit Road Protection Authority for more information. The extent of the subject area is shown on the planning maps.

9.2.4 Rules - Landscape overlays - outstanding natural features and landscapes

9.2.4.1 Activity status table

The activities listed in Table 1 below have the activity status listed within each feature and landscape overlay area (as shown on the planning maps and listed in the schedules of outstanding natural features and outstanding natural landscapes in Appendix 9.2.9.2). Any building listed as a permitted activity in Table 1 shall meet the built form standards in Rule 9.2.7. The activities are also subject to compliance with any activity status, rules and standards specified elsewhere in the Plan for that activity.

Table 1: Rules - Landscape overlays - outstanding natural features and landscapes

Activities	ONF 31.0 Kaitorete Spit 31.2 Te Waihora/Lake Ellesmere Wairewa/Lake Forsyth	ONF 32.0 Brooklands Lagoon and Spit/Te Riu o Te Aika Kawa 36.0 Te Ihutai/Avon- Heathcote Estuary 37.0 South Brighton Spit/Te Kōrero and Estuary entrance	ONF 33.0 Waimakariri River	ONF 34.0 Travis Wetland/ Ōruapaeroa	ONF 35.0 Riccarton Bush/ Pūtarikamotu	ONL 1.0 to 30.0 Banks Peninsula	ONL 38.1 to 38.3 Port Hills
a. Any building, except as listed below or where specified as “Z” below.	NC1	NC2	D1	D2	D3	D4	NC3
b. Any residential unit, except as listed below or where specified as “Z” below.	NC4	NC5	NC6	D5	Z	NC7	NC8 *except as listed in p.
c. A residential unit (including additions of 40 m ² or greater) within an identified building area.	RD1	NC9	RD2	D6	Z	RD3	RD4
d. A residential unit for caretaker and site management purposes only. Limited to one per site.	D7	NC10	NC11	D8	Z	D9	D10
e. A farm building with a footprint ≤100m ² . Limited to one per site.	P1	Z	P2	Z	Z	P3	P4
f. A recreation facility or park management facility building with a footprint ≤100m ² . Limited to one per site.	RD5	RD6	P5	P6	Z	P7	RD7 ** except as listed in q.
g. A tramping hut with a footprint ≤100m ² . Limited to one per site	RD8	Z	Z	Z	Z	P8	Z
h. A building for public amenities with a footprint ≤ 100m ² . Limited to one per site.	P9	P10	P11	P12	Z	P13	P14

Activities	ONF 31.0 Kaitorete Spit 31.2 Te Waihora/Lake Ellesmere Wairewa/Lake Forsyth	ONF 32.0 Brooklands Lagoon and Spit/Te Riu o Te Aika Kawa 36.0 Te Ihutai/Avon- Heathcote Estuary 37.0 South Brighton Spit/Te Kōrero and Estuary entrance	ONF 33.0 Waimakariri River	ONF 34.0 Travis Wetland/ Ōruapaeroa	ONF 35.0 Riccarton Bush/ Pūtārikamotu	ONL 1.0 to 30.0 Banks Peninsula	ONL 38.1 to 38.3 Port Hills
i. An addition to an existing building, where the ground floor area is increased by less than 40 m ² .	P15	P16	P17	P18	P19	P20	P21
j. New access tracks that have a formed width of 5 m or greater.	RD9	RD10	RD11	RD12	RD13	RD14	RD15
k. Construction of a new road.	D11	D12	D13	Z	Z	D14	Z
l. Plantation forestry.	NC12	NC13	NC14*** except as listed in r.	NC15	NC16	NC17	NC18
m. Quarrying activity.	NC19	NC20	D15*** except as listed in s.	NC21	NC22	NC23	NC24
n. Fences	Z	Z	Z	Z	D16	Z	Z
o. Any building listed as a permitted activity in Table 1 which does not meet the built form standard in Rule 9.2.7.1	RD16	RD17	RD18	RD19	RD20	RD21	RD22
Geographic specific rules							
p. * ONL 38.2 Port Hills – Montgomery Spur One additional residential unit on 315 Port Hills Road (Lots 2 and 5 DP2409)							RD23

Activities	ONF 31.0 Kaitorete Spit 31.2 Te Waihora/Lake Ellesmere Wairewa/Lake Forsyth	ONF 32.0 Brooklands Lagoon and Spit/Te Riu o Te Aika Kawa 36.0 Te Ihutai/Avon- Heathcote Estuary 37.0 South Brighton Spit/Te Kōrero and Estuary entrance	ONF 33.0 Waimakariri River	ONF 34.0 Travis Wetland/ Ōruapaeroa	ONF 35.0 Riccarton Bush/ Pūtārikamotu	ONL 1.0 to 30.0 Banks Peninsula	ONL 38.1 to 38.3 Port Hills
q. ** ONL 38.2 Port Hills – Christchurch Gondola Where a rural tourism facility is co-located with the Christchurch Gondola on Mount Cavendish Lot 3 DP 619776 or Lot 2 DP 57455, a new building with a footprint ≤100m ²							RD24
r. *** ONF 33.0 Waimakariri River Plantation forestry located west of Crossbank Road for Waimakariri River management purposes.			P22				
s. *** ONF 33.0 Waimakariri River Quarrying activity located in the bed of the Waimakariri River for river management purposes.			P23				

Key: P = Permitted; RD = Restricted Discretionary; D = Discretionary; NC = Non-complying.

Z means Rule 9.2.4 - Landscape overlays - outstanding natural features and landscapes - does not apply to the activity listed. Instead, the rules in the relevant zone chapters, and the activity status tables and standards in the chapters listed in 9.2.3 d. apply.

9.2.4.2 Non-notification

Any application arising from Rule 9.2.4.1 RD1 to RD23 in Table 1 shall not be limited or publicly notified.

9.2.4.3 Matters of discretion

For applications arising from Rule 9.2.4.1 RD1 to RD24 in Table 1, discretion to grant or decline consent and impose conditions is restricted to the matters of discretion in Rule 9.2.8, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 to RD8 and RD23 to RD24 – Buildings – in Table 1	Rule 9.2.8.1. Outstanding natural features and outstanding natural landscapes, matters a. to i. and l.
RD9 to RD15 – Access tracks - in Table 1	Rule 9.2.8.1. Outstanding natural features and outstanding natural landscapes, matters a. to j. and l.
RD16 to RD22	Rule 9.2.8.4 – Building reflectivity

9.2.5 Rules — Landscape overlays - significant features and rural amenity landscapes

9.2.5.1 Activity status table

The activities listed in Table 2 below have the activity status listed within each feature and landscape overlay area (as shown on the planning maps and listed in the schedules of significant features and rural amenity landscapes in Appendix 9.2.9.2). Any building listed as a permitted activity in Table 2 shall meet the built form standards in Rule 9.2.7. The activities are also subject to compliance with any activity status, rules and standards specified elsewhere in the Plan for that activity.

Table 2: Rules — Landscape overlays — significant features and rural amenity landscapes

Activities		SF 2.0 Ōtūkaikino Creek 3.0 Styx River/ Pūharakekenui 7.0 Waikākāriki/ Horseshoe Lake 8.1 and 8.3 Ōtākaro/ Avon River 10.0 Heathcote River/ Ōpāwaho	SF 4.0 Styx Mill Reserve	SF 5.0 West Melton Dry Plains/Ōkakea	SF 6.0 Christchurch Coast/Te Tai o Mahaanui	RAL 11.1 to 11.6 Port Hills	RAL 1.0 Banks Peninsula Open Space zones only
a.	Any building, except as listed below or specified as “Z” below.	D1	D2	D3	D4	D5	D6
b.	Any residential unit, except as listed below or specified as “Z” below.	D7	D8	NC1	Z	D9	D10
c.	A residential unit (including additions of 40 m ² or greater) within an identified building area.	Z	Z	RD1	Z	RD2	RD3
d.	A residential unit for caretaker and site management purposes only. Limited to one per site.	D11	D12	NC2	Z	D13	P1
e.	A farm building with a footprint ≤100m ² . Limited to one per site.	P2	P3	P4	Z	P5	P6
f.	A recreation facility or park management facility building with a footprint ≤100m ² . Limited to one per site.	D14	P7	P8	Z	P9	P10
g.	A tramping hut with a footprint ≤100m ² . Limited to one per site.	Z	Z	Z	Z	Z	P11
h.	A building for public amenities with a footprint ≤ 100m ² . Limited to one per site.	P12	P13	P14	P15	P16	P17
i.	An addition to an existing building, where the ground floor area is increased less than 40 m ² .	P18	P19	P20	P21	P22	P23

Activities	SF 2.0 Ōtūkaikino Creek 3.0 Styx River/ Pūharakekenui 7.0 Waikākāriki/ Horseshoe Lake 8.1 and 8.3 Ōtākaro/ Avon River 10.0 Heathcote River/ Ōpāwaho	SF 4.0 Styx Mill Reserve	SF 5.0 West Melton Dry Plains/Ōkakea	SF 6.0 Christchurch Coast/Te Tai o Mahaanui	RAL 11.1 to 11.6 Port Hills	RAL 1.0 Banks Peninsula Open Space zones only	
j.	New access tracks that have a formed width of 5 m or greater.	RD4	RD5	RD6	RD7	RD8	RD9
k.	Construction of a new road.	D15	D16	D17	D18	D19	D20
l.	Plantation forestry.	NC3	NC4	NC5	NC6	D21	D22
m.	Quarrying activity.	NC7	NC8	NC9	NC10	NC11	NC12
n.	Any building listed as a permitted activity in Table 2 which does not meet the built form standard in Rule 9.2.7.1.	RD10	RD11	RD12	RD13	RD14	RD15
o.	Any building listed as a permitted activity in Table 2 which does not meet the built form standard in Rule 9.2.7.2.	Z	Z	Z	Z	Z	D23

Key: P = Permitted; RD = Restricted Discretionary; D = Discretionary; NC = Non-complying.

Z means Rule 9.2.5 — Landscape overlays - significant features and rural amenity landscapes - does not apply to the activity listed. Instead, the rules in the relevant zone chapters, and the activity status tables and standards in the chapters listed in 9.2.3 d. apply.

9.2.5.2 Non-notification

Any application arising from Rule 9.2.5.1 RD1 to RD15 in Table 2 shall not be limited or publicly notified.

9.2.5.3 Matters of discretion

For applications arising from Rule 9.2.5.1 RD1 to RD15 in Table 2, discretion to grant or decline consent and impose conditions is restricted to the matters of discretion in Rule 9.2.8, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 to RD3 – Buildings - in Table 2	Rule 9.2.8.2 Significant features and rural amenity landscapes, matters - a. to j., o. and p.
RD4 to RD9 – Access tracks - in Table 2	Rule 9.2.8.2 Significant features and rural amenity landscapes, matters - a. to m., o. and p.
RD10 to RD15	Rule 9.2.8.4 - Building reflectivity

9.2.6 Rules - Overlays for areas of natural character in the coastal environment

9.2.6.1 Activity status table

The activities listed in Table 3 below have the activity status listed within each natural character overlay area (as shown on the planning maps and listed in the schedules of areas of natural character in the coastal environment in Appendix 9.2.9.2). Any building listed as a permitted activity in Table 3 shall meet the built form standards in Rule 9.2.7. The activities are also subject to compliance with any activity status, rules and standards specified elsewhere in the Plan for that activity.

Table 3: Rules — Overlays for areas of natural character in the coastal environment

Activities	Areas of natural character in the coastal environment	Areas of at least high natural character	Areas of outstanding natural character
a. Any building, except as listed below.	D1	NC1	NC2
b. Any residential unit, except as listed below.	D2	NC3	NC4
c. A residential unit (including additions that are 40 m ² or greater) within an identified building area.	RD1	RD2	RD3
d. A farm building with a footprint ≤100m ² . Limited to one per site.	RD4	D3	D4
e. A recreation facility or park management facility building with a footprint ≤100m ² . Limited to one per site.	RD5	D5	D6
f. A tramping hut with a footprint ≤100m ² . Limited to one per site.	P1	D7	D8
g. A building for public amenities with a footprint ≤ 100m ² . Limited to one per site.	P2	P3	D9
h. An addition to an existing building, where the ground floor area is increased by less than 40 m ² .	P4	P5	P6
i. New access tracks that have a formed width of 5 m or greater.	RD6	RD7	RD8
j. Construction of a new road.	D10	NC5	NC6
k. Plantation forestry.	NC7	NC8	NC9
l. Quarrying activity.	NC10	NC11	NC12
m. Any building listed as a permitted activity in Table 3 which does not meet the built form standard in Rule 9.2.7.1	RD9	RD10	RD11

Key: P = Permitted; RD = Restricted Discretionary; D = Discretionary; NC = Non-complying.

9.2.6.2 Non-notification

Any application arising from Rule 9.2.6.1 RD1 to RD3 and RD6 to RD11 in Table 3 shall not be limited or publicly notified.

9.2.6.3 Matters of discretion

For applications arising from Rule 9.2.6.1 RD1 to RD11 in Table 3, discretion to grant or decline consent and impose conditions is restricted to the matters of discretion in Rule 9.2.8, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 to RD5 – Buildings - in Table 3	Rule 9.2.8.3. Natural character in the coastal environment, matters - a. to k. and n.
RD6 to RD8 – Access tracks - Table 3	Rule 9.2.8.3. Natural character in the coastal environment, matters - a. to l. and n.
RD9 to RD11	Rule 9.2.8.4 - Building reflectivity

9.2.7 Rules — Built form standards

9.2.7.1 Building reflectivity

- a. The reflectivity of any building shall be no greater than 40%.

9.2.7.2 Identified important ridgelines on Banks Peninsula

- a. Buildings shall be located at an elevation at least 20 vertical metres immediately below that of any adjoining identified important ridgeline.

9.2.8 Rules - Matters of discretion - outstanding natural features and landscapes, significant features and rural amenity landscapes and natural character in the coastal environment

When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the relevant rule and as described below.

9.2.8.1 Outstanding natural features and outstanding natural landscapes

- a. Whether the proposal is consistent with protecting and enhancing the qualities of the outstanding natural feature and/or landscape;

- b. The extent to which the proposal will detract from the naturalness and openness of the landscape;
- c. Whether the proposal recognises the context and values of historic and cultural significance and the relationship, culture and traditions of Ngāi Tahu;
- d. Whether the proposal will integrate into the landscape and the appropriateness of the scale, form, design and finish (materials and colours) proposed and mitigation measures such as planting. This shall include consideration of any adverse effects of reflectivity, glare and light spill;
- e. The proximity and extent to which the proposal is visible from public places and roads (including unformed legal roads), ease of accessibility to that place, and the significance of the view point;
- f. The extent to which natural elements such as landforms and vegetation within the site mitigate the visibility of the proposal;
- g. The extent to which the proposal will result in adverse cumulative effects;
- h. Whether the proposal supports the continuation of farming activities in rural zone;
- i. Whether the proposal is connected to reticulated water and the need to provide water supply (for firefighting), and the ability to integrate water tanks into the landscape and mitigate any adverse visual effects;
- j. For new access tracks, whether the track supports conservation, farming, recreation or rural tourism activities and the ability to integrate with the landscape, follow natural contours and mitigate any adverse effects;
- k. The extent to which the proposal has technical or operational needs for its location; and
- l. Within a **Site of Ngāi Tahu Cultural Significance**, the matters set out in Rule 9.5.5 as relevant to the site classification:
 - i. Rule 9.5.5.1 - Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit;
 - ii. Rule 9.5.5.2 - Ngā Tūranga Tūpuna; and
 - iii. Rule 9.5.5.3 - Ngā Wai.

9.2.8.2 Significant features and rural amenity landscapes

- a. Whether the proposal is consistent with maintaining the qualities of the significant feature and/or rural amenity landscape;
- b. Any adverse effects on adjoining outstanding natural features, outstanding natural landscapes or natural character in the coastal environment, and whether there is a sufficient separation to avoid detracting from the qualities of those areas. When assessing separation, account shall be taken of visual separation, vertical and horizontal setback distances and retention of indigenous vegetation;
- c. On Banks Peninsula, the extent to which the proposal will detract from visual amenity landscape values. This shall include consideration of the extent to which the proposal is consistent with design guidance;

- d. Within greater Christchurch (including the Port Hills), the extent to which the proposal will detract from the natural landscape values;
- e. Whether the proposal recognises the context and values of historic and cultural significance and the relationship, culture and traditions of Ngāi Tahu;
- f. Whether the proposal will integrate into the landscape and the appropriateness of the scale, form, design and finish (materials and colours) proposed and mitigation measures such as planting. This shall include consideration of any adverse effects of reflectivity, glare and light spill;
- g. The proximity and extent to which the development is visible from public places and roads (including unformed legal roads), ease of accessibility to that place, and the significance of the view point;
- h. The extent to which natural elements such as landforms and vegetation within the site mitigate the visibility of development;
- i. The capacity of the landscape to absorb change and the extent to which opportunity has been taken to cluster built development in areas of existing built development with a higher potential to absorb development while retaining areas which are more sensitive to change;
- j. The extent to which the proposal will result in adverse cumulative effects;
- k. Whether the proposal supports the continuation of farming activities in rural zones;
- l. Whether the proposal is connected to reticulated water and the need to provide water supply (for firefighting), and the ability to integrate water tanks into the landscape and mitigate any adverse visual effects;
- m. For new access tracks whether the access supports conservation, farming or recreation activities, the ability to integrate with the landscape, follow natural contours and mitigate any adverse visual effects;
- n. The extent to which the proposal has technical or operational needs for its location;
- o. For proposed activities in connection with a recovery activity in the Flat Land Recovery Zone, the extent to which the qualities of the significant natural feature of the Avon River will be maintained; and
- p. Within a **Site of Ngāi Tahu Cultural Significance**, the matters set out in Rule 9.5.5 as relevant to the site classification:
 - i. Rule 9.5.5.1 - Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit;
 - ii. Rule 9.5.5.2 - Ngā Tūranga Tūpuna; and
 - iii. Rule 9.5.5.3 - Ngā Wai.

9.2.8.3 Natural character in the coastal environment

- a. Whether the proposal is consistent with preserving the natural character qualities of the coastal environment;

- b. Within areas of outstanding natural character in the coastal environment, whether adverse effects are avoided and the proposal does not damage, diminish or compromise natural character;
- c. Within areas of at least high natural character, whether development can be practicably located outside the area of high natural character;
- d. Whether any restoration or rehabilitation of the natural character of the coastal environment is proposed;
- e. Whether the proposal recognises the context and values of historic and cultural significance and the relationship, culture and traditions of Ngāi Tahu;
- f. Whether the development will integrate into the landscape and the appropriateness of the scale, form, design and finish (materials and colours) proposed and mitigation measures such as planting. Any adverse effects of reflectivity, glare and light spill;
- g. The proximity and extent to which the proposal is visible from public places and roads (including unformed legal roads), ease of accessibility to that place, and the significance of the view point;
- h. The extent to which natural elements such as landforms and vegetation within the site mitigate the visibility of development;
- i. The capacity of the landscape to absorb change and the extent to which the opportunity has been taken to cluster built development in areas with a higher potential to absorb development while retaining areas which are more sensitive to change;
- j. The extent to which the proposal will result in sprawling or sporadic development along the coastline and adverse cumulative effects;
- k. Whether the proposal is connected with the need to provide water supply (for firefighting), and the ability to integrate water tanks into the landscape and mitigate any adverse visual effects;
- l. For new access tracks, whether the access supports conservation, farming or recreation activities that are complementary to natural character, and the ability to integrate with the landscape, follow natural contours and mitigate any adverse visual effects;
- m. The extent to which the proposal has technical or operational needs for its location; and
- n. Within a **Site of Ngāi Tahu Cultural Significance**, the matters set out in Rule 9.5.5 as relevant to the site classification:
 - i. Rule 9.5.5.1 - Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit;
 - ii. Rule 9.5.5.2 - Ngā Tūranga Tūpuna;
 - iii. Rule 9.5.5.3 - Ngā Wai.

9.2.8.4 Building reflectivity

- a. The extent to which the building will give rise to adverse visual effects, taking into account the size of the building and the surface area with high reflectivity;

- iii. Notable values associated with the marsh species occurring along the brackish waters and numerous bird species.
- d. Brooklands Lagoon and Spit / Te Riu o Te Aika Kawa:
- i. The landform of Brooklands Spit and Lagoon formed behind the dunes barrier are distinctive geomorphological features adjacent to the Waimakariri river mouth.
 - ii. Extensive views and sense of isolation.
 - iii. The saltmarsh and mudflats, lagoon channel, Styx river mouth and banks are important habitats, in particular for plants and bird life.
 - iv. Brooklands Lagoon / Te Riu o Te Aika Kawa and the lower Waimakariri River and mouth are important mahinga kai sites. A number of urupā and archaeological sites, as well as the Pūharakekenui Māori Reserve are significant to Ngāi Tahu.
 - v. The majority of the area lends itself to quiet recreation, including bird watching and fishing with Spencer and Seafield Parks popular recreational hubs.
- e. Waimakariri River:
- i. A large braided river, being one of the best examples of a braided riverbed and associated wetland habitat in New Zealand.
 - ii. A distinctive natural feature which defines the northern boundary of the district.
 - iii. Important bird habitat and native plant communities in the understorey of surrounding vegetation.
 - iv. Significant to Ngāi Tahu in relation to settlement, migration, cultivations, mahinga kai and associated urupā.
 - v. European heritage values associated with early settlement flood control works.
 - vi. Contemporary recreation, such as watersports and fishing.
- f. Travis Wetland / Ōruapaeroa:
- i. The largest remaining freshwater wetland and the best example of its kind in Christchurch City.
 - ii. Provides an important natural contrast with the wider urban environment.
 - iii. Significant to Ngāi Tahu in relation to mahinga kai, settlement and occupation.
 - iv. An area which has undergone and continues to undergo extensive restoration.
 - v. An important wildlife refuge.
 - vi. An important recreation and education resource for the district as a wetland nature heritage park.
- g. Pūtarikamotu / Riccarton Bush:
- i. A remnant, largely unmodified area of low-land podocarp forest located within the wider urban environment.
 - ii. A park like landscape setting with significant heritage buildings and trees.

- iii. A long history and important cultural associations for both Ngāi Tahu and European with the settlement of Ōtautahi/Christchurch.
 - iv. The podocarp forest has important ecological values and a significant traditional mahinga kai of Ngāi Tahu.
 - v. Important recreational and education values.
- h. Te Ihutai / Avon-Heathcote Estuary:
- i. The formative processes, tidal influence and shifting channels of the Ōtākaro / Avon and Heathcote / Ōpāwaho rivers mouths and the adjacent New Brighton sand spit make the estuary a highly legible landscape feature.
 - ii. The series of caves and rocky headlands from the mouth of the Heathcote / Ōpāwaho River to Scarborough Heads are significant geological features with important heritage, archaeological and cultural values.
 - iii. Important bird feeding and breeding site, nationally important for wading birds.
 - iv. Shag Rock / Rapanui, Tuawera / Cave Rock and Clifton Cliffs are of geological interest, visually prominent, and are of significance to Ngāi Tahu
 - v. Significance in relation to Māori heritage due to extensive settlement, occupation and the use of Te Ihutai / Avon-Heathcote Estuary as a major mahinga kai.
 - vi. Te Ihutai / Avon-Heathcote Estuary and Sumner beach / Matuku-takotako are particularly popular for recreational use.
- i. South Brighton Spit / Te Kōrero Karoro and Estuary entrance:
- i. The openness and visual separation of the beach from the adjacent urban environment by sand dunes.
 - ii. The sand dunes are important landform characteristics of the landscape including the native vegetation occurring on them.
 - iii. South Brighton Spit / Te Kōrero Karoro is an important bird habitat and distinctive landscape feature that defines the entrance to Te Ihutai / Avon-Heathcote estuary.
 - iv. An area of significance to Ngāi Tahu in relation to mahinga kai, migration and settlement.
 - v. High recreational values of the beach and coastal interface due to the proximity to the city.

9.2.9.1.2 Outstanding natural landscapes

The following are the district's identified outstanding natural landscapes and their qualities:

- a. Banks Peninsula / Te Pātaka o Rākaihautū:
 - i. Distinctive volcanic landforms with highly legible crater rims, prominent ridgelines and peaks extending to a series of gullies, spurs and lower slopes, and continuity of rock outcrops.
 - ii. The presence of important areas of indigenous vegetation.

- iii. Important landscapes and features to Ngāi Tahu especially those prominent peaks and passes, streams and vegetation that relate to key tribal origin, migration and settlement traditions, including mahinga kai.
 - iv. A predominance of natural features, processes and patterns and farming with existing development generally well integrated into the landscape.
 - v. Within the coastal environment, the presence of generally highly legible landforms, visually impressive cliffs, islands and caves.
- b. Port Hills / Ngā Kohatu Whakarakaraka o Tamatea Pōkai Whenua:
- i. Distinctive volcanic landform with highly legible crater rim, rocky outcrops, radial spurs and valleys.
 - ii. Skyline forms an important visual backdrop to Otautahi/Christchurch.
 - iii. A natural landscape characterised by openness and a general absence of human-made structures on the upper slopes and ridges, particularly the area east of Dyers Pass Road.
 - iv. The colours of the hills reflect the seasonal changes.
 - v. A major recreation and rural tourism resource for the city's residents and visitors.
 - vi. The presence of important areas of indigenous vegetation including remnants and restored bush in gullies / cliffs and tussocks on spurs and slopes.
 - vii. Important to Ngāi Tahu especially those prominent peaks and passes, streams and vegetation that relate to key tribal origin, migration and settlement traditions, including mahinga kai.
 - viii. A predominance of natural features, processes and patterns and farming with existing development generally well integrated into the landscape.
 - ix. The Summit Road Protection Act area with important landscape, recreation, rural tourism and cultural heritage values.

9.2.9.1.3 Significant features

The following are the district's identified significant features and their qualities:

- a. Ōtūkaikino Creek:
 - i. A spring-fed stream being an old meander of the Waimakariri.
 - ii. The clear water of the stream and associated wetlands are of high ecological value.
 - iii. Accessible through the Groynes reserve with walkways and recreational facilities.
 - iv. Significant to Ngāi Tahu due to the presence of various wāhi tapu.
- b. Styx River / Pūharakekenui:
 - i. The Styx River / Pūharakekenui is a spring-fed lowland river being an older meander of the Waimakariri.
 - ii. Its sections of native vegetation and presence of wildlife it contributes to the amenity of the adjoining residential areas.

- iii. Cultural significance to Ngāi Tahu, particularly relating to mahinga kai and kāinga (settlements). The Pūharakekenui Māori Reserve fronts the river towards its mouth.
- c. Styx Mill Reserve:
- i. An important representative area of the former Styx River floodplain and wetlands.
 - ii. Has large areas of indigenous planting and ecological restoration.
 - iii. Associated with an area of importance to Ngāi Tahu in relation to mahinga kai.
 - iv. An area with important historic heritage connected to European settlement and mill industries.
 - v. An important wildlife refuge.
- d. West Melton Dry Plains / Ōkakea:
- i. A predominantly open, rural area where the former braids of the Waimakariri River are legible across large parts of the landscape.
 - ii. An area with important ecological values, including the presence of a large area of the kōwhai savannah grasslands, and other dryland plant communities.
 - iii. An area of importance to Ngāi Tahu associated with a network of settlements and mahinga kai sites located along the former path of the Waimakariri River.
 - iv. The dry appearance maintained by extensive pastoral grazing.
- e. Christchurch Coast / Te Tai o Mahaanui:
- i. The foreshore and dune between Brooklands Lagoon and South Brighton is an extensive natural feature.
 - ii. A windswept environment with panoramic views, including to the Port Hills.
 - iii. The dune zone is an active, dynamic system dominated by exotic marram grass with smaller areas of native pingao.
 - iv. Native plant communities exist, although the majority of the hinterland is highly modified with pine forest or urban settlement.
 - v. The coastline is important to Ngāi Tahu as a traditional mahinga kai, as well as in relation to settlement and migration traditions.
 - vi. Spencer Park and other nodes of development contain popular recreation infrastructure, such as surf clubs.
- f. Horseshoe Lake / Waikākāriki:
- i. One of the few remaining low-land swamps in the district and a unique feature due to its distinctive and original ox-bow shape, being an older meander of Ōtākaro/Avon River.
 - ii. Significant to Ngāi Tahu as a mahinga kai, pā and urupā.
 - iii. An area which has a thick undergrowth of indigenous plants and is an important bird habitat.
- g. Ōtākaro /Avon River and Heathcote River / Ōpāwaho:

- i. The rivers provide an important natural contrast with the wider urban environment.
- ii. Ecologically important, including for indigenous fauna and indigenous vegetation.
- iii. Historic heritage associated with both early Māori and European settlement.
- iv. Cultural significance to Ngāi Tahu, particularly relating to mahinga kai and associated pā and kāinga (settlements).
- v. The river banks have high amenity values and valued for passive recreation.
- vi. The Ōtākaro / Avon River is an important natural feature in the city, particularly at Mona Vale, Hagley Park, the Botanic Gardens, and Central City, and contains remnant channels, basins, wetlands and springs reflecting the geomorphological history of the city landscape.
- vii. Heathcote River / Ōpāwaho with its origin in the tributary streams flowing from Port Hills provides a corridor of high amenity values as it meanders through the residential suburbs and has strong historic heritage values, particularly in the industrial area of Woolston and Radley's wharf where the towpath along the river is now used as a walkway.

9.2.9.1.4 Rural amenity landscapes

The following are the district's identified rural amenity landscapes and their qualities:

- a. Banks Peninsula:
 - i. A predominantly farming, rural working landscape.
 - ii. Distinctive volcanic landforms with highly legible crater rims, prominent ridgelines and peaks extending to a series of gullies, spurs and lower slopes, and continuity of rock outcrops.
 - iii. The presence of important areas of indigenous vegetation.
 - iv. Important landscapes and features to Ngāi Tahu especially those prominent peaks and passes, streams and vegetation that relate to key tribal origin, migration and settlement traditions, including mahinga kai.
 - v. A predominance of natural features, processes and patterns with existing development generally well integrated into the landscape.
 - vi. Within the coastal environment, the presence of generally highly legible landforms, visually impressive cliffs, islands and caves.
- b. Port Hills:
 - i. An important visual backdrop to Christchurch.
 - ii. A major recreation resource for the city's residents and visitors.

9.2.9.1.5 Areas of outstanding and high (and very high) natural character in the coastal environment

The following are the district's identified areas of outstanding and high (and very high) natural character in the coastal environment and their natural character qualities:

Advice Note: Appendix 9.2.9.2.12 contains a map showing the location of the southern, eastern, northern bays and harbour areas described below.

- a. Kaitorete Spit:
 - i. A unique geological feature, being a distinctive beach barrier and with a long continuous area of outstanding natural character.
 - ii. An expansive, bare windswept environment, with a sense of isolation and extensive views.
 - iii. An area of ecological importance due to its unique wildlife and habitat, such as the indigenous pingao.
 - iv. Extensive cultural and archaeological sites associated with Ngāi Tahu migration, settlement and mahinga kai.
 - v. Historic farming operations.
- b. Te Waihora / Lake Ellesmere:
 - i. A significant coastal lake, the only such geological feature within the district with an area of continuous outstanding natural character.
 - ii. An open, expansive low-lying landscape with panoramic views.
 - iii. An area with important riparian marshland and wetland, and salt marsh mudflats which provide fish and bird habitat.
 - iv. Holding outstanding values associated with Tikanga Māori in respect of Ngāi Tahu history, mahinga kai and customary fisheries.
- c. Wairewa / Lake Forsyth:
 - i. An inland coastal lake within an ancient harbour eroded between volcanic rock deposits and an outlet impounded by beach gravels.
 - ii. Marsh species occurring along the brackish waters and numerous bird species.
 - iii. Significant to Ngāi Tahu, associated with settlement and mahinga kai, including the coastal pā and settlements of Ōruaka, Te Mata Hapuka and Poranui.
- d. Southern Bays Coastal Area / Poranui ki Timutimu:
 - i. An isolated, rugged, coastal landscape with a continuous area of very high natural character.
 - ii. Areas of outstanding natural character comprising freshwater dunes and indigenous vegetation which contrasts to the surrounding more open farmed landscape.
 - iii. Significant Ngāi Tahu coastal settlements and mahinga kai areas including Te Kaio, Pireka and Whakamoā.
- e. Eastern Bays Coastal Area / Pohatu ki Panau:
 - i. A remote, wild landscape with long continuous areas of high natural character and areas of outstanding natural character situated around parts of the coastline.

- ii. The area includes larger tracts of indigenous and regenerating vegetation than elsewhere in the district's coastal environment, unique flora and fauna, and a sense of interactive coast due to the variety of wildlife.
 - iii. The southern section forms the entrance to Akaroa Harbour, with impressive coastal cliffs, an area of outstanding natural character.
 - iv. Coastal pā, mahinga kai and sites of significance to Ngāi Tahu including Paekaroro, Parakākāriki, Ngā Toko Ono, Ōkaruru, Kawatea and Pānau.
 - v. Small settlements are nestled in the valley floors at Okains Bay / Ōpara and Le Bons Bay / Ōtauwao and historic farming operations that continue today.
- f. Akaroa and Whakaraupō / Lyttelton Harbours:
- i. Long, enclosed, and sheltered harbours distinct from the open coastline.
 - ii. Small settlements dispersed around the inner areas of the harbours, predominantly contained within bays while headlands represent a contrast due to their generally less developed character and open farmed spaces.
 - iii. Akaroa Harbour has areas of high natural character on headlands within the central area of the harbour, at Red Point / Te Pāua Mataotao, Takamatua Hill / Ōtipua, Takamatua Bay, Hammond Point / Te Umu Te Rehua, Petit Carenage Bay / Ōpakia, Tikao Bay / Okoropeke, Te Monene, and Wainui. These areas are very important for their indigenous vegetation, generally unmodified landform, and an absence of development and structures in close proximity to urban settlement. These sites also hold significance to Ngāi Tahu in relation to settlement and mahinga kai.
 - iv. Ōnawe is a significant landscape feature in the upper Akaroa Harbour with regenerating vegetation, habitat for both bush and coastal birds, and an important pā site of Ngāi Tahu.
 - v. Whakaraupō / Lyttelton Harbour has small sections of high natural character in close proximity to the entrance to the harbour, Purau headland and adjoining settlements in the north of the harbour, including Taukahara and Ōtuherekio near the Ngāi Tahu settlement of Rāpaki. These sites and other places in the harbour hold significance to Ngāi Tahu in relation to settlement and mahinga kai.
 - vi. The mudflats at Teddington, an area of high natural character in the southern point of Lyttelton Harbour traditionally known for the extensive raupō that grew there, hence the Ngāi Tahu name for the harbour - Whakaraupō.
 - vii. Awaroa / Godley Head and Te Piaka / Adderley Head guard and signal the entrance to Whakaraupō / Lyttelton Harbour, with impressive high cliffs, distinctive volcanic features, and important historic heritage and a site of significance to Ngāi Tahu, known as Ōtokitoki.
 - viii. Ōtamahua / Quail Island has important cultural associations, particularly in relation to mahinga kai, and is an important landform in the centre of the harbour together with Moepuku / Moepuku Point and Kaitangata / Mansons Peninsula. Ripapa Island in outer Lyttelton Harbour has a rich history with gun emplacements and its tangata whenua associations.
- g. Northern Bays Coastal Area / Koukourāta ki Whakaroa:

- i. Predominantly a rural working landscape.
 - ii. A sense of isolation in close proximity to the urban areas of the district.
 - iii. Areas of high natural character at the headlands of the long and narrow bays of Port Levy / Koukourarata, Little Akaloa / Whakaroa and Pigeon Bay / Wakaroa.
 - iv. Koukourārata, also known as Te Ara Whānui o Makawhiua, is a particularly significant bay for Ngāi Tahu associated with both traditional and contemporary settlements, Māori reserves sites, and being known for its mahinga kai.
 - v. Several small settlements are nestled in the bays to the northern extent of the area.
 - vi. Horomaka Island provides important habitat and a visual attraction in Koukourarata / Port Levy, as well as being of cultural significance.
- h. Avon-Heathcote Estuary/ Te Ihutai:
- i. Active estuary with shifting channels and dynamic tidal system with high natural character despite significant modifications along its edges.
 - ii. The saltmarsh areas and mudflats are important habitats.
 - iii. Important bird feeding and breeding site.
 - iv. Ngāi Tahu settlements and mahinga kai sites around the edge of the estuary that made use of the extensive food resources, including Te Kai a Te Kāroro, Ohikuparapara, Raekura and Waipātiki and the former Māori fishing reserve called Te Ihutai.
- i. Christchurch Coast / Te Tai o Mahaanui:
- i. Long open coastline, with sandy beaches and larger extent of active dune systems being of high natural character.
 - ii. Remote and windswept environments, with expansive views and sense of remoteness from the nearby urban settlements and modified areas.
 - iii. Southern tip of South Brighton Spit / Te Kōrero Karoro is an area of very high natural character, a geomorphologic feature with important ecological values and provides habitat for bird species such as the godwit.
 - iv. The extensive, open, natural feature of the foredunes to the east of Bottle Lake Forest contrasts with more enclosed nature of the plantation forest at Bottle Lake Forest.
 - v. Significant to Ngai Tahu in relation to settlement, migration and mahinga kai, particularly associated with key sites including Ōruapaeroa, Te Kōrero Karoro, Rapanui, Tuawera, Matukutakotako and Te Kai a Te Karoro.
- j. Brooklands Lagoon and Spit / Te Riu o Te Aika Kawa (including the Waimakariri River Mouth and lower Styx River/ Pūharakekenui):
- i. A dynamic, coastal environment with rare coastal features of the estuary/lagoon and Waimakariri River Mouth representing an area of outstanding natural character.
 - ii. Open, remote, wild environment within Brooklands Lagoon/ Te Riu o Te Aika Kawa from which impressive views are gained to the Waimakariri River Mouth.
 - iii. Significant to Ngai Tahu in relation to settlement and mahinga kai, particularly associated with the Pūharakekenui Māori Reserve.

- iv. Native dunelands are found within the Spit.
- v. Important habitat values associated with the extensive tidal mudflats and saltmarsh of Brooklands Lagoon/ Te Riu o Te Aika Kawa.
- vi. Ecological importance of the mouth and lower Styx River/ Pūharakekenui.

9.2.9.2 Schedules and Reference Maps of Outstanding natural features, Outstanding natural landscapes, Significant features, Rural amenity landscapes and Areas of natural character in the coastal environment

Explanatory note on naming convention - Character area (inc. Māori name) - sub area - description (e.g. summit etc) – additional or Ngāi Tahu description

Appendix 9.2.9.2.1 Schedule of Outstanding natural features

ID Number	Planning Map Number	Name and/or Location by Character Area	Description
ONF31.0	R4 R6 R7 R8 78	Kaitorete Spit - Birdlings Flat / Poranui	Foreshore, dunes and cliffs.
ONF31.2	R3 R6 R7 R8	Kaitorete Spit – Birdlings Flat / Poranui and Te Waihora / Lake Ellesmere – Coastal Dunes and Margins	Coastal dunes and foreshore, Te Waihora margins.
ONF32.0	2 6	Brooklands Lagoon & Spit / Te Riu o Te Aika Kawa	Lagoon and associated wetlands.
ONF33.0	1 2 3 4 5 7 8 9 10 11 14	Waimakariri River	Open space water and margins on south bank.
ONF34.0	20 26	Travis Wetland / Oruapaeroa	Wetland and associated park
ONF35.0	31	Riccarton Bush / Putarikamotu	The bush and associated park
ONF36.0	33 34 40 41 47 48	Te Ihutai / Avon-Heathcote Estuary	All of the estuary below the mean high water springs (MHWS) and including Sumner beach.
ONF37.0	34 41	Christchurch Coast / Te Tai o Mahaanui New Brighton - South Brighton Spit / Te Korero Karoro and Estuary Entrance	Southshore spit and entrance to Estuary

Appendix 9.2.9.2.2 Schedule of Outstanding natural landscapes

ID Number	Planning Map Number	Name and/or location by Character Area	Description
ONL1.0	R1, 52, 53	Ōhinehou / Lyttelton - Summits – Ō Kete Ūpoko	Crater Rim and upper slopes above Ōhinehou / Lyttelton
ONL2.0	51, 52, 57, 60, R1	Rāpaki Ōhinetahi / Governors Bay - Summits – Ōtaranui ki Ōmawete	Crater Rim and upper slopes above Rāpaki and Governors Bay
ONL3.1	R1, 58, 61	Whakaraupō / Upper Lyttelton Harbour Teddington – Ōtamahua / Quail Island	The whole of Ōtamahua/Quail Island
ONL3.2	R1	Whakaraupō / Upper Lyttelton Harbour -Teddington - Summits – Ōmawete ki te Tara o Te Rangihikaia	Crater Rim and upper slopes above Teddington
ONL3.3	R1, R3, R4	Whakaraupō / Upper Lyttelton Harbour -Teddington – Mt Bradley	Crater Rim, upper slopes and summit Mt Bradley
ONL4.1	61, 62, 63, R1	Waipapa / Diamond Harbour - Dip Slope – Te Ahu Pātiki ki Waipapa	Dip slope above the township up to Te Ahu Pātiki / Mt Herbert summit
ONL4.2	59, 62, R1	Waipapa / Diamond Harbour -Purau- Eastern Summits	Upper slopes above Purau
ONL5.1	59, 62, R1	Te Piaka / Adderley Head – Mt Evans	Upper rocky outcrops and summit of Mt Evans
ONL5.2	54, R1	Te Piaka / Adderley Head – West	Coastline and coastal slopes on Western side of Te Piaka / Adderley Head
ONL6.1	54, R1	Port Levy / Koukourārata - Te Piaka / Adderley Head - East	Coastline and coastal slopes on Eastern side of Te Piaka / Adderley Head
ONL6.2	R1, 62	Port Levy / Koukourārata - Western Summits	Upper slopes and ridgeline
ONL6.3	R1, R4,	Port Levy / Koukourārata - Southern Summits – Waipuna	Upper slopes and ridgeline
ONL6.4	R1, R2, 64	Port Levy / Koukourārata - Eastern Summits – Kākānui ki Ngārara	Upper slopes and ridgeline
ONL8.1	64, R1, R2	Pigeon Bay / Wakaroa - Western Summits - Wildcattle Hill	Upper slopes and ridgeline including Wildcattle Hill, above Kakomutumutu / Holmes Bay
ONL8.2	R1, R4, 67	Pigeon Bay / Wakaroa - South-western Summits - Tarawera / Mount Sinclair	Upper slopes and ridgeline including Tarawera / Mount Sinclair

ID Number	Planning Map Number	Name and/or location by Character Area	Description
ONL8.3	R4	Pigeon Bay / Wakaroa - Southern Summits	Upper slopes and ridgeline
ONL8.4	65, 67, R2, R4	Pigeon Bay / Wakaroa - Eastern Summits	Upper slopes and ridgeline running to the coast
ONL9.1	R2	Kirikiriwarea / Menzies Bay - Coastline – Wakaroa to Whitehead Bay	Fluted headland along the coast of from Wakaroa Point to Whitehead Bay
ONL9.2	R2, R4,	Kirikiriwarea / Menzies Bay - Upper Slopes	Elevated landform at the summit above the bay
ONL10.0	R2, R4, R5	Little Akaloa / Whakaroa - Summit and Ridgeline	Summit, ridgeline and associated spurs
ONL11.1	R2	Pānau / Long Lookout Point - Raupō Bay -Stony Beach – Coastline	Area along the coastline and sea-cliffs from Pānau / Long Lookout Point to West Head
ONL11.2	R2, R5, 68	Pānau / Long Lookout Point - Raupō Bay -Stony Beach Upper Slopes	Upper slopes around Chorlton, between View Hill and West Peak
ONL12.1	R2	Okains Bay / Ōpara – Coastline	Area along the coastline and sea-cliffs
ONL12.2	R5, 68	Okains Bay / Ōpara - North-western Upper Slopes and Ridgeline	Summit ridge from West Peak and including eastern face of Maukatai / Duvauchelle Peak
ONL12.3	R5	Okains Bay / Ōpara - – Southern Upper Slopes and Ridgeline – Poaiiha / Okains Peak	Summit ridge, including Poaiiha / Okains Peak
ONL13.1	R2, R5	Te Puke ki Waitaha / Pa Island –Whakarari / Lavericks Bay – Coastline	Area along the coastline, sea-cliffs and bays
ONL13.2	R5	Te Puke ki Waitaha/Pa Island – Whakarari / Lavericks Bay - Summit – Lavericks Peak	Summit and ridgeline above Whakarari / Lavericks Bay, including Lavericks Peak
ONL14.1	71, 72, R5	Le Bons Bay / Ōtauwao - Upper Slopes and Ridgelines	Upper slopes and ridgelines, including Le Bons Peak
ONL14.2	72, R5	Le Bons Bay / Ōtauwao - Southern headland – Steep Head	Cliffs and coastline towards Steep Head
ONL15.1	R5, 72	Ōtutahuao / Hickory Bay – Ōkaruru / Goughs Bay - Coastline	Area along the coastline from the southern head of Le Bons Bay / Ōtauwao to the north head of Ōkaruru / Goughs Bay including sea-cliffs, bays and islands

ID Number	Planning Map Number	Name and/or location by Character Area	Description
ONL15.2	R5, 71	Ōtutahuao / Hickory Bay – Ōkaruru / Goughs Bay - Upper Slopes and Ridgelines – Te Hiwiroa	Upper slopes and ridgelines
ONL15.3	R5	Ōtutahuao / Hickory Bay – Ōkaruru / Goughs Bay - Southern Summit	High point between Ōkaruru / Goughs and Tititewhao / Paua Bays
ONL16.1	R5	Hinewai - North – Tititewhao / Paua Bay –Summit	High point between Ōkaruru / Goughs and Tititewhao / Paua Bays
ONL16.2	R5, R9	Hinewai - Central – Slopes and Coastline	Upper and middle slopes and coast line including sea-cliffs, bays and islands
ONL16.3	R9	Hinewai - South – Akaroa Head to Ōunuhau / Haylocks Bay	Akaroa Head coastline to Ōunuhau / Haylocks Bay
ONL17.0	R8, R9	Te Ruahine / Akaroa Head	Summit ridge down to coastline and sea-cliffs
ONL18.0	R5, R9	Akaroa - Summits and Ridgeline – Ōteauheke ki Taraterehu	Upper slopes and ridgeline, including Ōteauheke / Brasenose and Taraterehu / Purple Peak
ONL19.0	76, R5	Takamatua - Kakakaiau / Robinsons Bay - Summits - Ōtepatatu	Upper slopes and ridgeline
ONL20.1	R4, 70, 73	Duvauchelle Bay - Barrys Bay - Ōnawe Peninsula	All of Ōnawe Peninsula from the northern point at Onawe Flat Road.
ONL20.2	R4, R5	Duvauchelle Bay - Barrys Bay - North-eastern Summits – Maukatai / Duvauchelle Peak	Upper slopes and ridgeline, including Maukatai / Duvauchelle Peak
ONL20.3	R4	Duvauchelle Bay-Barrys Bay - North-western Summits – Te Ukura	Upper slopes, ridgeline and summit
ONL20.4	R4	Duvauchelle Bay- Barrys Bay South-western Summits – Puha / French Hill	Upper slopes, ridgeline and summit, including Puha / French Hill
ONL21.0	R4	French Farm Bay - Wainui Pass – Puha ki Pūwaitaha	Upper slopes and ridgelines, Wainui Pass
ONL22.1	74 R4	Wainui - Upper Slopes and Ridgeline – Pūwaitaha / Saddle Hill	Upper slopes and ridgelines including Pūwaitaha / Saddle Hill
ONL22.2	R4, R8	Wainui - Upper Slopes and Ridgeline - Pūwaitaha/Saddle Hill to Tuhiraki / Bossu Peak	Upper slopes and ridgelines from Pūwaitaha / Saddle Hill to Tuhiraki/Bossu Peak
ONL22.3	R8	Wainui - Ōhinepaka Bay – Southern Cliffs	Southern coastal slopes of Ōhinepaka Bay
ONL23.0	R8, R9	Timutimu Head	Coastal cliffs and slopes from Ōhinepaka Bay to Timutimu Head

ID Number	Planning Map Number	Name and/or location by Character Area	Description
ONL24.1	R8	Poranui ki Timutimu / Southern Bays - Peraki - Rora Huruhuru / Squally Bay	Coastal cliffs and slopes above Rora Huruhuru/Squally Bay
ONL24.2	R4, R8	Poranui ki Timutimu / Southern Bays - - Peraki - Upper slopes and Summit – Tuhiraki ki Pūwaitaha	Upper slopes, spurs and ridgelines
ONL25.1	R4, R8, 78	Ōkute / Okuti Valley – Wairewa / Lake Forsyth - Cliffs – Ōtungakau ki Te Oka	Slopes adjacent to the outlet of Wairewa/Lake Forsyth
ONL25.2	R4	Ōkute / Okuti Valley – Summits – Pūwaitaha ki Puha	Upper slopes and ridgeline, including Pūwaitaha / Saddle Hill and Puha / French Hill
ONL26.0	R4, 67	Wairewa / Lake Forsyth and Little River - Summits – Puha ki Waipuna	Upper slopes and ridgeline, including Puha / French Hill and Waipuna saddle
ONL28.1	R1, R3, R4	Kaituna Valley - Summits – Te Ahu Pātiki	Upper slopes associated with the ridgeline and Te Ahu Pātiki / Mt Herbert
ONL28.2	R3	Kaituna Valley - Western Summit	Knob along western ridgeline
ONL29.1	R1	McQueens Valley - Tara o te Rangihikaia / Gebbies Pass – North	Rocky crags along the ridgeline
ONL29.2	R1	McQueens Valley - Tara o te Rangihikaia / Gebbies Pass – South-east Upper	Rocky crags along the ridgeline
ONL29.3	R1	McQueens Valley - Tara o te Rangihikaia / Gebbies Pass – South	Rocky outcrops
ONL30.0	R3	Te Waihora / Lake Ellesmere - Riparian Margin	Te Waihora / Lake Ellesmere Riparian Margin around Motumotua / Kaituna Lagoon
ONL38.1	48, 53, 54, R1	Port Hills / Ngā Kohatu Whakarakaraka o Tamatea Pōkai Whenua - Coast Awaroa / Godley Head	Godley Head and coastal cliffs
ONL38.2	46, 47, 48, 51, 52, 53, 57, R1	Port Hills / Ngā Kohatu Whakarakaraka o Tamatea Pōkai Whenua – Eastern	Central Port Hills
ONL38.3	50, 51, 56, 57, R1	Port Hills / Ngā Kohatu Whakarakaraka o Tamatea Pōkai Whenua - Western	Mid to upper slopes of Western Port Hills

Appendix 9.2.9.2.3 Schedule of Significant features

ID Number	Planning Map Number	Name and/or location by Character Area	Description
SF10.0	37 38 39 40 44 45 46 47	Heathcote River / Opawaho Mouth	Ferry Road to Nga Puna Wai, Dry Stream and Kahurangi Drainage Reserve
SF2.0	4 5 10 11 12 17 18	Otukaikino Creek	Open Space water and margins
SF3.0	2 6 12 13 18 19	Styx River / Puharakekenui	Open Space water and margins
SF4.0	18	Styx Mill Reserve	Styx Mill Reserve and associated open space
SF5.0	15 16 21 22	West Melton Dry Plains / Okakea	Dry grasslands and reserves
SF6.0	6 13 20 26 27 34	Christchurch Coast / Te Tai o Mahaanui	Foreshore and dunes between Brooklands Lagoon and South Brighton.
SF7.0	25 26	Waikakariki / Horseshoe Lake	Wetland and associated open space
SF8.1	26 32 33 34	Otakaro / Avon River - East	Open Space water and margins north of Pages Road to Fitzgerald Ave
SF8.2	31 32 38 39	Otakaro / Avon River – City Centre	Open Space water and margins
SF8.3	23 24 30 31	Otakaro / Avon River - Wairarapa Stream, Waimairi Stream, Orakipaoa Stream	Open Space water and margins Refer to Figure 1 below for aerial photograph showing the extent of SF8.3 in the grounds of the University of Canterbury, Ilam.
SF9.1	40	Te Ihutai / Avon-Heathcote Estuary – West	Section bordered by Charlesworth Street and Humphreys Drive
SF9.2	40 41 47 48	Te Ihutai / Avon-Heathcote Estuary – South	Section bordered by McCormacks Bay Road and Main Road.

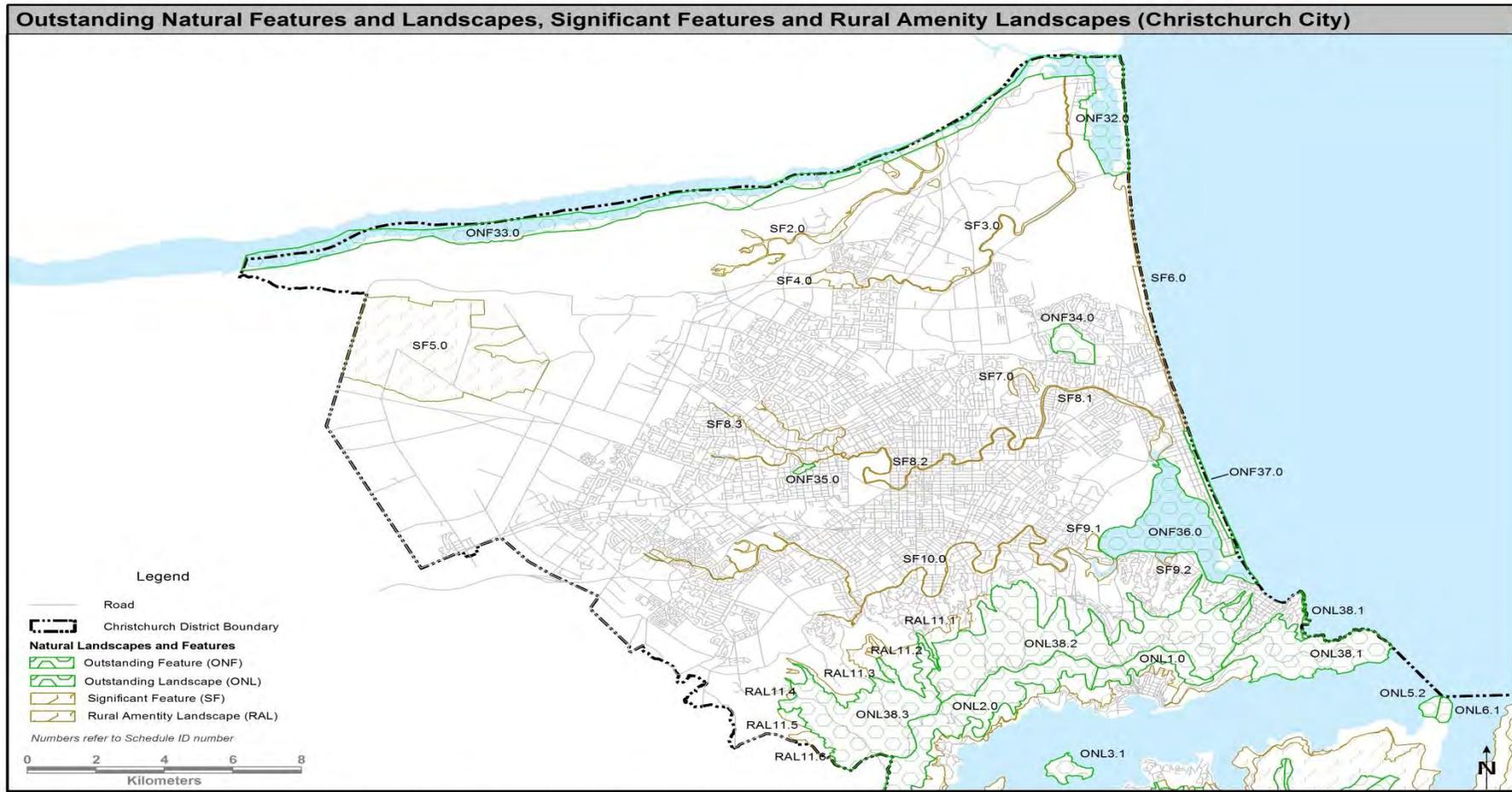
Figure 1: Aerial Photograph showing extent of Significant Feature 8.3 Otakaro / Avon River in the grounds of University of Canterbury, Ilam



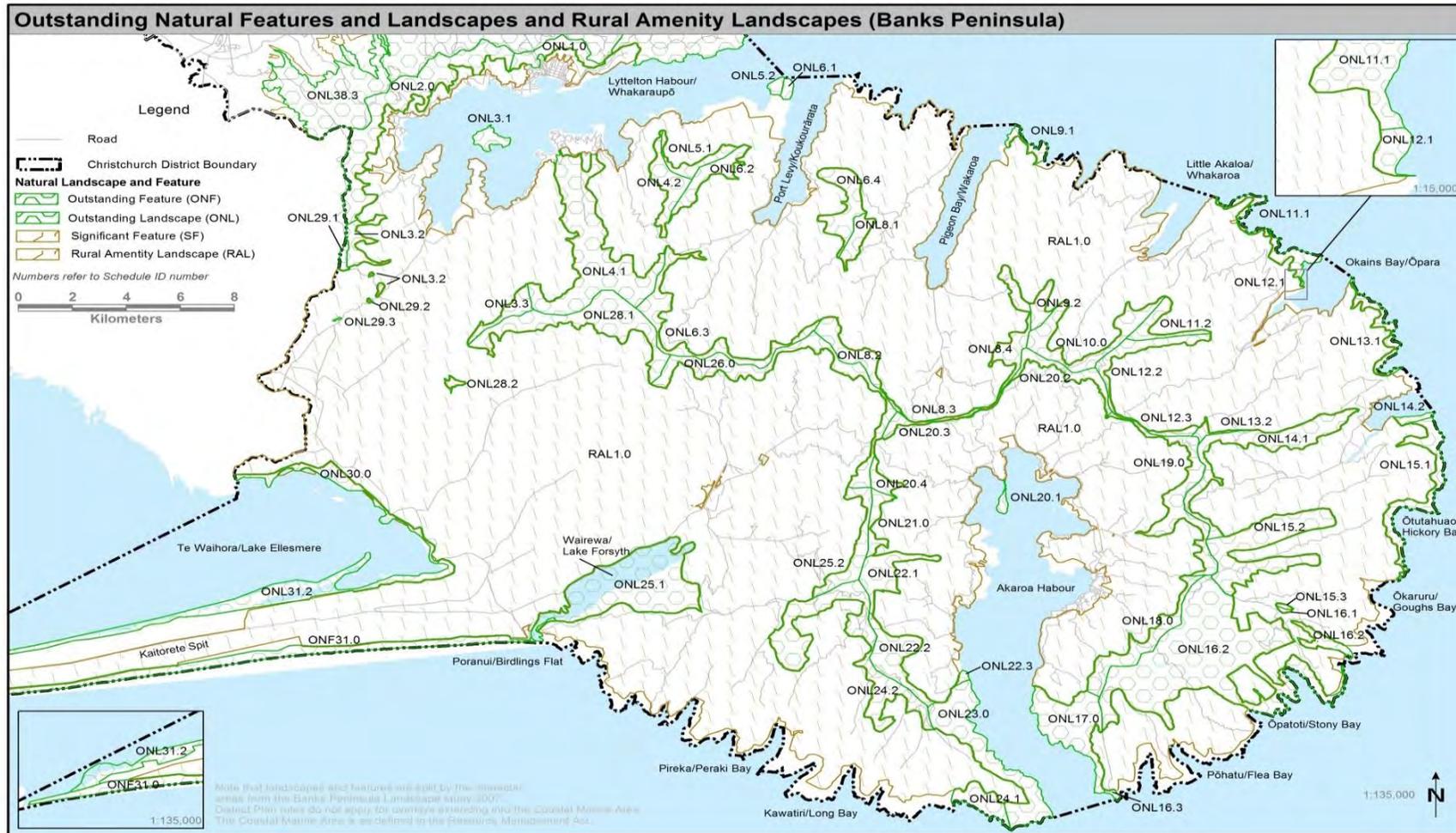
Appendix 9.2.9.2.4 Schedule of Rural amenity landscapes

ID Number	Planning Map Number	Name and/or location by Character Area	Description
RAL 1.0	All Banks Peninsula Planning Maps	Te Pataka o Rakaihautu / Banks Peninsula Significant Landscape	Areas on Banks Peninsula including Rural Banks Peninsula, Open Space Natural and Pāpakainga / Kāinga Nohoanga Zones that are not identified as outstanding natural features or outstanding natural landscapes.
RAL 11.1	46 51 R1	Port Hills Eastern / Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua - Rapaki to Cashmere	Mid to lower slopes Rapaki to Cashmere
RAL 11.2	50 51 R1	Port Hills / Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua - Western Worsley's Spur	Mid to lower slopes Worsley's Spur
RAL 11.3	R1 50 56	Port Hills Western / Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua – Cashmere Stream	Mid to lower slopes Cashmere Stream
RAL11.4	50	Port Hills Western / Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua – Kennedy's Bush Spur	Mid to lower slopes Kennedy's Bush Spur
RAL 11.5	56	Port Hills Western Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua – Lansdowne Valley North	Mid to lower slopes Lansdowne Valley North
RAL11.6	56 R1	Port Hills Western / Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua – Lansdowne Valley South	Mid to lower slopes Lansdowne Valley South

Appendix 9.2.9.2.5 Schedule reference map - Outstanding natural landscapes and features, Significant features and Rural amenity landscapes (Christchurch City)



Appendix 9.2.9.2.6 Schedule reference map — Outstanding natural landscapes and features, Significant features and Rural amenity landscapes (Banks Peninsula)



Appendix 9.2.9.2.7 Schedule of Areas of outstanding natural character in the coastal environment

ID Number	Planning Map Number	Name and/or Location by Character Area	Description
ONC11.2	R2	Panau / Long Lookout Point - Raupo Bay - Stony Beach – North West Bay Coastal slopes	Western headland of Okains Bay
ONC15.2	R5 72	Otutahuao / Hickory- Okaruru / Goughs Bay – Steep Head Southern Gully	Gully on the southern side of Steep Head
ONC16.2	R9	Hinewai East - Clay Point to Red Bluff – Nga-toko-ono	Coastal slopes, headlands and bays
ONC16.3	R9	Hinewai South-east - Sleepy Bay – Parakakariki	Coastal slopes, headlands and bays
ONC16.4	R9	Hinewai South - Redcliffe Point to Pohatu – Coastal Cliffs	Coastal slopes, headlands and bays
ONC16.5	R9	Hinewai South - Dyke Head to Damons Bay – Paekaroro ki Manga-rohotu	Coastal cliffs from Dyke Head, including Paekaroro pa to Manga-rohotu / Damons Bay
ONC17.2	R9	Te Ruahine / Akaroa Head / Te Rauhine Point - South	South and west facing steep coastal slopes
ONC24.2	R8	Poranui ki Timutimu / Southern Bays - Peraki - South-east – Oanuku / Robinhood Bay	Coastal cliffs and Oanuku / Robinhood Bay foreshore
ONC24.3	R8	Poranui ki Timutimu / Southern Bays - Peraki – South-west – Te Kaio / Tumbledown Bay	Coastal cliffs and Te Kaio / Tumbledown Bay foreshore
ONC30.0	R3	Te Waihora / Lake Ellesmere - Riparian Margin	Te Waihora / Lake Ellesmere Riparian Margin around Motumotua / Kaituna Lagoon
ONC31.2	R3 R6 R7 R8 78	Kaitorete Spit - Birdlings Flat / Poranui and Te Waihora / Lake Ellesmere – Coastal Dunes and Margins	Coastal dunes and foreshore, Te Waihora margins
ONC32.0	2 6	Brooklands Lagoon & Spit / Te Riu o Te Aika Kawa	Brooklands Lagoon and margins

Appendix 9.2.9.2.8 Schedule of Areas of high (and very high) natural character in the coastal environment

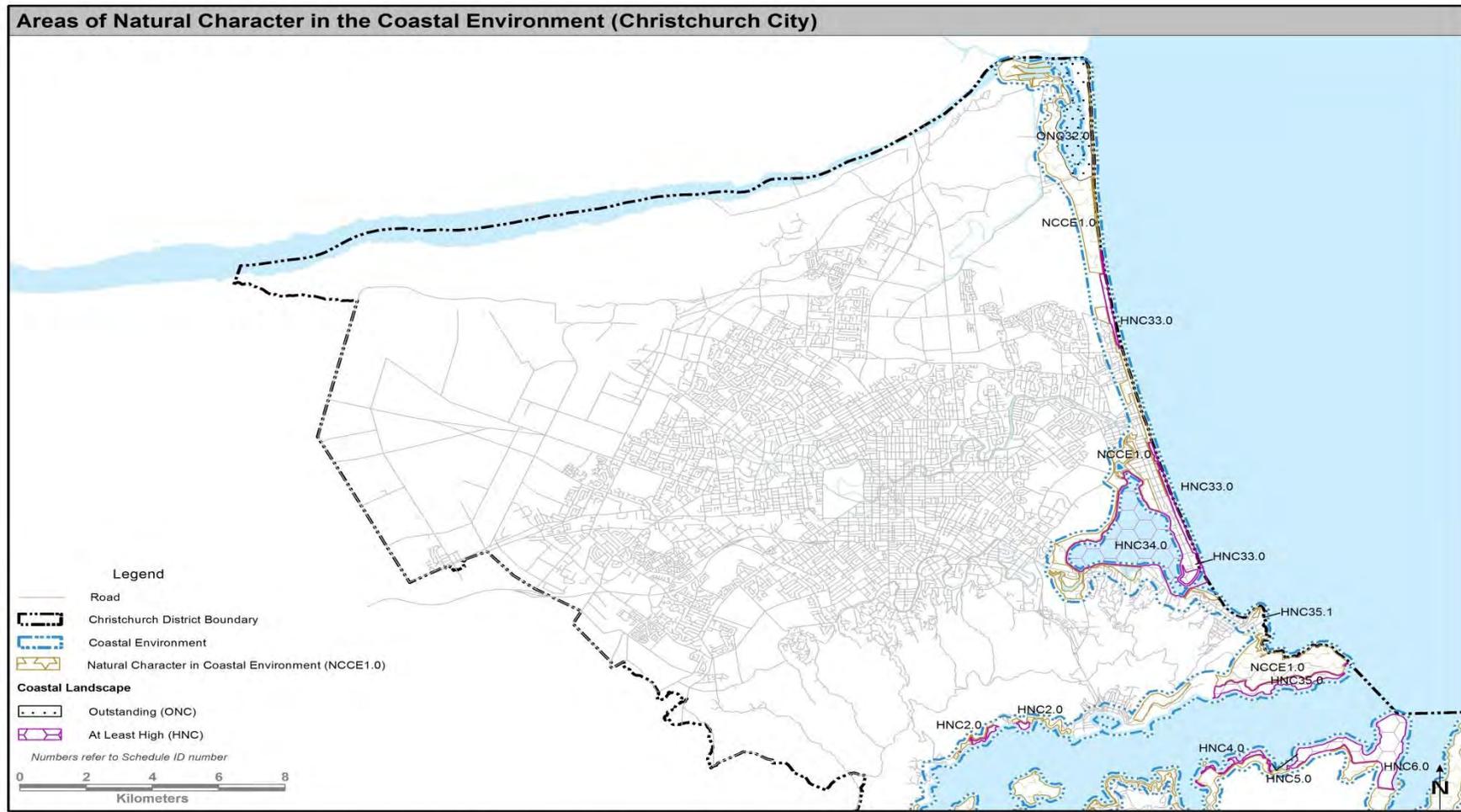
ID Number	Planning Map Number	Name and/or location by Character Area	Description
HNC2.0	R1 57 58	Rapaki – Ohinetahi / Governors Bay Coastline – Taukahara and Otuherekio	Coastal areas between Rapaki and Ohinetahi / Governors Bay on the northern side of Lyttelton Harbour below the main road, including Taukahara and Otuherekio.
HNC3.0	R1	Whakaraupo / Upper Lyttelton Harbour - Teddington	Head of Lyttelton Harbour / Whakaraupo
HNC4.0	R1 59	Waipapa / Diamond Harbour - Inaina-tu/Pile Bay (Shelley Bay)	Coastal slopes and foreshore Inaina-tu / Pile Bay (Shelley Bay)
HNC5.0	R1 54 59	Te Piaka / Adderley Head - Te Pohue / Camp Bay to Te Piaka / Adderley Head - West	Coastal slopes and foreshore from Te Pohue / Camp Bay to Te Piaka / Adderley Head
HNC6.0	R1 54	Port Levy / Koukourata - Te Piaka / Adderley Head East to Pukerauaruhe / Browns Island	Coastal cliffs and foreshore from Te Piaka / Adderley Head to Pukerauaruhe / Browns Island
HNC7.0	R1 R2	Big Bay – Te Ruahine ki Wakaroa	Coastal margin and lower slopes
HNC9.1	R2	Kirikiriwarea / Menzies Bay - West – Wakaroa/Pigeon Bay to Kirikiriwarea / Menzies Bay	Coastal headland and lower slopes from the eastern head of Wakaroa / Pigeon Bay to the Western head of Kirikiriwarea / Menzies Bay
HNC9.2	R2	Kirikiriwarea / Menzies Bay - East - Te Kakaho / Decanter Bay	Coastal headland and lower slopes on eastern side of Te Kakaho / Decanter Bay
HNC10.0	R2 66	Little Akaloa / Whakaroa – Western Slopes	Coastal slopes on the Western side of Little Akaloa Bay
HNC11.1	R2	Panau / Long Lookout Point - Raupo Bay - Stony Beach - Coastline	Headlands and lower slopes from Panau / Long Lookout Point to Opara / Okains Bay
HNC12.0	R2 R5 68	Okains Bay / Opara - Western Coastline and Estuary	South facing side slopes of Okains Bay / Opara, headland and Estuary
HNC13.0	R2 R5 72	Te Puke ki Waitaha / Pa Island – Whakarari / Lavericks Bay - Coastline	Coastal cliffs, bays and islands

ID Number	Planning Map Number	Name and/or location by Character Area	Description
HNC14.0	R5 72	Le Bons Bay / Otauwao / – Northern and Southern Headlands	Coastal slopes and headlands
HNC15.1	R5 72	Otutahuao / Hickory Bay – Okaruru / Goughs Bay - North	Coastal cliffs, bays and lower coastal slopes
HNC16.1	R5 R9	Hinewai – Coastline – Tititewhao ki Te Ruahine	Coastal cliffs and lower slopes from Tititewhao / Paua Bay to Te Ruahine / Akaroa Head
HNC17.1	R8 R9	Te Ruahine / Akaroa Head / North	West facing steep coastal slopes
HNC18.0	R4 R5 76 77	Akaroa - Takamatua Hill – Te Paua o Mataotao ki Otahuahua	Headland and lower slopes of Takamatua Hill from Te Paua o Mataotao towards Otahuahua / Childrens Bay
HNC19.0	R5 76	Takamatua – Kakakaiau / Robinsons Bay – South – Te Umu Te Rehua/Hammond Point	Headland and lower slopes of Te Umu Te Rehua / Hammond Point
HNC21.0	R4 74	French Farm Bay - Opakia / Petit Carenage	Headland and lower slopes of Opakia / Petit Carenage
HNC22.0	R4 R8 74 75	Wainui - Coastline	Foreshore, lower slopes, headland and islands
HNC23.0	R8 R9	Timutimu Head – Timutimu to Otara / Scenery Nook	Coastal cliffs and lower slopes of Timutimu headland to Otara / Scenery Nook
HNC24.1	R4 R8 78	Peraki - Southern Bays – Poranui ki Timutimu	Headlands, cliffs and bays
HNC31.1	R4 R8 78	Kaitorete Spit – Poranui / Birdlings Flat	Foreshore and coastal cliffs
HNC33.0	6 13 20 26 34 41 48	Christchurch Coast / Te Tai o Mahaanui and South Brighton Spit / Te Korero Karoro	Coastal Dunes and Reserve including Spit
HNC34.0	33 34 40 41 47 48	Te Ihutai / Avon-Heathcote Estuary	Estuary margins
HNC35.0	R1 53 54	Awaroa / Godley Head	Headland and cliffs
HNC35.1	48	Sumner Head to Taylors Mistake Bay	Headland and cliffs

Appendix 9.2.9.2.9 Schedule of Other areas of natural character in the coastal environment

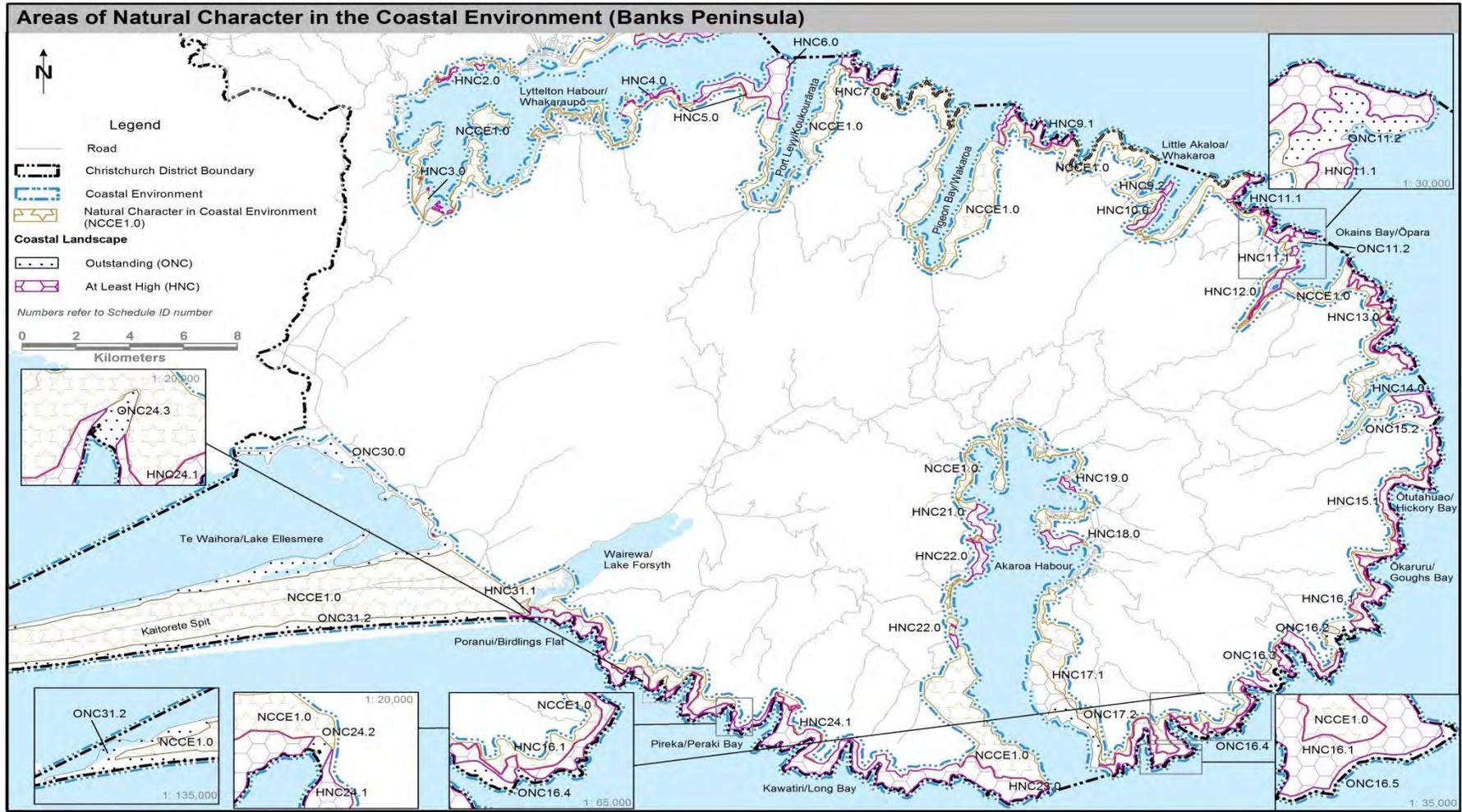
ID Number	Planning Map Number	Name and/or location by Character Area	Description
NCCE 1.0	2, 6, 13, 20, 26, 27, 33, 34, 40, 41, 47, 48, 52, 53, 54, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 70, 71, 72, 73, 74, 75, 76, 77, 78 and R1, R2, R3, R4, R5, R6, R7, R8, R9	Natural Character in the Coastal Environment	Within the coastal environment, areas with natural character that are not identified as areas of high (or very high) natural character or outstanding natural character. Excludes areas zoned for urban purposes.

Appendix 9.2.9.2.10 Schedule reference map - Coastal natural character areas (Christchurch City)



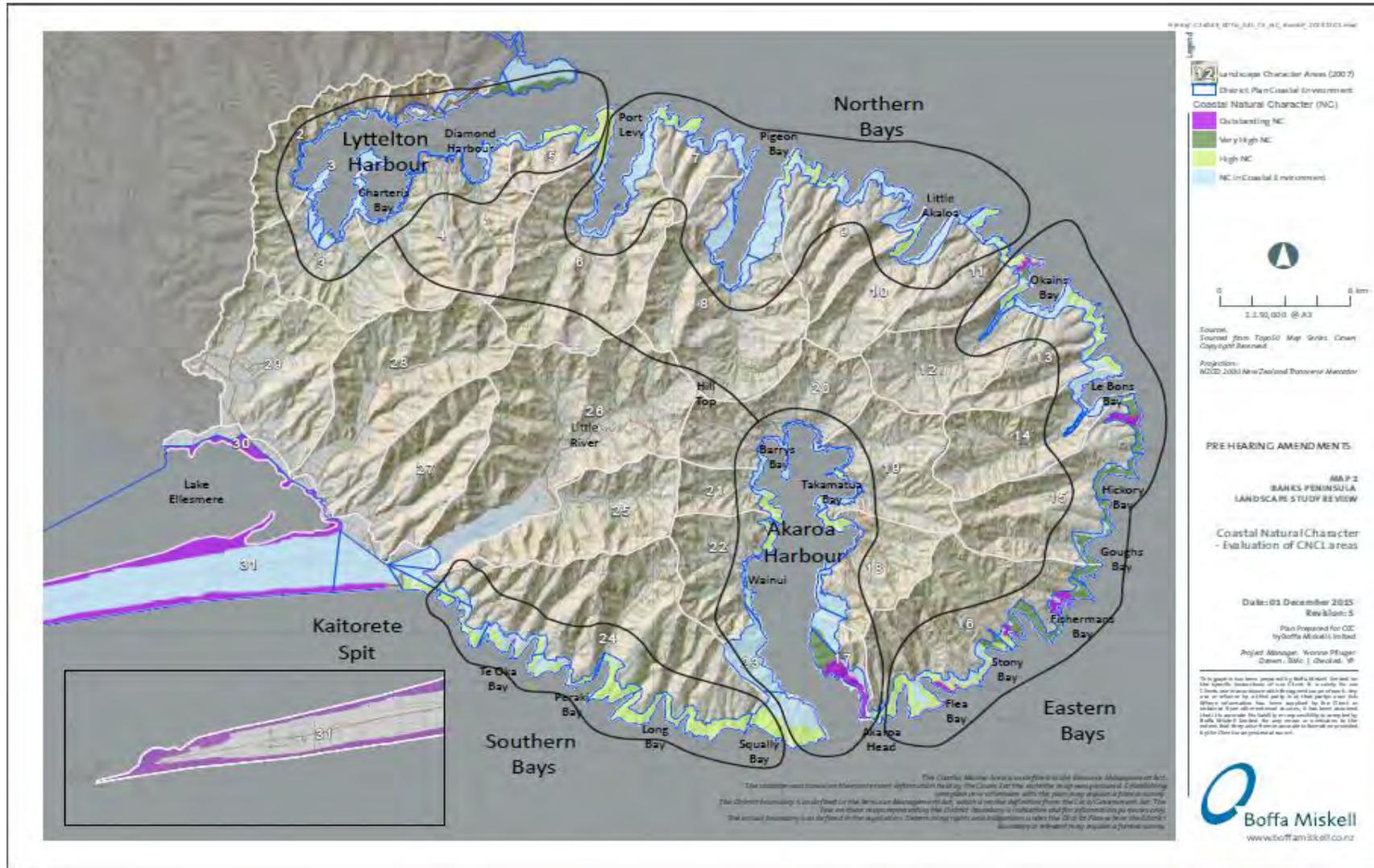
Note District Plan rules do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act.

Appendix 9.2.9.2.11 Schedule reference map - Coastal natural character areas (Banks Peninsula)



Note that landscapes and features are split by the character areas from the Banks Peninsula Landscape study 2007. District Plan rules do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act.

Appendix 9.2.9.2.12 Map showing the location of the southern, eastern, northern bays and harbour areas described in Appendix 9.2.9.1.5



Chapter 9.3 Historic Heritage – incorporating consequential amendments from Natural and Cultural Heritage decisions 21 October 2016

The chapter is amended by our decisions as follows.

This Version is based on Decision 45 Historic Heritage

Red text shows amendments from the decisions on Chapter 9 Natural and Cultural Heritage

Chapter 9 Natural and Cultural Heritage

9.3 Historic heritage

9.3.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

This sub-chapter relates to the management of the District's significant historic heritage. The values of heritage items, heritage settings and heritage areas of the District are identified in a series of schedules appended to this sub-chapter and shown on the planning maps.

The objectives, policies, rules, standards and matters of discretion in this sub-chapter are intended to provide for the protection of significant historic heritage, while also recognising the impact of the Canterbury earthquakes on heritage items and the effect of engineering and financial factors on the ability to retain, restore, and continue using them.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

9.3.2 Objectives and policies

9.3.2.1 Objective – Historic heritage

- a. The overall contribution of historic heritage to the District's character and identity is maintained through the protection and conservation of significant historic heritage across the district in a way which:
 - i. enables and supports:
 - A. the ongoing retention, use and adaptive re-use;
 - B. the maintenance, repair, upgrade, restoration and reconstruction; and
 - C. in some situations, the demolition;of historic heritage; and
 - ii. recognises the condition of buildings, particularly those that have suffered earthquake damage, and the effect of engineering and financial factors on the ability to retain, restore, and continue using them.

9.3.2.2 Policy - Identification and assessment of historic heritage for scheduling in the District Plan

- a. Identify historic heritage throughout the District which represents cultural and historic themes and activities of importance to the District, and assess their heritage values for significance in accordance with the criteria set out in Appendix 9.3.7.1.
- b. Assess the identified historic heritage in order to determine whether each qualifies as ‘Significant’ or ‘Highly Significant’ according to the following:
 - i. to be categorised as meeting the level of ‘Significant’ (Group 2), the historic heritage shall:
 - A. meet at least one of the heritage values in Appendix 9.3.7.1 at a significant or highly significant level; and
 - B. be of significance to the District (and may also be of significance nationally or internationally), because it conveys aspects of the District’s cultural and historical themes and activities, and thereby contributes to the District’s sense of and identity; and
 - C. have a moderate degree of authenticity (based on physical and documentary evidence) to justify that it is of significance to the District; and
 - D. have a moderate degree of integrity (based on how whole or intact it is) to clearly demonstrate that it is of significance to the District.
 - ii. to be categorised as meeting the level of ‘Highly Significant’ (Group 1), the historic heritage shall:
 - A. meet at least one of the heritage values in Appendix 9.3.7.1 at a highly significant level; and
 - B. be of high overall significance to the District (and may also be of significance nationally or internationally), because it conveys important aspects of the District’s cultural and historical themes and activities, and thereby makes a strong contribution to the district’s sense of place and identity; and
 - C. have a high degree of authenticity (based on physical and documentary evidence); and
 - D. have a high degree of integrity (particularly whole or intact heritage fabric and heritage values).
- c. Schedule significant historic heritage as heritage items and heritage settings where each of the following are met:
 - i. the thresholds for Significant (Group 2) or Highly Significant (Group 1) as outlined in Policy 9.3.2.2b(i) or (ii) are met; and
 - ii. in the case of interior heritage fabric, it is specifically identified in the schedule;
unless
 - iii. the physical condition of the heritage item, and any restoration, reconstruction, maintenance, repair or upgrade work would result in the heritage values and integrity of

- the heritage item being compromised to the extent that it would no longer retain its heritage significance; and/or
- iv. there are engineering and financial factors related to the physical condition of the heritage item that would make it unreasonable or inappropriate to schedule the heritage item.

9.3.2.3 Policy - Heritage areas

- a. Identify groups of related historic heritage within a geographical area which represent important aspects of the District's cultural and historic themes and activities and assess them for significance and their relationship to one another according to:
 - i. the criteria set out in Policy 9.3.2.2; and
 - ii. the extent to which the area is a comprehensive, collective and integrated place.
- b. Schedule historic heritage areas that have been assessed as significant in accordance with Policy 9.3.2.3(a).

9.3.2.4 Policy - Management of scheduled historic heritage

- a. Manage the effects of subdivision, use and development on the heritage items, heritage settings and heritage areas which are scheduled in a way that:
 - i. provides for the ongoing use and adaptive reuse of scheduled historic heritage in a manner that is sensitive to their heritage values while recognising the need for works to be undertaken to accommodate their long term retention, use and sensitive modernisation and the associated engineering and financial factors;
 - ii. recognises the need for a flexible approach to heritage management, with particular regard to enabling repairs, heritage investigative works, heritage upgrades to meet building code requirements, restoration and reconstruction, in a manner which is sensitive to the heritage values of the scheduled historic heritage; and
 - iii. subject to i. and ii., protects their particular heritage values from inappropriate subdivision, use and development.
- b. Undertake any work on heritage items and heritage settings in accordance with the following principles:
 - i. focus any changes to those parts of heritage items or heritage settings, which have more potential to accommodate change (other than where works are undertaken as a result of damage), recognising that heritage settings and Significant (Group 2) heritage items are potentially capable of accommodating a greater degree of change than Highly Significant (Group 1) heritage items;
 - ii. conserve, and wherever possible enhance, the authenticity and Integrity of heritage items and heritage settings, particularly in the case of Highly Significant (Group 1) heritage items and heritage settings;
 - iii. identify, minimise and manage risks or threats to the structural integrity of the heritage item and the heritage values of the heritage item, including from natural hazards;

- iv. document the material changes to the heritage item and heritage setting;
- v. be reversible wherever practicable (other than where works are undertaken as a result of damage); and
- vi. distinguish between new work and existing heritage fabric in a manner that is sensitive to the heritage values.

9.3.2.5 Policy - Archaeological sites

- a. Assist Heritage New Zealand Pouhere Taonga in the identification and protection of archaeological sites.

9.3.2.6 Policy – Ongoing use of heritage items and heritage settings

- a. Provide for the ongoing use and adaptive re-use of heritage items and heritage settings (in accordance with Policy 9.3.2.4), including the following:
 - i. repairs and maintenance;
 - ii. temporary activities;
 - iii. specific exemptions to zone and transport rules to provide for the establishment of a wider range of activities;
 - iv. alterations, restoration, reconstruction and upgrades to heritage items, including seismic, fire and access upgrades;
 - v. signs on heritage items and within heritage settings; and
 - vi. new buildings in heritage settings.

9.3.2.7 Policy - Relocation of heritage items within and beyond heritage settings

- a. Provide for the relocation of a heritage item within its heritage setting, where the relocation will maintain the heritage significance of the heritage item.
- b. Protect heritage items from relocation beyond its heritage setting, except:
 - i. when alternatives which retain the item within its setting have been explored, and relocation is demonstrated to be the only reasonable option to provide for the retention and ongoing viable use, including adaptive re-use of the heritage item and maintaining heritage significance; and
 - ii. where the location provides a setting compatible with the item's heritage value.

9.3.2.8 Policy - Utilities

- a. Ensure that utilities, where they are required by their locational, technical or operational requirements to be located within, or on, a heritage item or heritage setting are appropriately

designed, located and installed to maintain, as far as practicable, the particular heritage values of that heritage item or heritage setting.

9.3.2.9 Policy - Demolition of heritage items

- a. When considering the appropriateness of the demolition of a scheduled heritage item have regard to the following matters:
 - i. whether there is a threat to life and/or property for which interim protection measures would not remove that threat;
 - ii. whether the extent of the work required to retain and/or repair the heritage item is of such a scale that the heritage values and integrity of the heritage item would be significantly compromised;
 - iii. whether the costs to retain the heritage item (particularly as a result of damage) would be unreasonable;
 - iv. the ability to retain the overall heritage values and significance of the heritage item through a reduced degree of demolition; and
 - v. the level of significance of the heritage item.

9.3.2.10 Policy - Awareness and education of historic heritage

- a. Enhance the community's awareness and understanding of the values of historic heritage, including sites of Ngāi Tahu cultural significance, through education initiatives.
- b. Promote the use of conservation plans.

9.3.2.11 Policy - Incentives and assistance for historic heritage

- a. Provide incentives (including financial incentives) and technical advice to assist in achieving the retention, conservation and ongoing use of historic heritage, including earthquake repairs and seismic strengthening, in recognition of the public good value of heritage to the community.

9.3.2.12 Future Work Programme

- a. The Council will facilitate further identification and assessment of heritage items, including interior heritage fabric, heritage settings and heritage areas for inclusion in the district plan over time.

9.3.3 How to interpret and apply the rules

- a. These rules apply to scheduled heritage items and heritage settings of Highly Significant (Group 1) and Significant (Group 2), and scheduled heritage areas.

- b. The planning maps identify sites that contain a heritage item and heritage setting, and heritage areas. Reference should also be made to:
- i. Appendix 9.3.7.2 - Schedule of significant historic heritage;
 - ii. Appendix 9.3.7.3 – Schedule of heritage areas;
 - iii. Heritage aerial maps - heritage items and heritage settings for:
 - A. Christchurch City and Banks Peninsula; and
 - B. Central City.
- c. The schedule of significant historic heritage (Appendix 9.3.7.2) contains the heritage item(s) which have met the significance threshold and their associated heritage setting. Where the heritage item is an area of open space, this is stated in the schedule in Appendix 9.3.7.2. Where the interior of a heritage item is specifically scheduled this is stated in Appendix 9.3.7.2, with the specific interior heritage fabric protected for that heritage item described in the Register of Interior Heritage Fabric which is a document incorporated by reference in this District Plan.
- d. The Heritage aerial maps - heritage items and heritage settings show an outline of each heritage item. The item outline shows the extent of the roofline and the footprint of the parts or whole of the features contained within the heritage item. The Heritage aerial maps also show the extent of the associated setting, which do not always follow cadastral boundaries. Some open spaces contain multiple individual heritage items and settings and have status as a heritage item in their own right.
- e. The rules that apply to heritage items and heritage settings are contained in the Activity status tables (including activity specific standards) in Rules 9.3.4.1 to 9.3.4.5.
- f. Activities within scheduled heritage items, heritage settings and heritage areas are also subject to the rules contained in other sub-chapters of Chapter 9 Natural and Cultural Heritage, the rules in the relevant zone chapters, and the activity status tables, rules and standards in the following chapters (unless stated otherwise below):
- 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 11 Utilities and Energy; and
 - 12 Hazardous Substances and Contaminated Land.
- g. Specific exemptions to zone and transport rules to enable a wider range of activities to establish within scheduled heritage items and heritage settings are identified in Appendix 9.3.7.4. These specific exemptions only apply where:
- i. the heritage item is retained in situ; or
 - ii. resource consent has been granted for relocation of the heritage item within its heritage setting.

- h. For signage on scheduled heritage items and in scheduled heritage settings the rules in Chapter 6 apply, except as expressly stated under Rule 9.3.4.1 P6 and Rule 9.3.4.3 RD7.
- i. Activities are permitted in scheduled heritage settings (subject to other rules in this Plan), except for new buildings in heritage settings (Rule 9.3.4.3 RD2) and temporary structures and signage in heritage settings (Rule 9.3.4.1 P4, P5 and P6).
- j. **The rules that relate to utilities within or on heritage items or heritage settings can be found in Chapter 11 Utilities and Energy. The rules in Sub-chapter 9.3 do not apply to utilities, other than the matters of discretion in Rule 9.3.6.**

The rules in Chapter 11 that relate to heritage items or heritage settings shall not apply to works undertaken to electrical equipment located within heritage items in the Schedule of Significant Historic Heritage (in Appendix 9.3.7.2) as heritage item numbers 201, 207, 489, 544, 600 and 624, where such works are associated with the replacement, repair, maintenance and minor upgrading of the electricity distribution network.

The rules in Chapter 11 that relate to heritage items shall not apply to the Hagley Park heritage item, other than to heritage items and heritage settings individually scheduled in the Schedule of Significant Historic Heritage in Appendix 9.3.7.2.

- k. The following exemptions apply in relation to Rule 9.3.4 - Activity Status Tables
 - i. For the Annandale Woodshed heritage setting (12 Starvation Gully Road) Rule 9.3.4.3 RD1 and RD2 shall not apply to the modification of, or new stockyards within, the heritage setting.
 - ii. For the Elmwood Park heritage item, the rules for heritage items shall not apply to the area shown as marked on the heritage aerial map 672.
 - iii. For the Hagley Park heritage item, Rule 9.3.4 - Activity Status Tables shall not apply, other than to heritage items and heritage settings individually scheduled in Appendix 9.3.7.2.
- l. The matters of discretion for heritage areas apply only to the Akaroa Heritage Area (HA1), and apply when triggered by a rule in the zone chapter.
- m. The Council maintains a record of information held in relation to scheduled historic heritage in the form of a Heritage Statement of Significance (HSOS). A copy of the relevant HSOS can be accessed via the electronic plan through a link from the Scheduled Heritage Item or Setting number or a hard copy can be requested from the Council. The HSOS does not form part of the plan, and is simply a ready reference tool recording information known to the Council that supported the RMA s32 evaluation for the Chapter. The HSOS may be updated by the Council from time to time, if further information becomes available.

Advice Note:

Reference should also be made to other applicable legislation and requirements including the following:

1. The Building Act and Building Code;
2. The Heritage New Zealand Pouhere Taonga Act 2014 in relation to any modification or destruction of archaeological sites;

3. In relation to crematoria and cemeteries, work involving monuments may also require a Monumental Work Permit from Council's Assets and Network Unit; and
4. Any work affecting scheduled heritage items and scheduled heritage settings which may be subject to heritage orders are required to comply with the separate procedures specified in Part 8 of the Resource Management Act 1991.

9.3.4 Rules — Activity Status Tables

9.3.4.1 Permitted activities

The following rules apply to scheduled heritage items and heritage settings in Appendix 9.3.7.2 and identified on the planning maps.

The activities listed below are permitted activities if they meet the activity specific standards set out in this table.

Activities may also be controlled, restricted discretionary, discretionary, or non-complying as specified in Rules 9.3.4.2 to 9.3.4.5.

The rules in the table below include restrictions on what may be done with heritage fabric. Confirmation that particular fabric is not heritage fabric, and therefore is not subject to those rules/standards, can be obtained by obtaining a certificate in accordance with Appendix 9.3.7.6 - Certification of non-heritage fabric.

Exemptions relating to this rule can be found in Rule 9.3.3 k.

Activity		Activity specific standards
P1	Maintenance of a scheduled heritage item.	<ol style="list-style-type: none"> a. Any temporary scaffolding must be erected: <ol style="list-style-type: none"> i. without fixing to the heritage item (except where this would breach health and safety requirements) and protective material must be used to prevent damaging the surface of the heritage fabric; or ii. in accordance with the design and/or supervision of a heritage professional and where the works involve structural changes and the heritage professional is not also a registered architect, a registered architect.
P2	Repairs to a scheduled heritage item.	<ol style="list-style-type: none"> a. The heritage fabric removed is limited to the amount necessary to carry out the repairs. b. Any repairs shall be undertaken: <ol style="list-style-type: none"> i. in accordance with the following: <ol style="list-style-type: none"> A. any temporary scaffolding must be erected without fixing to the heritage item (except where this would breach health and safety requirements) and protective material must be used to prevent damaging the surface of the heritage fabric; and B. introduced or new materials and new work shall be

Activity		Activity specific standards
		<p>identifiable by use of a recognised conservation technique such as date stamping.</p> <p>C. the area the heritage fabric has been removed from shall be made weathertight.</p> <p>Or</p> <p>ii. in accordance with the design and/or supervision of a heritage professional, and where the works involve structural changes and the heritage professional is not also a registered architect, a registered architect.</p>
P3	Heritage investigative and temporary works.	<p>a. Heritage fabric removed is limited to the amount necessary to carry out the associated work.</p> <p>b. Any heritage investigative and temporary works shall be undertaken:</p> <p>i. in accordance with the following:</p> <p>A. removed heritage fabric (excluding core drilling samples) shall be recorded, stored, and reinstated on completion of the works; and</p> <p>B. the area the heritage fabric is removed from shall be made weathertight.</p> <p>Or</p> <p>ii. in accordance with the design and/or supervision of a heritage professional, and where the works involve structural changes and the heritage professional is not also a registered architect, a registered architect.</p>
P4	Temporary buildings or structures for events in a scheduled heritage item which is an open space.	a. The building or structure is removed within one month after the event.
P5	Temporary buildings or structures for events in a scheduled heritage setting.	a. The building or structure is removed within one month after the event.
P6	<p>Sign/Signage.</p> <p>Advice Note:</p> <p>This rule applies to scheduled heritage items and heritage settings in addition to the rules for signage in Chapter 6. Where the rules in each chapter conflict, this rule will prevail.</p>	<p>a. For signs on heritage items:</p> <p>i. protective material must be used to prevent damaging the surface of the heritage fabric, or where fixing signs to the heritage item is necessary, the number of fixing points must be limited to the minimum necessary to secure the sign.</p> <p>b. For signs in heritage settings:</p> <p>i. any sign which is for the purposes of interpretation shall not exceed 1.2 m² in size; and</p> <p>ii. where the road frontage exceeds 50 metres, the maximum sign area shall be 0.5 m² per 50 metres of road frontage or part thereof, and the maximum area of any individual sign shall be 2 m². Any sign exceeding 0.5 m² in areas shall be separated from other signs by a</p>

Activity		Activity specific standards
		<p>minimum of 10 metres.</p> <p>c. Signs must not flash or move.</p>
P7	Development (i.e. buildings and earthworks) on sites located above Monks Cave (HID 1367), Moa Bone Point Cave (HID351), and the Lyttelton Rail Tunnel (HID 760).	a. Any building or earthworks must avoid direct or indirect (i.e. vibration) impact on the underground scheduled heritage item.
P8	Demolition, partial demolition or deconstruction of a scheduled heritage item.	a. Regardless of any other rule, demolition or deconstruction works carried out under section 38 of the Canterbury Earthquake Recovery Act 2011.
P9	Replacement of buildings (which are not listed separately as a heritage item) in a scheduled heritage setting or an open space heritage item, and where the replacement building is required as a result of damage sustained in the Canterbury earthquakes of 2010 and 2011.	Nil.
P10	Heritage upgrade works for: a. Highly Significant (Group 1) heritage items, where the works are required as a result of damage; or b. Significant (Group 2) heritage items.	a. The works shall be undertaken in accordance with the certified heritage works plan prepared, and certified by the Council, in accordance with Appendix 9.3.7.5
P11	Reconstruction or restoration for: a. Highly Significant (Group 1) heritage items, where the works are required as a result of damage; or b. Significant (Group 2) heritage items.	a. The works shall be undertaken in accordance with the certified heritage works plan prepared, and certified by the Council, in accordance with Appendix 9.3.7.5
P12	Temporary lifting of a damaged scheduled heritage item for the purposes of heritage investigative and temporary works or repair.	<p>a. The scheduled heritage item shall not be lifted to a height exceeding 3 metres above any relevant recession plane in the applicable zone.</p> <p>b. The heritage item must be lowered back to its original position within 12 weeks of the lifting works having first commenced.</p> <p>c. The lifting and lowering shall be undertaken in accordance with the design and/or supervision of a heritage professional and where the works involve structural changes and the heritage professional is not also a registered architect, a registered architect.</p> <p>d. If the heritage item is located in a residential zone, the owners/occupiers of land adjoining the site shall be informed of the work at least seven days prior to the lifting of the heritage item occurring. The information provided shall</p>

Activity		Activity specific standards
		include details of a contact person, details of the lift, and the duration of the lift. e. The Council shall be notified at least seven days prior to the lift occurring. The notification must include details of the lift, property address, contact details and intended start date.
P13	Installation, modification or removal of electrical, plumbing heating, cooling, ventilation, lighting, audio-visual, cooking, hot or cold water, security and/or other service systems and fixtures which form part of heritage items.	a. Where the works affect heritage fabric, they must be undertaken in accordance with the design and/or supervision of a heritage professional and where the works involve structural changes and the heritage professional is not also a registered architect, a registered architect.

9.3.4.2 Controlled activities

The following rules apply to scheduled heritage items and heritage settings in Appendix 9.3.7.2 and identified on the planning maps.

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 9.3.5, as set out in the following table.

The rules in the table below include restrictions on what may be done with heritage fabric. Confirmation that particular fabric is not heritage fabric, and therefore is not subject to those rules/standards, can be obtained by obtaining a certificate in accordance with Appendix 9.3.7.6 - Certification of non-heritage fabric.

Exemptions relating to this rule can be found in Rule 9.3.3 k.

Any resource consent application arising from Rules 9.3.4.2 C1, C2, C3, C4 and C5 shall not be limited or publicly notified.

Activity		The Council's control shall be limited to the following matters:
C1	Heritage upgrade works for: a. Highly Significant (Group 1) heritage items where either the works do not meet the activity specific standards in Rule 9.3.4.1 P10, or are not as a result of damage; or b. Significant (Group 2) heritage items which do not meet the activity specific standards in Rule 9.3.4.1 P10.	a. Heritage upgrade works, reconstruction and restoration – Rule 9.3.5.1.
C2	Reconstruction or restoration for: a. Highly Significant (Group 1) heritage items where either the works do not meet with the activity specific standards in Rule 9.3.4.2 P11, or are not as a result of damage; or b. Significant (Group 2) heritage items which does not meet with the activity specific standards in Rule 9.3.4.1 P11.	a. Heritage upgrade works, reconstruction and restoration – Rule 9.3.5.1

Activity		The Council's control shall be limited to the following matters:
C3	<p>a. Demolition, partial demolition or deconstruction of the Cathedral of the Blessed Sacrament (H46), other than where provided in Rule 9.3.4.1 P8.</p> <p>b. Demolition or partial demolition of Christchurch Cathedral (H106), other than provided for in Rule 9.3.4.1 P8, for the purposes of restoration and/or reconstruction and where the resource consent application for this activity is made in conjunction with a resource consent application for restoration and/or reconstruction.</p> <p>Advice Note: Deconstruction for b. is included within reconstruction and restoration.</p>	a. Demolition, partial demolition or deconstruction of the Cathedral of the Blessed Sacrament and Christchurch Cathedral – Rule 9.3.5.2.
C4	Temporary lifting of a damaged scheduled heritage item for the purposes of heritage investigative and temporary works or repair which does not comply with one or more of the activity specific standards in Rule 9.3.4.1 P12.	a. Temporary lifting or temporary moving - Rule 9.3.5.3
C5	Temporary moving of a damaged heritage item for the purposes of heritage investigative and temporary works or repairs.	a. Temporary lifting or temporary moving - Rule 9.3.5.3

9.3.4.3 Restricted discretionary activities

The following rules apply to scheduled heritage items and heritage settings in Appendix 9.3.7.2 and identified on the planning maps.

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion in Rule 9.3.6, as set out in the following table.

The rules in the table below include restrictions on what may be done with heritage fabric. Confirmation that particular fabric is not heritage fabric, and therefore is not subject to those rules/standards, can be obtained by obtaining a certificate in accordance with Appendix 9.3.7.6 - Certification of non-heritage fabric.

Exemptions relating to this rule can be found in Rule 9.3.3 k.

Activity		The Council's discretion shall be limited to the following matters
RD1	Alteration of a scheduled heritage item, other than provided in P8, P13 and C3.	a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings - Rule 9.3.6.1.
RD2	New buildings in a scheduled heritage setting.	a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings - Rule 9.3.6.1.
RD3	New buildings, structures or features located within an open space which is a scheduled heritage item.	a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Rule 9.3.6.1.

Activity		The Council's discretion shall be limited to the following matters
RD4	Relocation of a heritage item within its heritage setting.	a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings - Heritage items and Settings - Rule 9.3.6.1
RD5	Any activity listed in Rule 9.3.4.1 P1, P2, P3, P7 or P9 that does not meet one or more of the activity specific standards. Any application arising from this rule shall not be limited or publicly notified.	a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Rule 9.3.6.1
RD6	Any activity listed in Rule 9.3.4.1 P4 or P5 that does not meet the activity specific standard.	a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings - Rule 9.3.6.1
RD7	Any activity listed in Rule 9.3.4.2.1 P6 that does not meet one or more of the activity specific standards.	a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Rule 9.3.6.1 (o).
RD8	Demolition of Christchurch Cathedral (H106), other than provided for under Rule 9.3.4.1 P8 and C3.	a. Demolition of Christchurch Cathedral - Rule 9.3.6.2

9.3.4.4 Discretionary activities

The following rules apply to scheduled heritage items and heritage settings in Appendix 9.3.7.2 and identified on the planning maps

The activities listed below are discretionary activities.

Exemptions relating to this rule can be found in Rule 9.3.3 k.

Activity	
D1	Relocation of a scheduled heritage item beyond its heritage setting.
D2	Demolition of a Significant (Group 2) heritage item.

9.3.4.5 Non-complying activities

The following rules apply to scheduled heritage items and heritage settings in Appendix 9.3.7.2 and identified on the planning maps

The activities listed below are non-complying activities.

Exemptions relating to this rule can be found in Rule 9.3.3 k.

Activity	
NC1	Demolition of a Highly Significant (Group 1) heritage item.

Activity	
	<p>This rule does not apply to the demolition of the following:</p> <ul style="list-style-type: none"> i. Cathedral of the Blessed Sacrament (H46) (see Rule 9.3.4.2 P8 and C3); and ii. Christchurch Cathedral (H106) (see Rule 9.3.4.5 RD8).

9.3.5 Rules — Matters of control

9.3.5.1 Heritage upgrade works, reconstruction and restoration

- a. The form, materials, and methodologies to be used to:
 - i. maintain heritage values, including integration with, and connection to other parts of the heritage item;
- b. The methodologies to be used to protect the heritage item during upgrading, reconstruction and restoration;
- c. Documentation of change during the course of works, and on completion of work by such means as photographic recording; and
- d. Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.

9.3.5.2 Demolition, partial demolition or deconstruction - Cathedral of the Blessed Sacrament and Christchurch Cathedral

- a. The methodology for deconstruction in the case of the Cathedral of the Blessed Sacrament, and for partial demolition and demolition, including the phasing of the works, any heritage fabric which is to be retained, and how any heritage fabric to be retained is to be stored.
- b. A photographic record of the heritage item, including prior to, during the course of the works and on completion.
- c. Any mitigation measures, such as installation of interpretative panels on the site that identify the history and significance of the heritage item, and may include photographs, text and architectural plans of the building.
- d. In the case of Christchurch Cathedral, conditions to ensure that the demolition or partial demolition is undertaken in conjunction with reconstruction and/or restoration.

9.3.5.3 Temporary lifting or temporary moving of a damaged heritage item for the purposes of heritage investigative works or repair of heritage items

- a. Measures to avoid or mitigate damage to the heritage item during moving;
- b. The duration of time that the item is to be lifted or moved; and

- c. Measures to avoid or mitigate the effects of the temporary moving on neighbouring properties.

9.3.6 Rules - Matters of discretion

9.3.6.1 Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings

- a. The nature and extent of damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs to repair and reconstruct.
- b. The level of intervention necessary to carry out the works, including to meet the requirements of the Building Act and Building Code, and alternative solutions considered.
- c. Whether the proposal will provide for ongoing and viable uses, including adaptive reuse, of the heritage item.
- d. Whether the proposal, including the form, materials and methodologies are consistent with maintaining the heritage values of heritage items and heritage settings, and whether the proposal will enhance heritage values, particularly in the case of Highly Significant (Group 1) historic heritage and in particular have regard to:
 - i. the form, scale, mass materials, colour, design (including the ratio of solid to void), detailing (including the appearance and profile of materials used), and location of the heritage item;
 - ii. the use of existing heritage fabric;
 - iii. the extent of earthworks necessary as part of the proposal;
 - iv. the necessity of the removal or transplanting of mature trees;
 - v. the impact on public places; and
 - vi. within a heritage setting, the relationship between elements, such as layout and orientation, form and materials.
- e. The extent to which the works are in accordance with the principles in Policy 9.3.2.4(b), and whether the proposal:
 - i. is supported by a conservation plan or expert heritage report; and
 - ii. the extent to which it is consistent with the Statement of Significance and Conservation Plan and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural heritage value (2010).
- f. Whether the proposed work will have a temporary or permanent adverse effect on heritage form, layout, fabric or heritage values and the scale of that effect, and any positive effects on heritage form, fabric or values.
- g. The extent to which the heritage fabric has been damaged by natural events, weather and environmental factors and the necessity of work to prevent further deterioration.
- h. Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.

- i. Whether the site has cultural or spiritual significance to Tangata Whenua and the outcome of any consultation undertaken with Te Rūnanga o Ngāi Tahu and Papatipu Rūnanga.
- j. The extent to which mitigation measures are proposed to be implemented to protect the heritage item. Such mitigation measures, include but are not limited to the use of a temporary protection plan.
- k. The extent of photographic recording which is necessary to document changes, including prior to, during the course of the works and on completion, particularly in the case of Highly Significant (Group 1) heritage items, the need for a high level of photographic recording throughout the process of the works, including prior to the works commencing.

and in addition:

- l. For new buildings, structures and/or features in open space Heritage items whether the building, structure or feature will:
 - i. be compatible with, the heritage fabric, values and significance of the heritage item including design, detailing and location of heritage item(s) within the open space;
 - ii. impact on views to or from the heritage item(s), and reduce the visibility of heritage item(s) from public places; and
 - iii. the relationship between elements, such as the layout and orientation, form, and materials within the open space.
- m. For the relocation of a heritage items:
 - i. whether the new location and orientation of the heritage item will maintain the heritage values of the heritage place;
 - ii. whether alternative solutions have been considered, including repairs, reconstruction, heritage upgrade works, and restoration in situ; and
 - iii. the potential damage to heritage fabric during relocation and whether repairs will be required, and what mitigation measures are proposed, including the use of temporary protection plan.
- n. For temporary event structures in open space heritage items and heritage settings:
 - i. the duration the temporary event structure will remain within the heritage setting; and
 - ii. whether the temporary event structures will impact on views to or from the heritage item(s) or heritage setting, and reduce the visibility of heritage item(s) from public places.
- o. For signage on heritage items and in heritage settings:
 - i. whether the sign (including its supporting structure and methods of attachment to the heritage item) is compatible with the architectural form, features, fabric and heritage values of the heritage place;
 - ii. the extent to which any moving, or flashing signs detract from the heritage values of the heritage item and/or heritage setting; and
 - iii. whether the sign is temporary or permanent, and if temporary, the duration of the signage.

- p. For utilities the functional need to be located in or in proximity to heritage items and settings.

9.3.6.2 Demolition of Christchurch Cathedral

- a. Whether the engineering requirements and associated costs of retaining the Cathedral in whole or in part are unreasonable.
- b. Whether there is a threat to life and/or property as a result of the condition of the building.
- c. Where demolition of the whole or a substantial part of building is proposed, whether resource consent has been applied for and/or has been granted for a replacement building in accordance with Rules 15.10.1.2 C2 and 15.10.1.3 RD9.
- d. The methodology for demolition including the phasing of the works, heritage fabric to be retained, and how any heritage fabric to be retained is to be stored.
- e. Any mitigation measures, such as installation of interpretative panels on the site that identify the history and significance of the heritage item, and may include photographs, text and architectural plans of the building.

9.3.6.3 Akaroa heritage area

In considering whether or not to grant consent or impose conditions in respect of proposals in the Akaroa Heritage Area (HA1), the Council shall have regard to the following matters of discretion:

- a. Whether the scale, form, form, design and location of development and subdivision, will maintain or enhance the heritage values and significance of the heritage area.
- b. Whether development, including new buildings or addition to buildings, will impact on views to or from any heritage item or heritage setting within the heritage area, and whether the visibility of any heritage item from public places will be reduced.
- c. Where relevant, the extent to which the proposal is consistent with the Design Guidelines – Akaroa Commercial Banks Peninsula Zone
- d. Whether the Akaroa Design and Appearance Advisory Committee has been consulted and the outcome of that consultation.
- e. Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.

9.3.7 Appendices

Appendix 9.3.7.1 — Criteria for the assessment of significance of heritage values

a. Historical and social value:

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns;

b. Cultural and spiritual value:

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values;

c. Architectural and aesthetic value:

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place;

d. Technological and craftsmanship value:

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period;

e. Contextual value:

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment; and

f. Archaeological and scientific significance value:

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Appendix 9.3.7.2 — Schedule of Significant Historic Heritage

[Not included in this version]

9.3.7.2.1 Christchurch City and Banks Peninsula

9.3.7.2.2 Banks Peninsula

9.3.7.2.3 Central City

Appendix 9.3.7.4 — Heritage item and heritage setting exemptions from zone and transport rules

Appendix 9.3.7.4.1 — Christchurch City and Banks Peninsula Heritage Exemptions

The activities within a heritage item or heritage setting shall be exempt from compliance with the rules in other chapters as set out in the table below.

These exemptions shall only apply as long as the protected heritage item remains in the heritage setting or has been granted resource consent for relocation within the same land parcel.

Chapter	Zone	Activity	Type of Exemption	
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.1.	Minimum number and dimensions of car parks required	Parking and Loading
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.2	Minimum number of cycle parking facilities required	Parking and Loading
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.3	Minimum number of loading spaces required	Parking and Loading
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.4	Manoeuvring for parking and loading areas	Parking and Loading
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.5	Gradient of parking and loading areas	Parking and Loading
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.6	Design of parking and loading areas	Parking and Loading
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.2.1 P15b	Bed and breakfast	Residential coherence
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.2.1 P14b	Care of non-resident children within a residential unit in return for monetary payment to the carer	Residential coherence

Chapter	Zone	Activity	Type of Exemption
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.2.1 P13a, P13b, P13c	Home occupation Retail
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.2.1 P17b, P17f (i),(ii)	Pre-schools
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.2.1 P18b, P18f (i),(ii)	Health care facility
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.2.1 P19b, P19f (i),(ii)	Veterinary care facility
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.2.1 P16b, P16f (i),(ii)	Education activity
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.2.1 P20b, P20f (i),(ii)	Place of assembly
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.2.3 RD13b	Convenience activities
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.4.1 P1a bi	Pre-schools
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.4.1 P1b bi	Health care facility
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.4.1 P1c bi	Veterinary care facility
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Transition Zone	14.2.4.1 P1d bi	Education activity
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Transition Zone	14.2.4.1 P1e bi	Places of assembly

Chapter	Zone	Activity	Type of Exemption
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.1 P6b	Bed and breakfast Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.1 P5b	Care of non-resident children within a residential unit in return for monetary payment to the carer Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.1 P4a, P4b, P4c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.1 P8b, P8f (i),(ii)	Pre-schools Scale of activity Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.1 P9b, P9f (i),(ii)	Health care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.1 P10b, P10f (i),(ii)	Veterinary care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.1 P7b, P7f (i),(ii)	Education activity Scale of activity Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.1 P11b, P11f (i),(ii)	Place of assembly Scale of activity Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.3 RD1d	The erection of new buildings and alterations or additions to existing buildings Scale of activity
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.3 RD5b	Convenience activities Retail
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.3.4.1 P1a bi	Pre-schools Scale of activity
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.3.4.1 P1b bi	Health care facility Scale of activity

Chapter	Zone	Activity	Type of Exemption
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.3.4.1 P1c bi	Veterinary care facility Scale of activity
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.3.4.1 P1d bi	Education activity Scale of activity
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.3.4.1 P1e bi	Place of assembly Scale of activity
Chapter 14 Residential	Residential Banks Peninsula Zone	14.4.2.1 P7 b	Bed and breakfast Residential coherence
Chapter 14 Residential	Residential Banks Peninsula Zone	14.4.2.1 P6 b	Care of non-resident children within a residential unit in return for monetary payment to the carer Residential coherence
Chapter 14 Residential	Residential Banks Peninsula Zone	14.4.2.1 P5a, P5b, P5c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Banks Peninsula Zone	14.4.2.1 P9b, P9e, P9f	Pre-schools Scale of activity Residential coherence
Chapter 14 Residential	Residential Banks Peninsula Zone	14.4.2.1 P11b, P11e, P11f	Veterinary care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential Banks Peninsula Zone	14.4.2.1 P8b, P8e, P8f	Education activity Scale of activity Residential coherence
Chapter 14 Residential	Residential Banks Peninsula Zone	14.4.2.4 P10b	Health care facility Scale of activity
Chapter 14 Residential	Residential Banks Peninsula Zone	14.4.2.4 D6b	Retail Retail/Scale of activity
Chapter 14 Residential	Residential New Neighbourhood Zones	14.9.2.1 P6b	Care of non-resident children within a residential unit in return for monetary payment to the carer Residential coherence

Chapter	Zone	Activity	Type of Exemption
Chapter 14 Residential	Residential New Neighbourhood Zones	14.9.2.1 P5a, P5b, P5c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential New Neighbourhood Zones	14.9.2.1 P9b, P9d, P9f (i)	Pre-schools Scale of activity Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zones	14.9.2.1, P10b	Health care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zones	14.9.2.1 P11b, P11f (i), (ii)	Veterinary care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zones	14.9.2.1 P8b, P8f (i), (ii)	Education activity Scale of activity Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zones	14.9.2.1 P24b, P12d, P12f (i)	Place of assembly Scale of activity Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zone	14.9.2.3 RD4b	Convenience activities Retail
Chapter 14 Residential	Residential Hills Zone	14.5.2.1 P10b	Bed and breakfast Residential coherence
Chapter 14 Residential	Residential Hills Zone	14.5.2.1 P9b	Care of non-resident children within a residential unit in return for monetary payment to the carer Residential coherence
Chapter 14 Residential	Residential Hills Zone	14.5.2.1 P8a, P8b, P8c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Large Lot Zone	14.7.2.1 P7b	Bed and breakfast Residential coherence
Chapter 14 Residential	Residential Large Lot Zone	14.7.2.1 P6b	Care of non-resident children within a residential unit in return for monetary payment to the carer Residential coherence

Chapter	Zone	Activity		Type of Exemption
Chapter 14 Residential	Residential Large Lot Zone	14.7.2.1 P5a, P5b, P5c	Home occupation	Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Small Settlement Zone	14.8.2.1 P6b	Bed and breakfast	Residential coherence
Chapter 14 Residential	Residential Small Settlement Zone	14.8.2.1 P5b	Care of non-resident children within a residential unit in return for monetary payment to the carer	Residential coherence
Chapter 14 Residential	Residential Small Settlement Zone	14.8.2.1 P4a, P4b, P4c	Home occupation	Scale of activity Residential coherence Retail

Appendix 9.3.7.4.2 - Central City Heritage Exemptions

The activities within a heritage item or heritage setting shall be exempt from compliance with the rules in other chapters as set out in the table below.

These exemptions shall only apply as long as the protected heritage item remains in the heritage setting or has been granted resource consent for relocation within the same land parcel.

Zone	Activity	Type of Exemption
Central City Business Zone	15.10.1.1 P13b, P13c, P13d, P13e	Residential activity Outdoor service space Minimum net floor area Outdoor living space
Central City Business Zone	15.10.2.1 a, b	Building setback and continuity
Central City Business Zone	15.10.2.2	Verandas
Commercial Local Zone	15.5.1.1 P3	Retail activity excluding supermarket Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P6	Second hand goods outlet Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P7	Commercial services Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P10	Office activity Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P12	Community facility Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P13	Health care facility Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P14	Education activity Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P15	Care facility Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P16	Preschools Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P17	Spiritual facility Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P19c, P19d (i), (ii)	Residential activity Minimum net floor area Outdoor service space Indoor storage space

Zone	Activity		Type of Exemption
Commercial Local Zone	15.5.1.1 P9	Food and beverage outlet	Gross Leasable Floor Area
Commercial Local Zone	15.5.2.2 b	Street scene	
Central City Living Zone	14.13.2.1 P7	Care of non-resident children within a residential unit in return for monetary payment to the carer	Residential coherence
Central City Living Zone	14.13.2.1 P8	Any non-residential activity up to 40m ² Gross Floor Area (including any area of outdoor storage) that is otherwise not provided for under Rule 14.13.2.1 P9 and P10	Scale of activity Residential coherence
All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.1 d	Car parking maximum area	Car parking
All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.1 e	Car parking dimensions	Car parking

Appendix 9.3.7.5 — Heritage Works Plan

Heritage Works include Reconstruction, Restoration, and Heritage Upgrade Works and may also include Repairs, Maintenance and Heritage Investigative and Temporary Works that are otherwise permitted activities, but are incorporated as part of these other works.

1. Principles

The Heritage Works Plan shall be prepared, and the Heritage Works shall be undertaken, in accordance with the following matters:

- 1.1 The objective and policies of Section 9.3 of the District Plan;
- 1.2 The heritage building is made and kept safe for future occupation in terms of compliance with required seismic standards and Building Act requirements;
- 1.3 The degree of intervention should be kept to a practical minimum;
- 1.4 Traditional methods and materials should be given preference, except where new materials are necessary for reasons of safety, compliance and performance; and
- 1.5 The Heritage Works are for the purpose of facilitating ongoing viable uses of heritage items.

2. The Heritage Works Plan shall:

- 2.1 Include the documentation process to be used to capture a comprehensive photographic record of the heritage item prior to Heritage Works commencing, while they are being undertaken (particularly to record revealed heritage fabric) and once completed.
- 2.2 Contain a description and plans, elevations and cross sections (scope of works) showing those parts of the heritage item which are subject to the Heritage Works. These are to be accompanied by an assessment by the Heritage Professional in regards to the effect on heritage fabric.
- 2.3 Provide a description of the techniques to be used to undertake the Heritage Works described in clause 2.2 above.
- 2.4 Include a Temporary Protection Plan where this is necessary to prevent further damage to the heritage item or damage to the heritage setting, during the Heritage Works.
- 2.5 Identify any special skills required for undertaking the Heritage Works (e.g. stonemasonry, glass, timber).
- 2.6 Where relevant be accompanied by a chartered structural engineer's assessment addressing:
 - the damage;
 - with regard to the effects on heritage fabric, the options considered for undertaking the works; and

- the engineering design documentation for the chosen option.
- 2.7 Specify the timeframe required to complete the Heritage Works, and nominate the Heritage Professional who will be responsible for overseeing the works.

The level of information provided under each of 2.1 – 2.7 shall be commensurate with the nature and scale of the proposed works.

3. Need for further works

- 3.1 The Heritage Works Plan may be amended should investigative works or Building Act requirements lead to the need for additional work or modifications to the Heritage Works Plan as originally submitted. In this case, an amendment to the Heritage Works Plan shall be submitted to the Council.

4. Preparation

- 4.1 The Heritage Works Plan shall be prepared and signed by:
- (i) A Heritage Professional; and
 - (ii) A chartered structural engineer, where any works affect structural elements of the heritage item; and
 - (iii) Where required, any other relevant expert with respect to compliance with other provisions of the Building Act.
- 4.2 For the purposes of clause 4.1(i), a Heritage Professional is defined in Chapter 2 Definitions the Heritage Works Plan shall include confirmation that the Heritage Professional meets the relevant criteria in the Heritage Professional definition, and shall provide evidence of the person's role the projects relied on for the purpose of that definition. The evidence provided must demonstrate that the person's experience in heritage conservation is relevant to the nature of the works and the heritage fabric being considered.

5. Certification

The Council shall certify that the Heritage works plans (or any subsequent amendments) has been prepared in accordance with Clauses 1 – 4 above.

Appendix 9.3.7.6 - Certification of Non-Heritage Fabric

1. Principles

An assessment to confirm fabric is not heritage fabric shall be undertaken in accordance with the following matters:

1.1 An understanding of the heritage significance of the fabric, including within the context of the significance of the heritage item as a whole, shall be established before assessing and identifying non-heritage fabric.

1.2 Identification of non-heritage fabric shall be informed by relevant and recent documentation and through visual inspections.

1.3 The purpose of the documentation and visual inspections is to assist in determining factors such as: evidence of age of the fabric; context; and other relevant information about the item and fabric; new information about the significance of materials/fabric (particularly in the case of interior fabric which is scheduled in the Schedule of Interior Heritage Fabric of that heritage item, within Appendix 9.3.6.7.1).

1.4 Documentary sources include (but are not limited to): conservation plans, conservation reports, detailed heritage assessment reports, resource consent history, building or planning files, architectural plans, photographs, the Statements of Significance of the heritage item.

2. Preparation and documentation to confirm non-heritage fabric

The documentation required to prepare and confirm non-heritage fabric shall include the following:

2.1 Documentary sources consulted and relied upon. As a minimum these shall include any relevant conservation plan, where this is available and the relevant statement of significance.

2.2 The dates of site visit(s) undertaken, (which must include a visit in the period subsequent to any previous modifications of the fabric or area being assessed).

2.3 A record of any second opinion or peer review that has been obtained.

2.4 Confirmation that in the heritage professional's opinion, and having regard to Clauses 1 and 2 above the fabric does not make any contribution to the overall significance of the heritage item. This shall include an explanation of how this opinion has been formed.

3. The confirmation of non-heritage fabric shall be prepared and signed by a Heritage Professional, and shall include: confirmation that the Heritage Professional meets the relevant criteria in the Heritage Professional definition and evidence of the person's role in the projects relied on for the purpose of that definition.

The evidence provided must demonstrate that the person's experience in heritage conservation is relevant to the nature of the heritage fabric being considered.

4. For the purposes of clause 3, a Heritage Professional is defined in Chapter 2 Definitions.

5. Certification

The Council shall certify that the documentation confirming non-heritage fabric is in accordance with Clauses 1 – 4 above.

Chapter 9.4 Significant and Other Trees – incorporating consequential amendments from Natural and Cultural Heritage decisions 21 October 2016

The chapter is amended by our decisions as follows.

This Version is based on Decision 44 Heritage Trees

Red text shows amendments from the decisions on Chapter 9 Natural and Cultural Heritage

Chapter 9 Natural and Cultural Heritage

9.4 Significant and Other Trees

9.4.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

This sub-chapter relates to the management of the District's significant trees and trees in road corridors, parks, reserves and public open space. These trees provide a valuable contribution to the community amenity of the District. Significant trees are listed in Appendices 9.4.7.1 and 9.4.7.2 of this sub-chapter.

The objectives, policies, rules, standards and matters of discretion in this sub-chapter are intended to provide for the maintenance and enhancement of significant trees and trees in road corridors, parks, reserves and public open space. However, the provisions also seek to provide for the reasonable use and enjoyment of properties by landowners.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

9.4.2 Objectives and policies

9.4.2.1 Objective — Trees

- a. Maintain and enhance the contribution of the District's significant trees listed in Appendix 9.4.7.1, and trees in road corridors, parks, reserves and public open space, to community amenity through:
 - i. landscape character and amenity;
 - ii. heritage and cultural values;
 - iii. purification of air and rainwater;
 - iv. releasing oxygen and storing carbon;
 - v. cooling of the built environment and waterways;
 - vi. stormwater and erosion management; and
 - vii. biodiversity protection and enhancement;

while providing for the reasonable use and enjoyment of property and landowner responsibilities.

9.4.2.2 Policy – Identification and assessment of significant trees for scheduling in the District Plan

- a. Identify trees, including groups of trees, and assess them for significance and/or exceptional values according to the following:
 - i. botanical value;
 - ii. heritage value;
 - iii. amenity value;
 - iv. landscape value;
 - v. cultural value; and
 - vi. ecological and/or environmental value.
- b. For a tree, or group of trees, to have potential to be listed in Appendix 9.4.7.1 as a significant tree or group of trees, it:
 - i. must be significant in terms of one or more of the values under Policy 9.4.2.2 (a)(i) – (vi); and
 - ii. must be structurally sound and healthy for its species.
- c. For a tree to have potential to be listed in Appendix 9.4.7.1 as having exceptional values, it:
 - i. must be exceptional in terms of one or more of the values under Policy 9.4.2.2 (a)(i) – (vi); and
 - ii. need not meet the overall level to be considered as a significant tree; and
 - iii. must be structurally sound and healthy for its species.
- d. Schedule trees, or groups of trees, that are significant, and trees with exceptional values, in Appendix 9.4.7.1, except where:
 - i. the tree poses any unacceptable risk, including likely future risk, to health and safety, property, buildings, strategic infrastructure and electricity lines, taking into account potential mitigation measures and their costs;
 - ii. scheduling the tree may unreasonably restrict the reinstatement of buildings and/or property required to remedy damage incurred as a result of the Canterbury earthquakes of 2010 and 2011; or
 - iii. the location and characteristics of the tree (e.g. density of foliage, actual and potential size) are such that it does or will:
 - A. compromise either the reasonable use and/or amenity of a property and surrounds; or
 - B. unreasonably restrict development potential of the site.

9.4.2.3 Policy – Future work

- a. During the life of this District Plan, continue to identify and assess trees or groups of trees in accordance with the values and matters set out in Policy 9.4.2.2, and introduce, from time to time, a plan change to list significant trees, and groups of trees, and trees with exceptional values in Appendix 9.4.7.1.
- b. The identification and assessment of trees or groups of trees by the Council will be undertaken in consultation with landowners in order to understand the relationship between the maintenance of significant trees and the reasonable use and enjoyment of property by landowners.

9.4.2.4 Policy – Tree protection

- a. Protect from inappropriate physical works:
 - i. trees that are listed in Appendix 9.4.7.1, particularly those trees identified as having exceptional values; and
 - ii. trees in road corridors, parks, reserves and public open space where they provide amenity value and/or collectively contribute to the character and environmental quality of the district, to the extent consistent with maintaining the multiple functions of road corridors, parks, reserves and public open space.

9.4.2.5 Policy – Tree maintenance

- a. To enable the maintenance and management of trees that are listed in Appendix 9.4.7.1 and trees in the road corridor, parks, public open space and reserves in recognition that such works may be necessary to:
 - i. ensure the continuing health, structural integrity and amenity value of the trees;
 - ii. enable the reasonable use and enjoyment of residential amenity of the property and surrounds; and
 - iii. minimise the risk from the trees to public safety, property, buildings, strategic infrastructure and electricity lines.

9.4.2.6 Policy – Trees and utilities

- a. Where it would not be reasonable to locate outside of the dripline of a significant tree listed in Appendix 9.4.7.1 due to locational, technical or operational requirements, ensure that the utility is appropriately designed, located and installed to maintain as far as practicable the specific values of the tree.

9.4.2.7 Policy – Trees in road corridors, parks, reserves and public open space

- a. Road corridors, parks, reserves, and public open space are planted with trees to enhance environmental, landscape, cultural, social and economic values.

- b. Identify significant trees, including groups of trees, in road corridors, parks, reserves, and public open space and list them in Appendix 9.4.7.2.

9.4.2.8 Policy - Felling of trees

- a. For trees listed in Appendix 9.4.7.1:
 - i. limit the felling of significant trees, except where there are no reasonable alternatives to retaining the tree due to its condition, or where the use and enjoyment of a property and surrounds is significantly compromised or diminished; and
 - ii. avoid the felling of significant trees that are identified as having exceptional values, except where there are no reasonable alternatives, or where the use and enjoyment of a property and surrounds is significantly compromised or diminished.
- b. Limit the felling of trees in the road corridor, parks, public open space and reserves having regard to size, location and species, except where there are no reasonable alternatives.

9.4.2.9 Policy – Incentives and assistance to landowners with significant trees

- a. Work with landowners to develop regulatory and non-regulatory methods, such as incentives and technical advice, to assist in enabling the care and maintenance of scheduled trees over the longer term and in a comprehensive and co-ordinated manner, particularly where there is a group or multiple individual trees on a site.

9.4.3 How to interpret and apply the rules

- a. To understand whether a site has a significant tree(s), including groups of trees, scheduled in the District Plan through its listing in the Schedule of Significant Trees, and the nature of this listing, refer to Appendix 9.4.7.1 and the planning maps.
- b. The rules that apply to significant trees and trees in parks, roads, reserves and public open space are contained in the activity status tables (including activity specific standards) in Rules 9.4.4.1 - 9.4.4.4.
- c. The rules in this sub-chapter that apply to either trees in roads, reserves and public open space or significant trees listed in Appendix 9.4.7.1 do not apply within Sites of Ecological Significance listed in Schedule A of Appendix 9.1.6.1.
- d. The rules in sub-Chapter 9.1 Indigenous biodiversity and ecosystems do apply to Sites of Ecological Significance listed in Schedule A of Appendix 9.1.6.1. Significant trees within the Sites of Ecological Significance listed in Schedule A of Appendix 9.1.6.1 are identified on the planning maps and in Appendix 9.4.7.1 for information purposes only.
- e. Activities covered by the rules in this sub-chapter are also subject to the rules in the other sub-chapters of Chapter 9 Natural and Cultural Heritage; the relevant zone chapters; and the activity status tables, rules and standards in the following chapters:

- 5 Natural Hazards;

- 6 General Rules and Procedures;
- 7 Transport;
- 8 Subdivision, Development and Earthworks;
- 11 Utilities and Energy; and
- 12 Hazardous Substances and Contaminated Land.

- f. The rules in Sub-chapter 9.4 apply to the pruning, felling, maintenance or remedial work/treatment to significant trees listed in Appendix 9.4.7.1, and to trees in parks or public open spaces and road corridors undertaken by the Council or network utility operators. The rules for utilities and associated works within the dripline of significant trees listed in Appendix 9.4.7.1 are found in Chapter 11 Utilities and Energy.

Advice Notes:

1. Activities in reserves must comply with the Reserves Act 1977 and any associated management plan.
2. Riccarton Bush is included as a park for the purposes of Rule 9.4.4.1.
3. Activities in the vicinity of electricity lines are also required to comply with the Electricity (Hazards from Trees) Regulations 2003.

9.4.4 Rules – Activity status tables

9.4.4.1 Permitted activities

The activities listed below are permitted activities if they meet the activity specific standards set out in this table.

Activities may also be controlled, restricted discretionary or discretionary as specified in Rules 9.4.4.2 to 9.4.4.4.

Activity		Activity specific standard
P1	Pruning of any significant tree listed in Appendix 9.4.7.1, other than provided for by Rule 9.4.4.1 P8 or P9.	a. Pruning shall be limited to one or more of the following: <ol style="list-style-type: none"> i. Pruning of roots less than 25 mm in diameter at the point of severance; or ii. Removal of broken branches, deadwood or diseased vegetation; or iii. Removal of branches physically interfering with existing buildings or pedestrian and vehicle access ways, where such work is carried out by, or in accordance with advice from, a works arborist; or iv. Removal of any branch that has one or more of the following structural faults:

Activity		Activity specific standard
		<ul style="list-style-type: none"> A. cracks/splits; B. decay; C. cavities; D. torsion; E. co-dominance; F. included unions; G. bleeding/sap flow; H. loose/cracked bark; or I. poor taper.
P2	<p>Pruning in the bottom third of any significant tree listed in Appendix 9.4.7.1, other than provided for by Rule 9.4.4.1 P1, P8 or P9.</p> <p>Note: Tree height is measured from ground level to the top of the canopy.</p>	<p>a. Pruning shall be limited to the following:</p> <ul style="list-style-type: none"> i. Removal of any branches less than 50 mm in diameter at the point of severance, where the natural shape, form and branch habit of the tree is retained; or ii. Removal of any branches between 50 mm and 100 mm in diameter at the point of severance, where the natural shape, form and branch habit of the tree is retained and the work is carried out by, or in accordance with advice from, a works arborist.
P3	<p>Pruning in the top two thirds of any significant tree listed in Appendix 9.4.7.1, other than provided for by Rule 9.4.4.1 P1, P8 or P9.</p> <p>Note: Tree height is measured from ground level to the top of the canopy.</p>	<p>a. Pruning shall be limited to the removal of foliage of no more than 10% over any three-year period, with the maximum amount of foliage removed in any one year limited to no more than 5%, where:</p> <ul style="list-style-type: none"> i. The work is undertaken, or supervised, by a works arborist; and ii. The natural shape, form and branch habit of the tree is retained.
P4	<p>Felling of any significant tree listed in Appendix 9.4.7.1, other than provided for by Rule 9.4.4.1 P8 or P10.</p>	<p>a. The tree shall be certified by a technician arborist as:</p> <ul style="list-style-type: none"> i. dead; or ii. having a loss of structural integrity where the defects cannot be rectified and maintenance practices cannot improve the framework of the tree or mitigate threats to the safety of persons or property. <p>b. Prior to felling the tree, a tree removal certificate shall be submitted to the Council with the information supplied to be in accordance with Appendix 9.4.7.3 Tree Removal Certificate.</p>
P5	<p>Any pruning, maintenance or remedial work / treatment to any tree in:</p>	<p>a. Activities shall be undertaken by, or under the supervision of, a works arborist employed or contracted by the Council or a network utility operator.</p>

Activity	Activity specific standard
<p>a. parks or public open space and road corridors in Christchurch City; or</p> <p>b. parks, public open space, and road corridors in Akaroa as shown in Appendix 9.4.7.4.</p> <p>Note: For the purposes of this rule, Christchurch City means the area shown at Appendix 2.2 of Chapter 2 Definitions.</p> <p>This rule does not apply to the felling of trees within the road corridor in the Central City or the state highway road corridors, as this is provided for in Rule 9.4.4.1 P7.</p>	<p>b. Activities within the area at Riccarton Bush identified as a ‘Significant Trees Area’ shall be undertaken by the Riccarton Bush Trust or its contractors.</p>
<p>P6 Felling of any tree in:</p> <p>a. parks, public open space or road corridors in Christchurch City; or</p> <p>b. Parks, public open space or road corridors in Akaroa as shown in Appendix 9.4.7.4.</p> <p>Note: For the purposes of this rule, Christchurch City means the area shown at Appendix 2.2 of Chapter 2 Definitions.</p> <p>This rule does not apply to the felling of trees within the road corridor in the Central City or the state highway road corridors, as this is provided for in Rule 9.4.4.1 P7.</p>	<p>a. The felling shall be undertaken by, or under the supervision of, a works arborist employed or contracted by the Council or a network utility operator.</p> <p>b. Felling within the area at Riccarton Bush identified as a ‘Significant Trees Area’ shall be undertaken by the Riccarton Bush Trust or its contractors.</p> <p>c. The tree shall not be:</p> <ol style="list-style-type: none"> i. greater than 6 metres in height in a road corridor or 10 metres in height in a park or public open space; ii. within a Character Area Overlay; iii. within a waterway setback as described in sub-chapter 6.6 Water Body Setbacks in General Rules; or iv. of the following species: <ul style="list-style-type: none"> A. <i>Podocarpus cunninghamii</i> - Hall’s totara; B. <i>Prumnopitys taxifolia</i> – matai / black pine; C. <i>Prumnopitys ferruginea</i> – miro; D. <i>Dacrydium cupressinum</i> – rimu; E. <i>Libocedrus bidwillii</i> – kaikawaka / New Zealand cedar; F. <i>Eleocarpus dentatus</i> – hinau; G. <i>Eleocarpus hookerianus</i> – pokaka; H. <i>Griselinia lucida</i> – puka / akapuka / shining broadleaf; I. <i>Hedycarya arborea</i> – pigeonwood; J. <i>Alectryon excelsus</i> – titoki; K. <i>Rhopalostylis sapida</i> - nikau palm; L. <i>Cordyline indivisa</i> - mountain cabbage tree;

Activity		Activity specific standard
		<p>M. <i>Ulmus horizontalis</i> - horizontal elm;</p> <p>N. <i>Ulmus glabra</i> 'Camperdownii' - camperdown elm;</p> <p>v. unless:</p> <p>A. the tree is dead; or</p> <p>B. the tree is within tolerance zones for overhead electrical conductors and continued pruning is detrimental to the ongoing health or structural integrity or landscape value of the tree; or</p> <p>C. the tree is damaging buildings, utilities or property and further damage cannot be reasonably avoided except by removing the tree; or</p> <p>D. the tree is a threat to vehicle and pedestrian safety and pruning cannot mitigate the threat without causing the tree to become severely disfigured or affect its long term health or structural integrity; or</p> <p>E. an operative Reserves Act Management Plan specifically permits the removal of trees; or</p> <p>F. if the tree is located in the Christchurch Botanic Gardens and felling is required in order to protect or enhance botanical collections or reduce species duplication in accordance with the provisions of the Christchurch Botanic Gardens Management Plan.</p>
P7	Any pruning, maintenance or remedial work / treatment to, or felling of, any tree within the state highway road corridor, or the road corridor in the Central City.	Nil.
P8	Any work to any tree required under, and carried out in accordance with, clause 14 of the Electricity (Hazards from Trees) Regulations 2003.	<p>a. The work shall be undertaken by, or under the supervision of, a works arborist employed or contracted by a network utility operator.</p> <p>b. Where the work is carried out on a tree or trees listed in Appendix 9.4.7.1, the network utility operator shall notify the Council within 5 working days that the work has been undertaken.</p>
P9	<p>Work required to any significant tree listed in Appendix 9.4.7.1 to bring its height to a level that provides for 5 years growth before non-compliance with:</p> <p>a. Rule 6.7.4.1 for Christchurch International Airport's protection surfaces; or</p>	<p>a. The work shall be undertaken by, or under the supervision of, a works arborist.</p>

Activity	Activity specific standard
b. Rule 6.7.5.1 for Defence Wigram protection surfaces. <i>[Rule numbers to be confirmed following the Panel's decision for Chapter 6 General Rules]</i>	
P10 Felling of any significant tree within the area applicable to either: a. Rule 6.7.4.1 for Christchurch International Airport's protection surfaces; or b. Rule 6.7.5.1 for Defence Wigram protection surfaces. <i>[Rule numbers to be confirmed following the Panel's decision for Chapter 6 General Rules]</i>	a. A technician arborist has provided certification to the Council that the work enabled under Rule 9.4.4.1 P9 would result in either: i. the structure of the tree being compromised to an extent that the tree is unstable or unsafe; and/or ii. the shape of the tree being no longer representative of its species.
P11 Gardening (including planting of shrubs, flowers, ground cover and other small plants; covering ground in lawn or bark) within the dripline of a significant tree listed in Appendix 9.4.7.1. Note: Where the gardening involves disturbance of land beyond what is provided for in this rule, it will be a restricted discretionary under Rule 9.4.4.3 RD5.	a. The gardening shall not involve: i. mechanical cultivation; ii. planting of trees; or iii. altering of existing ground levels or the disturbance of land other than to the extent necessary to undertake the gardening.

9.4.4.2 Controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 9.4.5, as set out in the following table.

Activity	Activity specific standards	The Council's control shall be limited to the following matters:
C1 Comprehensive ongoing maintenance and management (which can include felling) of a significant tree or group of trees listed in Appendix 9.4.7.1, in accordance with a Tree Maintenance and Management Plan (other than provided for as a permitted activity). Any application for this activity shall not be limited or publicly notified.	a. All significant and exceptional trees (both groups and individual) on the site(s) covered by the Tree Maintenance and Management Plan are included within the Plan.	a. Rule 9.4.5 a. – h.

9.4.4.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion in Rule 9.4.6, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any pruning of any significant tree listed in Appendix 9.4.7.1 (other than those identified as having exceptional values) that is not provided for under Rule 9.4.4.1 P1, P2, P3, P8 or P9 or Rule 9.4.4.2 C1. Any application for this activity shall not be limited or publicly notified.	a. Rule 9.4.6 (a) – (o).
RD2	Felling of any significant tree listed in Appendix 9.4.7.1 (other than those identified as having exceptional values) that is not provided for by Rule 9.4.4.1 P4, P8 or P10 or Rule 9.4.4.2 C1.	a. Rule 9.4.6 a. – o.
RD3	Activities listed in Rule 9.4.4.1 P5, which do not meet one or more of the activity specific standards. Any application arising from this rule shall not be limited or publicly notified.	a. Rule 9.4.6 a. – o.
RD4	Felling of any tree listed in Rule 9.4.4.1 P6, which does not meet one or more of the activity specific standards.	a. Rule 9.4.6 a. – o.
RD5	Any works within the dripline of a significant tree listed in Appendix 9.4.7.1 (other than gardening provided for by Rule 9.4.4.1 P11, activities provided for by Rule 9.4.4.2 C1, and activities listed in Rule 9.4.4.3 RD6) that involves: a. the disturbance of land (including earthworks); b. vehicular traffic; c. sealing or paving (excluding earthworks); d. storage of materials, vehicles, plant or equipment; or e. the release, injection or placement of chemicals or toxic substances. Any application arising from this rule shall not be limited or publicly notified.	a. Rule 9.4.6 a. – o.
RD6	Any of the following within 10 metres of the base of any tree in the Significant Trees area at Riccarton Bush: a. works (including earthworks); b. vehicular traffic; c. sealing or paving (excluding earthworks); d. storage of materials, vehicles, plant or equipment; or e. the release, injection or placement of chemicals or toxic substances. Note: In the case of the property at 48 Rata Street (legally described as Lot 375 DP 11261) the 10 metre restriction shall only to the northern boundary of that property.	a. Rule 9.4.6 a. – o.

Activity	The Council's discretion shall be limited to the following matters:
<p>For the purposes of this rule, the outer boundary defining the Significant Trees Area (which follows the predator-proof fence surrounding the forest remnant) shall be deemed to be the base of the tree.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	
<p>RD7 Any pruning or felling of a significant tree listed in Appendix 9.4.7.1 associated with the maintenance, operation or development of a transmission line existing on 14 January 2010, including as required by the Electricity (Hazards from Trees) Regulations 2003, and which is not provided for by Rule 9.4.4.1 P1, P2, P3, P4, P8, P9 or P10.</p>	<p>a. Rule 9.4.6 a. – o.</p>

9.4.4.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Pruning of any significant tree listed in Appendix 9.4.7.1 identified as having exceptional values, where not provided for by Rule 9.4.4.1 P1, P2, P3, P8 or P9, or Rule 9.4.4.2 C1.
D2	Felling of any significant tree listed in Appendix 9.4.7.1 identified as having exceptional values, where not provided for under Rule 9.4.4.1 P4, P8 or P10, or Rule 9.4.4.2 C1.

9.4.5 Rules — Matters of control

- a. The adequacy of the Tree Maintenance and Management Plan in protecting the health, structural integrity, amenity values and visual appearance of the trees as an integrated whole;
- b. The timing, duration, frequency, extent and staging of any works;
- c. Mitigation measures to protect other parts of the tree(s) or other trees not undergoing works;
- d. The necessity and appropriateness of works, including felling of any trees, to promote or protect the shape, health or structure of other significant trees in the same group including consideration of the relative significance of those trees;
- e. Whether any proposed mitigation for the loss of a significant tree restores the landscape and environmental values within a reasonable time period;
- f. The qualifications and/or competency of the parties undertaking any works;
- g. Measures to prevent or reduce risk to people, buildings, property and infrastructure; and
- h. Monitoring of the effects of any works on the tree undergoing those works and any other trees in the same group.

9.4.6 Rules — Matters of discretion

Effects of activity/works on the tree(s)

- a. The character and degree of modification, damage, or destruction of the values that make the tree/s significant;
- b. The extent to which the works will or may adversely affect the health or structural integrity or visual appearance of the tree;
- c. Whether the works will be undertaken in a manner consistent with internationally accepted arboricultural standards, practices and procedures;
- d. The duration and frequency of the activity and the effect on the tree;
- e. Whether the tree is resilient, including structural soundness and health and the irreversibility of effect on the tree;
- f. The degree of impact on landscape character, and ecological, cultural, heritage and neighbourhood amenity values;
- g. In relation to a scheduled group of trees, the extent to which the works will or may adversely affect the health, structural integrity or amenity values of the wider group;
- h. Whether any proposed compensation for the loss of the significant tree/s fully mitigates the loss of landscape and environmental benefits within 15 – 20 years;

Extent of benefit or need for activity/works

- i. The need for the work to deal with an emergency situation, or to avoid significant risk of effects on human health and safety, or significant impacts on infrastructure, including the strategic transport network;
- j. The extent of benefits associated with the use and development of the site for activities anticipated by the zoning for the site, including the use of the site for residential development, taking into account the cumulative effect of multiple protection provisions (eg. setbacks from water bodies, heritage items);
- k. For proposed activities in connection with a recovery activity in the Flat Land Recovery Zone, the extent to which the proposal would maintain the contribution of any significant trees, and trees in road corridors, parks, reserves and public open space;

Riccarton Bush

- l. For the lowland kahikatea forest remnant at 16 Kahu Road, which forms part of the greater Riccarton Bush and House Reserve, and is defined by a ‘Protected Trees Area’ symbol identified as a ‘Significant Trees Area’ on planning map 38B, the Council shall additionally have regard to the following matters:
 - i. The effects of any building, including the type of foundation used, and/or shading by the building on the existing trees and the supporting ecosystem of the forest remnant, including the juvenile regenerating trees;
 - ii. The effects of any works on the extensive surface and sub-surface root systems of the kahikatea trees;

- iii. The effects of any impervious surfaces on the health and viability of the trees and the supporting ecosystem including soil aeration and hydrological balance; and
- iv. Whether constructing a building in close proximity to the forest remnant is likely to give rise to reverse sensitivity regarding shading, branch overhang, encroaching tree roots or windthrow;

Extent of benefit or need for activity/works

- m. For utilities the extent of benefits associated with that utility, whether there is a functional or operational requirement for that location and whether there are any practical alternatives;
- n. The extent to which the works would result in improved residential amenity that cannot otherwise be achieved by arboricultural or property management means; and
- o. The need for the works directly arising from damage incurred as a result of the Canterbury earthquakes, which if not otherwise undertaken would unreasonably restrict repair or rebuilding of the damaged buildings on the site.

9.4.7 Appendices

9.4.7.1 Appendix - Schedules of significant trees

9.4.7.1.1 Schedules of significant trees (Christchurch City and Banks Peninsula)

9.4.7.1.1.1 Schedule of individual trees *[To be inserted following confirmation by CCC]*

9.4.7.1.1.2 Schedule of groups of trees *[To be inserted following confirmation by CCC]*

9.4.7.1.2 Schedule of significant trees (Central City) *[To be inserted following confirmation by CCC]*

9.4.7.2 Appendix - Schedule of significant trees in road corridors, parks, reserves, and public open space *[To be inserted following provision by CCC]*

9.4.7.3 Tree removal certificate

Tree Removal Certificate

Botanical Name			
Cultivar			
Common Names			
District Plan Tree ID Number	Council Asset ID GIS: (Obtain from CCC)		
Address:			
Date of Inspection:			
Name of Assessor:		Company:	
Qualifications:		Phone number:	
Name of Peer Review:		Company:	
Qualifications:		Phone number:	
Tree Dimensions:			
Height (m)	Spread N/S (m)	Spread E/W (m)	Diameter (cm)
Damage:		Cause:	
Digital photograph: (place here)			
Assessor Observations and Recommendation:			

We confirm that the (Botanical name) located at (address of where the tree is located) scheduled in the Christchurch District Plan as (District Plan Tree ID Number) has been assessed and meets the criteria for removal as described in 9.4.3.2.1 P6 (i)/9.4.3.2.1 P6 (ii) (delete non applicable Activity Standard) Permitted Activities — Trees.

Or

We confirm that the (Botanical name) located at (address of where the tree is located) scheduled in the Christchurch District Plan as being part of the Group of Trees (District Plan Tree ID Number) has been assessed and meets the criteria for removal as described in 9.4.3.2.1 P6 (i)/9.4.3.2.1 P6 (ii) (delete non applicable Activity Standard) Permitted Activities — Trees.

.....
Signature of Assessor

.....
Signature of Assessor

Date:

Date:

Allocation of Damage & Cause

Damage and Cause must only be attributed to trees that have failed in some way. Either a physical or physiological defect must be involved.

Damage Selection and Use

Damage is used to broadly categorise the failure which has occurred with the tree. The failures identified should always be further categorised by the use of an associated Cause.

- a. **Damage Death Plants** – This will only be applied to tree when it has died or is degraded to such an extent that removal is required. It relates to the physiological condition (Health) of the tree only.
- b. **Damage Structure Issue** – This will only be applied to the physical structural failure of either the tree or group of trees. It is not to be used for health issues where no structural issues are prevalent.

Title / Header	Explanation & Use
Death	Tree has died or is degraded to such an extent that removal is required
Structure Issue	Failure of the whole of the tree or group of trees

Cause Selection and Use

Cause is utilised in conjunction with Damage to define the failure to a greater extent. Cause **MUST** be utilised in conjunction with a Damage. Cause is detailed in the table below.

Title / Header	Explanation & Use
Vandalism	Unlawful physical damage to a tree
Storm	A severe wind event and / or abnormally high rainfall event
Environmental Factors	Any environmental condition which has led to the failure of an asset (NOT A STORM Event)
Settlement	Soil settling vertically (e.g. slumpage on grave site, sinking where a tree was located)
Dumping	Disposal or dumping waste materials either organic or inorganic
3rd Party Damage	All accidental damage by a third party but not caused by deliberate action
Structural failure Main Stem	Failure of the main stem / trunk of a tree
Structural failure Branches	Failure of the branches of a tree
Structural failure Roots	Failure of the roots of a tree to support its upper structure
Poisoning	Including accidental killing of a living entity caused by a chemical agent
Pollution	Damage to the asset and / or environment by a chemical substance or waste product

9.4.7.4 Parks, public open space and road corridors within Akaroa



Chapter 11 Utilities and Energy

11.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

This chapter relates to a range of utilities that may occur throughout the District. The objectives, policies, rules, standards and assessment criteria seek to provide for the operation, maintenance, upgrading and development of utilities, while also managing the potential adverse effects of utilities on the environment.

The provisions of this chapter also seek to avoid the potential adverse effects of other land uses and developments, including reverse sensitivity effects, on the operation, maintenance, upgrade and development of utilities.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

- ii. acknowledging that the management of adverse effects of radiocommunications and telecommunication utilities is constrained by technical and operational requirements; and
- iii. having regard to design, location and installation method when considering the effects of new or upgraded radiocommunications and telecommunication utilities.

11.2.1.5 Policy — Electricity transmission and distribution

- a. Recognise the national significance of the National Grid by:
 - i. providing for the benefits derived from a secure and efficient electricity transmission network;
 - ii. providing for the operation, maintenance, upgrade and development of the National Grid;
 - iii. acknowledging that the management of adverse effects of the National Grid is constrained by technical and operational requirements; and
 - iv. having regard to the route, site and method selection when considering the effects of new infrastructure or major upgrades.
- b. Provide for ongoing operation, maintenance, upgrade and development of the electricity distribution network, while;
 - i. having particular regard to the post-earthquake repair and resilience requirements of the electricity distribution network.

11.2.1.6 Policy — Fuel facilities, storage and supply systems

- a. Recognise the importance of operating, maintaining and developing a reliable and resilient fuel storage and supply system.

11.2.2 Objective — Adverse effects

- a. The adverse effects of new or upgraded utilities on other activities and the environment are managed, whilst having regard to the technical and operational requirements of utilities.
- b. The protection of utilities from the adverse effects of other activities.

11.2.2.1 Policy — Adverse effects of utilities

- a. To ensure that, where reasonably practicable, and having regard to the benefits of utilities and their locational, technical and operational requirements, new or upgraded utilities:
 - i. are located and designed in a way that minimises adverse effects; and
 - ii. avoid, remedy or mitigate the potential for adverse effects of noise from wind turbines.

11.2.2.2 Policy — Adverse effects on utilities

- a. Avoid adverse effects on utilities, including reverse sensitivity effects, that may compromise their operation, maintenance, upgrade and development.
- b. Avoid adverse effects, including reverse sensitivity effects, on the National Grid and the identified strategic electricity distribution lines, through the management of activities within an identified buffer corridor.

11.2.2.3 Policy — Radiofrequency, electric and magnetic fields

- a. Manage the potential adverse effects of radiofrequency, electric and magnetic fields associated with utilities.
- b. Avoid locating sensitive activities where there could be adverse effects from utilities that generate radio frequency, electric and magnetic fields.

11.3 How to interpret and apply the rules

- a. The rules that apply to all utilities in the District are contained in the activity status tables (including activity specific standards) in:
 - i. Rule 11.4;
 - ii. Rule 11.5;
 - iii. Rule 11.6;
 - iv. Rule 11.7; and
 - v. Rule 11.8.

Note: The activity standards in Rule 11.9 also apply to all activities listed in Rules 11.4–11.8.

- b. The rules in the zone chapters (13 – 21) do not apply to utilities, unless specified or referenced in this chapter.
- c. The activity status tables and standards in the following chapters also apply to all utilities in the District:
 - 5 Natural Hazards;
 - 6 General Rules and Procedures (except for Sub-chapter 6.6 Water Body Setbacks);
 - 7 Transport (except for the Transport Zone rules);
 - 8 Subdivision, Development and Earthworks;
 - ~~9 Natural and Cultural Heritage~~
 - ~~9.1 Indigenous Biodiversity and Ecosystems;~~
 - ~~9.3 Historic Heritage;~~
 - ~~9.4 Significant Trees;~~

~~9.5 Ngāi Tahu Values and the Natural Environment; and
9.6 Coastal Environment~~

12 Hazardous Substances and Contaminated Land.

- d. Chapter 5 (Natural Hazards) includes specific rules in relation to utilities in areas subject to hazards.
- e. Chapter 9 (Natural and Cultural Heritage) rules do not apply to utilities, unless otherwise specified (including the following):
- i. The rules in Sub-chapter 9.1 do apply to utilities, except that:
 - A. Rule 9.1.4.3 RD3 does not apply to indigenous vegetation clearance for the purposes of minor upgrades to utilities provided for by Rule 11.4.1 P9 - P15; and
 - B. Rule 9.1.3 h. includes some exemptions for maintenance of existing access tracks for utilities, protection of, and access to, existing electricity infrastructure, and the replacement, repair, maintenance and minor upgrading of existing utilities, involving indigenous vegetation clearance.
 - ii. Rule 9.4.4 applies to the pruning, felling, maintenance or remedial work/treatment to significant trees listed in Appendix 9.4.7.1 and trees in the public realm undertaken by the Council or network utility operators.
 - iii. The following matters of discretion apply:
 - A. Rule 9.1.5.2;
 - B. Rules 9.2.8.1, 9.2.8.2 and 9.2.8.3;
 - C. Rule 9.3.6;
 - D. Rule 9.4.6;
 - E. Rule 9.5.5, as relevant to the site classification;
 - F. Rule 9.6.3.
- f. The rules in Chapter 11 that relate to heritage items or heritage settings shall not apply to works undertaken to electrical equipment located within heritage items listed in the Schedule of Significant Historic Heritage (in Appendix 9.3.7.2) as heritage item numbers 201, 207, 489, 544, 600 and 624, where such works are associated with the replacement, repair, maintenance and minor upgrading of the electricity distribution network.
- The rules in Chapter 11 that relate to heritage items shall not apply to the Hagley Park heritage item, other than to heritage items and heritage settings individually items listed in the Schedule of Significant Historic Heritage in Appendix 9.3.7.2.
- g. All telecommunication facilities operated by a network utility operator are controlled by the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008 (NESTF) in respect of the generation of radiofrequency fields. In the road reserve equipment cabinets, noise from these cabinets, and masts / antennas on existing structures are also controlled by the NESTF. Other telecommunication facilities or activities will be managed by the District Plan.
- h. The NESTF manages instances where:

- i. An original utility structure is replaced with a replacement utility structure;
 - ii. The addition of an antenna makes a structure into a replacement utility structure;
 - iii. If an antenna on a replacement utility structure is replaced; or
 - iv. A dish antenna is added to or replaced on an original utility structure or replacement utility structure.
- i. Under the NESTF, other telecommunication facilities or activities are managed by the District Plan:
 - i. Within the dripline of a tree or other vegetation where the trees or other vegetation are managed by the District Plan.
 - ii. On the same side of the road as items or land identified as having historic heritage values, where the land or items are identified by the District Plan.
 - iii. On the same side of the road as land or sites that are identified as having visual amenity values by the District Plan.
 - j. The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA) contain a separate code of rules for the operation, maintenance, upgrading, relocation or removal of an existing transmission line, which is part of the National Grid, as defined in the regulations. Except as provided for by the regulation, no rules in this District Plan apply to such activities. Where an activity does not relate to an existing transmission line that is part of the National Grid, or where new transmission lines and associated structures are proposed, the District Plan provisions apply.
 - k. **Except for a resource consent application within a Site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1, any application for resource consent for a controlled or restricted discretionary activity arising from the rules in this chapter shall not be publicly or limited notified. For any other application for resource consent, the Council may publicly or limited notify the application.**
 - l. **Any resource consent application within a Site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1 need not be publicly notified, but shall be limited notified to the relevant rūnanga (absent their written approval).**
 - m. Unless otherwise stated, a permitted activity includes operation of that activity.

11.4 Rules — Utilities and energy — General

11.4.1 Permitted activities — General

The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the activity standards in Rule 11.9.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 11.4.2 to 11.4.4 and 11.5 to 11.8.

	Activity	Activity specific standards
P1	Construction or extension of any access tracks to utilities (except as provided for in Rule 11.4.2 RD6).	<p>a. Access tracks shall not be located within or on:</p> <ul style="list-style-type: none"> i. the dripline of a significant tree listed in Appendix 9.4.7.1; ii. a heritage item or heritage setting listed in Appendix 9.3.7.2; or iii. a Site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1.
P2	Weather stations and navigation aids.	<p>b. New weather stations and navigation aids greater than 1 metre in height or 6 m² in area shall not be located within or on:</p> <ul style="list-style-type: none"> i. a Character Area Overlay; ii. the dripline of a significant tree listed in Appendix 9.4.7.1; or iii. a heritage item or heritage setting listed in Appendix 9.3.7.2.
P3	Maintenance of a utility and the establishment of associated temporary structures, including vegetation trimming or removal.	Nil
P4	Utility cabinets as part of any utility, excluding any utility cabinet for electricity transmission or distribution provided for under Rule 11.5.1 P2.	<ul style="list-style-type: none"> a. The utility cabinet is located underground; or b. For above ground telecommunication cabinets, or those regulated by the NESTF, the maximum floor area shall be 2 m² and the maximum height shall be 2 metres (measured from ground level or the top of a concrete plinth if there is one); and c. For above ground utility cabinets other than in standard (b) above, the maximum floor area shall be 10 m² and the maximum height shall be 2.5 metres (measured from ground level or the top of a concrete plinth if there is one).

	Activity	Activity specific standards
		d. For utility cabinets in the Avon River Precinct/Te Papa Ōtākaro Zone the maximum floor area shall be 5m ² and the maximum height shall be 3 metres.
P5	Utility buildings, excluding any utility buildings for electricity transmission or distribution provided for under Rule 11.5.1 P2.	a. Built form standards for the relevant zone.
P6	Installation of network utilities and ancillary equipment underground.	Nil
P7	New lines and associated utility structures to provide electricity supplies to electric tramway trolley bus or rail systems.	Nil
P8	Utility structures for street lighting.	Nil
P9	Re-location of utilities.	a. The re-location must not be more than 2 metres measured horizontally, except that it may be more than 2 metres but not exceed 5 metres horizontally where it is associated with road widening or it is for safety reasons.
P10	Replacement of an existing utility structure or mast.	<p>a. The diameter or width of the replacement utility structure or mast at its widest point must not exceed twice that of the replaced utility structure or mast at its widest point.</p> <p>b. The height of the replacement utility structure or mast must not exceed whichever of the following is the greater height:</p> <ol style="list-style-type: none"> i. the height of the replaced utility structure or mast; or ii. the applicable maximum height for a building in the relevant zone. <p>c. The replaced utility structure or mast must be removed once the replacement structure or mast is in place.</p>
P11	Addition to an existing utility structure or mast.	<p>a. The combined diameter or width of the existing utility structure or mast plus the addition (at its widest point) must not exceed twice that of the pre-existing utility structure (at its widest point).</p> <p>b. The combined height of the existing utility structure or mast plus the addition must not exceed whichever of the following is the greater:</p> <ol style="list-style-type: none"> i. the pre-existing height of the existing utility structure or mast; or ii. the applicable maximum height for a building in the relevant zone.

	Activity	Activity specific standards
P12	Replacement of an existing transmission or distribution tower.	<ul style="list-style-type: none"> a. The replacement tower must not exceed the height of the replaced tower by more than 15%. b. Each side of the replacement tower's footprint must not be longer than the length of any side of the replaced tower's footprint plus 25% of the width of the replaced tower's footprint. c. The replaced tower must be removed once the replacement tower is in place.
P13	<p>An increase in the carrying or operating capacity, efficiency or security of electricity transmission or distribution lines, or telecommunication lines, by the following activities:</p> <ul style="list-style-type: none"> a. the addition of wires, cables, circuits and/or conductors; b. the re-conductoring of the line with higher capacity conductors; c. the re-sagging of conductors; d. the addition of longer or more efficient insulators; e. the addition of earth wires (which may contain telecommunication lines, earthpeaks and lightning rods); f. the replacement of above-ground ducts, cables and pipes up to a 50% increase in diameter; and g. the replacement of the utility. 	<ul style="list-style-type: none"> a. If the utility is replaced, the replacement utility must be of a similar scale and character to the structure that is replaced.
P14	An increase in the carrying or operating capacity, efficiency or security of fuel and gas transmission or distribution lines, including the installation of isolation valves or other ancillary equipment, and the associated replacement of the utility.	<ul style="list-style-type: none"> a. If the utility is replaced, the replacement utility must be of a similar scale and character to the structure that is replaced.
P15	The installation of new mid-span electricity poles to address clearances required by New Zealand Electrical Code of Practice 34:2001.	Nil.
P16	Customer connections from and to buildings, facilities, structures and sites used for or serviced by utilities.	Nil.
P17	The attachment to existing bridges (except any bridge that is a structure identified in Appendix 9.3.7.2) of a pipe or cable for the conveyance of water, wastewater, stormwater, electricity, gas or fuel, or for telecommunication.	<ul style="list-style-type: none"> a. Where the bridge is on publicly owned land and standard (b) does not apply, the pipe or cable: <ul style="list-style-type: none"> i. must be attached to the underside of the bridge or incorporated within the bridge structure or within an existing attached cable/pipe structure; or

	Activity	Activity specific standards
		<ul style="list-style-type: none"> ii. must not exceed 100 mm in diameter. b. Where the bridge is on publicly owned land located within or on Significant Features 3.0, 4.0, 7.0, 8.1-8.3 and 9.1-9.2 (as identified in Appendix 9.2.9.2.3); Travis Wetland/Oruapaeroa (ONF34.0 as identified in Appendix 9.2.9.2.1); and/or across a waterway in a Character Area Overlay, the pipe or cable: <ul style="list-style-type: none"> i. must be attached to the underside of the bridge or incorporated within the bridge structure or within an existing attached cable/pipe structure; or ii. must not exceed 63 mm in diameter, be in a cluster of no more than two pipes, and be either the same colour as the bridge at the point of attachment or be of a matt finish colour with less than 20% reflectivity.
P18	Utility equipment within existing buildings.	Nil.
P19	Temporary utilities operating for less than 12 months, excluding emergency or back-up electricity generation permitted in Rule 11.6.1 P4.	<ul style="list-style-type: none"> a. Built form standards for the relevant zone. b. The noise standards in Rule 6.1.4 for the relevant zone.

11.4.2 Restricted discretionary activities — General

The activities listed below are restricted discretionary activities, provided they meet the activity standards in Rule 11.9

Decision to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 11.10, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 11.4.1 P2 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Within Sites of Ngāi Tahu Cultural Significance - Rule 9.5.5, as relevant to the site classification
RD2	Any activity listed in Rule 11.4.1 P4 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3 d. Health and safety – Rule 11.10.4

	Activity	The Council's discretion shall be limited to the following matters:
RD3	Any activity listed in Rule 11.4.1 P5 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10. b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3 d. Health and safety – Rule 11.10.4(a)
RD4	Any activity listed in Rule 11.4.1 P17 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2(d) and (e) c. Operational considerations - 11.10.3 d. Electricity generation – 11.10.5(d), (e) and (h) e. Water, wastewater and stormwater – 11.10.6
RD5	Any activity listed in Rule 11.4.1 P1 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3 d. Within Sites of Ngāi Tahu Cultural Significance - Rule 9.5.5, as relevant to the site classification
RD6	<ul style="list-style-type: none"> a. Construction of any access tracks associated with new, or major upgrades to (except minor upgrades under Rule 11.4.1 P9 - P15), utilities that are greater than 3 metres in formed width within: <ul style="list-style-type: none"> i. Areas of Outstanding Natural Character identified in Appendix 9.2.9.2.7; ii. Travis Wetland/Oruapaeroa (ONF34.0); iii. Riccarton Bush/Putarikamotu (ONF35.0); iv. Otutaikino Creek (SF2.0); v. Styx River/Puharakekenui (SF3.0); vi. Styx Mill Reserve (SF4.0); vii. West Melton Dry Plains/Okakea (SF5.0); viii. Christchurch Coast/Te Tai o Mahaanui (SF6.0); ix. Waikakariki/Horseshoe Lake (SF7.0); x. Otakaro/Avon River (SF8.1 and SF8.3); or xi. Heathcote River/Opawaho 	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10 b. Within Sites of Ngāi Tahu Cultural Significance - Rule 9.5.5, as relevant to the site classification

	Activity	The Council's discretion shall be limited to the following matters:
	<p>(SF10).</p> <p>b. Construction of any access tracks associated with new, or major upgrades to (except minor upgrades under Rule 11.4.1 P9 - P15), utilities that are greater 5 metres in formed width within:</p> <p>i. all Outstanding Natural Features and Outstanding Natural Landscapes identified in Appendices 9.2.9.2.1 and 9.2.9.2.2;</p> <p>ii. all Significant Features and Rural Amenity Landscapes identified in Appendices 9.2.9.2.3 and 9.2.9.2.4;</p> <p>iii. Areas of High and Very High Natural Character identified in Appendix 9.2.9.2.8; or</p> <p>iv. Other Areas of Natural Character in the Coastal Environment identified in Appendix 9.2.9.2.9.</p>	

11.4.3 Discretionary activities — General

The activities listed below are discretionary activities, provided they meet the activity standards in Rule 11.9.

Activity	
D1	Any activity not provided for as a permitted, restricted discretionary, discretionary or non-complying activity in Rules 11.4.1, 11.4.2 or 11.4.3 or in Rules 11.5 to 11.8.

11.4.4 Non-complying activities — General

The activities listed below are non-complying activities.

Activity	
NC1	Any activity that does not meet one or more of the activity standards for utilities in Rule 11.9.

11.5 Rules — Electricity transmission and distribution

11.5.1 Permitted activities — Electricity transmission and distribution

The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the activity standards in Rule 11.9.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 11.4, 11.5.2, and 11.6 – 11.8.

	Activity	Activity specific standards
P1	New electricity transmission and electricity distribution lines and associated structures or equipment.	<p>a. New above ground utilities shall not be located within or on:</p> <ul style="list-style-type: none"> i. a Character Area Overlay ii. an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2; iii. an Outstanding Natural Feature identified in Appendix 9.2.9.2.1; iv. a Significant Feature or Rural Amenity Landscape identified in Appendices 9.2.9.2.3 and 9.2.9.2.4 (except for new electricity distribution lines and associated structures or equipment in Rural Amenity Landscapes); v. an Important Ridgeline identified on the planning maps; vi. an Area of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8; vii. the dripline of a significant tree listed in Appendix 9.4.7.1, viii. a heritage item or heritage setting listed in Appendix 9.3.7.2; or ix. Sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1. <p>b. Within a Rural Amenity Landscape identified in Appendix 9.2.9.2.4:</p> <ul style="list-style-type: none"> i. the maximum height of an electricity distribution utility structure shall be 22 metres; and ii. the average height of 10 consecutive electricity distribution utility structures shall be 16 metres. <p>Where the total number of new electricity distribution utility structures installed is less than 10, the existing electricity distribution utility structures immediately preceding the new structures shall be included in the calculation to determine the average height.</p> <p>Advice Note: Rule 11.5.1 P2 also applies in Rural Amenity Landscapes.</p> <p>c. New utility structures or towers shall not exceed:</p> <ul style="list-style-type: none"> i. 25 metres in height in the Rural, Specific Purpose (Lyttelton

	Activity	Activity specific standards
		Port), Commercial and Industrial Zones, and any Transport Zone adjoining these zones; or ii. 15 metres in height in all other zones (including adjacent Transport Zones)
P2	Transformers, substations, switching stations, kiosks, cabinets, and ancillary buildings.	a. The following built form standard for the relevant zone: i. daylight recession planes. b. The total floor area shall not exceed 10m ² . c. The maximum height shall not exceed 5.5 metres.

11.5.2 Restricted discretionary activities — Electricity transmission and distribution

The activities listed below are restricted discretionary activities, provided they meet the activity standards in Rule 11.9.

Decision to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 11.10, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 11.5.1 P1 that does not meet one or more of the activity specific standards.	a. Amenity, location and design – Rule 11.10.2 b. Operational considerations – Rule 11.10.3 c. Health and safety – Rule 11.10.4 d. Heritage and natural environment – Rule 11.10.1 e. Within Sites of Ngāi Tahu Cultural Significance - Rule 9.5.5, as relevant to the site classification
RD2	Any activity listed in Rule 11.5.1 P2 that does not meet one or more of the activity specific standards.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3

11.6 Rules — Energy

11.6.1 Permitted activities — Energy

The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the activity standards in Rule 11.9.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 11.4, 11.5, 11.6.2 - 11.6.4, 11.7 and 11.8.

	Activity	Activity specific standards
P1	Installation and operation of equipment for assessing a site for suitability for renewable electricity generation.	<ul style="list-style-type: none"> a. Equipment shall not be on a site for more than 12 months in any 36 month period. b. The noise standards in Rule 6.1.4 for the relevant zone. c. Equipment shall not be located within: <ul style="list-style-type: none"> i. a Character Area Overlay; ii. an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2; iii. an Outstanding Natural Feature identified in Appendix 9.2.9.2.1; iv. a Significant Feature or Rural Amenity Landscape identified in Appendices 9.2.9.2.3 and 9.2.9.2.4; v. an Important Ridgeline identified on the planning maps; vi. an Area of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8; vii. Sites of Ngai Tahu Cultural Significance identified in Schedule 9.5.6.1; viii. the dripline of a significant tree listed in Appendix 9.4.7.1; or ix. 20 metres of a heritage item or heritage setting listed in Appendix 9.3.7.2.
P2	Installation and operation of a solar cell or array of cells for the generation and use of electricity.	<ul style="list-style-type: none"> a. The electricity generated must be either: <ul style="list-style-type: none"> i. solely for use on the site as ancillary to the principal use of the site; or ii. for use on the site as ancillary to the principal use of the site and also for supply to not more than 20 residential units and/or industrial/commercial tenancies – subject to which, any excess may be contributed to the National Grid. b. The cell or array must be either incorporated into or mounted on the roof of a building.

	Activity	Activity specific standards
		<p>c. If the building breaches the daylight recession plane specified by the built standards for the relevant zone, the cell or array may also breach it provided that no cell protrudes more than 20 mm from the roof.</p> <p>d. If the building does not breach the daylight recession plane, the cell or array must not breach it either.</p> <p>e. There must not be a solar concentrator.</p>
P3	Substations, transformers, or buildings ancillary to electricity generation equipment.	<p>f. The daylight recession planes for the relevant zone.</p> <p>g. The total floor area shall not exceed 10 m². and</p> <p>h. The maximum height shall not exceed 5.5 metres.</p>
P4	Emergency or back-up electricity generation that is not the primary electricity supply to the site.	<p>a. The noise standards in Rule 6.1.4.2.2 for noise from emergency activities.</p>
P5	Installation and operation of a wind turbine for the generation and use of electricity on a site or sites in Rural or Industrial Zones.	<p>a. The electricity generated must be either:</p> <ol style="list-style-type: none"> i. solely for use on the site as ancillary to the principal use of the site; or ii. for use on the site as ancillary to the principal use of the site and also for supply to not more than 20 residential units (of a Rural or Residential Zone) and/or industrial/commercial tenancies (of an Industrial Zone) <p>—</p> <p>subject to which, any excess may be contributed to the National Grid.</p> <p>b. If standard (a)(i) applies, no more than one wind turbine is to be erected on each site. If standard (a)(ii) applies, the wind turbines may be clustered on one or more of the sites.</p> <p>c. No above ground part of any wind turbine (including the full extent of blades) shall exceed a total height of 20 metres above the ground.</p> <p>d. The road boundary building setbacks and minimum building setbacks from internal boundaries of the relevant Rural or Industrial Zone apply. Compliance with this standard shall be to any above ground part of each wind turbine and the full extent of blades of each wind turbine.</p> <p>e. The noise standards in Rule 6.1.4 for the relevant Rural or Industrial Zone apply.</p> <p>f. No wind turbine shall be located within or on:</p> <ol style="list-style-type: none"> i. an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2; ii. an Outstanding Natural Feature identified in Appendix 9.2.9.2.1; iii. a Significant Feature or Rural Amenity Landscape identified in Appendices 9.2.9.2.3 and 9.2.9.2.4; iv. an Important Ridgeline identified on the planning maps;

	Activity	Activity specific standards
		<ul style="list-style-type: none"> v. an Area of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8; vi. the dripline of a significant tree listed in Appendix 9.4.7.1; or vii. a heritage item or heritage setting listed in Appendix 9.3.7.2.
P6	Installation and operation of gas and fuel (including LPG) distribution or transmission pipelines, including necessary incidental equipment.	Nil.
P7	Tanks for the storage of gas, including LPG.	a. Built form standards for the relevant zone.

11.6.2 Restricted discretionary activities — Energy

The activities listed below are restricted discretionary activities, provided they meet the activity standards in Rule 11.9.

Decision to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 11.10, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 11.6.1 P1 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Amenity, location and design – Rule 11.10.2(a) b. Operational considerations – Rule 11.10.3(a) c. Within Sites of Ngāi Tahu Cultural Significance - Rule 9.5.5, as relevant to the site classification
RD2	Any activity listed in Rule 11.6.1 P3 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3 d. Health and safety – Rule 11.10.4(a) e. Electricity generation – Rule 11.10.5
RD3	Any activity listed in Rule 11.6.1 P4 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3 d. Health and safety – Rule 11.10.4(a) e. Electricity generation – Rule 11.10.5
RD4	Installation and operation of a wind turbine for the generation and use of electricity on a site or sites other than in Rural or Industrial Zones that meet the	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2(a) c. Operational considerations – Rule 11.10.3(a)

	Activity	The Council's discretion shall be limited to the following matters:
	<p>standards specified in paragraphs a. to f. of this Rule RD4:</p> <p>a. If the electricity generated is solely for use on the site(s), not more than one wind turbine is to be erected on each site; and</p> <p>b. No above ground part of the wind turbine (including the full extent of blades) exceeds a total height of 20 metres above ground; and</p> <p>c. Each wind turbine meets the road boundary building setback and minimum building setback from internal boundaries of the relevant zone; and</p> <p>d. The noise standards for the relevant zone are met; and</p> <p>e. No wind turbine is located within a Character Area Overlay; and</p> <p>f. The electricity generated is either:</p> <p>i. solely for use on the site(s) as ancillary to the principal use of the site(s); or</p> <p>ii. for use on the site or sites as ancillary to the principal use of the site(s) and also for supply to not more than 20 residential units and/or industrial/commercial tenancies –</p> <p>subject to which any excess may be contributed to the National Grid.</p>	<p>d. Health and safety – Rule 11.10.4(a)</p> <p>e. Electricity generation – Rule 11.10.5(b) and (k)</p> <p>f. Within Sites of Ngāi Tahu Cultural Significance - Rule 9.5.5, as relevant to the site classification</p>
RD5	<p>Any activity listed in Rule 11.6.1 P2 that does not meet one or more of the activity specific standards (b)–(e).</p>	<p>a. Heritage and natural environment – Rule 11.10.1</p> <p>b. Amenity, location and design – Rule 11.10.2</p> <p>c. Operational considerations – Rule 11.10.3</p> <p>d. Health and safety – Rule 11.10.4(a)</p> <p>e. Electricity generation – Rule 11.10.5</p>
RD6	<p>Any activity listed in Rule 11.6.1 P5 that does not meet one or more of the activity specific standards (b) – (e).</p>	<p>a. Heritage and natural environment – Rule 11.10.1</p> <p>b. Amenity, location and design – Rule 11.10.2</p> <p>c. Operational considerations – Rule 11.10.3</p> <p>d. Health and safety – Rule 11.10.4(a)</p> <p>e. Electricity generation – Rule 11.10.5</p> <p>f. Within Sites of Ngāi Tahu Cultural Significance - Rule 9.5.5, as relevant to the site classification</p>

	Activity	The Council's discretion shall be limited to the following matters:
RD7	Installation and operation of a utility and associated pipes and structures for the generation of energy using waste products.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3 d. Health and safety – Rule 11.10.4(a) e. Electricity generation – Rule 11.10.5 f. Water, wastewater and stormwater – Rule 11.10.6
RD8	Any activity listed in Rule 11.6.1 P7 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3 d. Health and safety – Rule 11.10.4(a)

11.6.3 Discretionary activities — Energy

The activities listed below are discretionary activities, provided they meet the activity standards in Rule 11.9.

Activity	
D1	<p>Any activity listed in Rule 11.6.1 P2 that does not meet activity specific standard (a) where:</p> <ul style="list-style-type: none"> a. The activity occurs in the Rural, Commercial (other than in the Central City) or Industrial Zones and does not occur within the area covered by the Christchurch International Airport Protection Surfaces; and b. Any solar concentrator does not reflect light into a Residential Zone for more than 15 hours per annum. c. The solar cell or concentrator is not located within: <ul style="list-style-type: none"> i. an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2; ii. an Outstanding Natural Feature identified in Appendix 9.2.9.2.1; iii. a Significant Feature or Rural Amenity Landscape identified in Appendices 9.2.9.2.3 and 9.2.9.2.4; iv. an Important Ridgeline identified on the planning maps; v. an Area of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8; vi. the dripline of a significant tree listed in Appendix 9.4.7.1; or vii. 20 metres of a heritage item or heritage setting listed in Appendix 9.3.7.2.
D2	<p>Any activity listed in Rule 11.6.1 P5 that does not meet activity specific standard (a) where:</p> <ul style="list-style-type: none"> a. The activity occurs in the Rural Port Hills, Rural Templeton, Rural Urban Fringe, Rural Waimakariri, Rural Quarry or Rural Banks Peninsula Zones; and b. Noise levels comply with the limits prescribed in NZS6808:2010 (Acoustics – Wind Farm Noise). Noise levels shall be measured and assessed in accordance with NZS6808:2010. c. The wind turbine is not located within:

Activity	
	<ul style="list-style-type: none"> i. an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2; ii. an Outstanding Natural Feature identified in Appendix 9.2.9.2.1; iii. a Significant Feature or Rural Amenity Landscape identified in Appendices 9.2.9.2.3 and 9.2.9.2.4; iv. an Important Ridgeline identified on the planning maps; v. an Area of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8; vi. the dripline of a significant tree listed in Appendix 9.4.7.1; or vii. 20 metres of a heritage item or heritage setting listed in Appendix 9.3.7.2.
D3	<p>Non-renewable electricity generation:</p> <ul style="list-style-type: none"> a. In Industrial Zones; and b. Where the utility complies with the rules in Chapter 16 (Industrial) and noise rules in Chapter 6 (General Rules).

11.6.4 Non-complying activities — Energy

The activities listed below are non-complying activities.

Activity	
NC1	Any activity listed in Rule 11.6.1 P2 that does not meet activity specific standard (a) and is not provided for in Rule 11.6.3 D1.
NC2	Any activity listed in Rule 11.6.1 P5 that does not meet activity specific standard (a) and is not provided for in Rule 11.6.3 D2.
NC3	Non-renewable electricity generation activities not provided for in Rule 11.6.3 D3.

11.7 Rules — Communication facilities

11.7.1 Permitted activities — Communication facilities

The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the activity standards in Rule 11.9.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 11.4 - 11.6, 11.7.2 and 11.8.

	Activity	Activity specific standards
P1	Freestanding communication utilities.	<p>a. Freestanding communication utilities (other than where located in a Transport Zone) shall not be located within or on:</p> <ul style="list-style-type: none"> i. a Character Area Overlay ii. an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2; iii. an Outstanding Natural Feature identified in Appendix 9.2.9.2.1; iv. a Significant Feature or Rural Amenity Landscape identified in Appendices 9.2.9.2.3 and 9.2.9.2.4; v. an Important Ridgeline identified on the planning maps; vi. an Area of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8; or vii. a heritage item or heritage setting listed in Appendix 9.3.7.2; <p>and</p> <p>Freestanding communication utilities shall not be located within:</p> <ul style="list-style-type: none"> viii. the dripline of a significant tree listed in Appendix 9.4.7.1. <p>b. Any utility structure shall not exceed:</p> <ul style="list-style-type: none"> i. 25 metres in height (excluding lightning rods) and any head frame shall be no greater than 6 metres in diameter at its widest point in the Transport, Specific Purpose (Port), Industrial, Commercial or Rural Urban Fringe Zones; or ii. 35 metres in height (excluding lightning rods) and any head frame shall be no greater than 6 metres in diameter at its widest point in the Rural Waimakariri Zone; or iii. 30 metres in height (excluding lightning rods) and any head frame shall be no greater than 6 metres in diameter at its widest point in the Transport, Industrial, Commercial, or Rural Urban Fringe Zones, where two or more network utility operators utilise the same utility structure; or iv. 40 metres in height (excluding lightning rods) and any head

	Activity	Activity specific standards
		<p>frame shall be no greater than 6 metres in diameter at its widest point in the Rural Waimakariri Zone where two or more network utility operators utilise the same utility structure; or</p> <p>v. 20 metres in height (excluding lightning rods) and 1 metre in diameter above a height of 6 metres, except for any head frame which shall be no greater than 6 metres in diameter at its widest point in any other zone.</p> <p>c. Any dish antenna shall be less than 1.8 metres in diameter in Industrial, Commercial or Rural Zones, and less than 0.8 metres in any other zone.</p> <p>d. Any other antenna shall not exceed a surface area of 1.5 m².</p>
P2	Communication utilities attached to a building, including ancillary equipment.	<p>a. Any dish antenna shall be less than 1.8 metres in diameter in the Industrial, Commercial or Rural Zones, and less than 0.8 metres in diameter in any other zone.</p> <p>a. Any other antenna shall not exceed a surface area of 1.5 m².</p> <p>b. Any antenna shall not exceed a height of 3 metres from the point of attachment or the height limit for the relevant zone, whichever is the greater.</p>
P3	Amateur radio configurations.	<p>a. The top of any utility structure is less than 20 metres above ground level.</p> <p>b. Any antenna other than a simple wire dipole shall meet the following criteria:</p> <p>i. Any of the elements making up the antenna shall not exceed 0.08m in diameter and 14.9m in length;</p> <p>ii. For horizontal HF yagi or loop antenna the boom length shall not exceed 13m;</p> <p>iii. No part of the antenna, utility structure or guy wires shall overhang the property boundary; and</p> <p>iv. Simple wire dipoles shall not overhang property boundaries.</p> <p>c. Any dish antenna shall:</p> <p>i. Be less than 5 metres in diameter/width;</p> <p>ii. Be pivoted less than 4 metres above the ground; and</p> <p>iii. If located in any Residential Zone, meet the minimum setback and daylight recession plane standards in Chapter 14.</p>
P4	Communication kiosks.	<p>a. The maximum height of a communication kiosk shall be 2.5 metres (excluding any small cell or antenna permitted in clause (b) below), and the maximum volume shall be 2.4 m³.</p> <p>b. Any attached small cell or antennas shall be less than 1 metre in height and shall not have a horizontal dimension greater than the horizontal dimensions of the communication kiosk.</p>

	Activity	Activity specific standards
P5	Installation of above ground lines and utility structures for communication utilities.	<ul style="list-style-type: none"> a. New utilities shall not be located within a Character Area Overlay. b. The utility structures shall not exceed a height of: <ul style="list-style-type: none"> i. 25 metres in the Rural, Specific Purpose (Lyttelton Port), Commercial, Industrial and any Transport Zones adjoining these zones; or ii. 15 metres in all other zones (including adjacent Transport Zones).

11.7.2 Restricted discretionary activities — Communication facilities

The activities listed below are restricted discretionary activities, provided they meet the activity standards in Rule 11.9.

Decision to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 11.10, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 11.7.1 P1 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3
RD2	Any activity listed in Rule 11.7.1 P2 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3
RD3	Any activity listed in Rule 11.7.1 P3 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3
RD4	Any activity listed in Rule 11.7.1 P4 that does not meet the activity specific standard.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3
RD5	Any activity listed in Rule 11.7.1 P5 that does not meet one or more the activity specific standards.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3

11.8 Rules — Water, wastewater and stormwater

11.8.1 Permitted activities — Water, wastewater and stormwater

The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the activity standards in Rule 11.9.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 11.4 – 11.7, and 11.8.2.

	Activity	Activity specific standards
P1	Water, wastewater and stormwater connections to public networks.	<p>Nil.</p> <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. Refer to the Infrastructure Design Standard and/or Construction Specification Standard as published by the Council. 2. Connections to the Council's reticulated water supply are applied for through the "WS1 Water Connection Application form". 3. Connections to the Council's reticulated stormwater and wastewater systems are through the building consent process. Connections are to be installed by a Council Authorised Drain Layer.
P2	Construction or operation of structures for the conveyance, treatment, storage or retention / detention of water, wastewater and stormwater by the Council or a network utility operator.	<p>a. Built form standards for the relevant zone.</p> <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. Refer to the Infrastructure Design Standard and/or Construction Specification Standard as published by the Council. 2. Refer also to relevant Stormwater Management Plans and Integrated Catchment Management Plans.
P3	Structures and equipment ancillary to the maintenance and operation of water, wastewater and stormwater facilities.	<p>Nil.</p> <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. Refer to the Infrastructure Design Standard and/or Construction Specification Standard as published by the Council. 2. Refer also to the Canterbury Regional Council's Erosion and Sediment Control Guide. 3. Works should be undertaken in accordance with the best practicable option to minimise discharge. For guidance refer to the sediment control guidelines prepared by the Canterbury Regional Council. Works may also require consent from Canterbury Regional Council.
P4	Rainwater collection systems.	<p>a. Water tanks shall meet zone provisions for height and road boundary building setbacks and minimum building setbacks from internal boundaries.</p> <p>Advice note:</p>

	Activity	Activity specific standards
		1. The installation of rainwater tanks may require building consent.
P5	Solar hot water systems.	Nil. Advice note: 1. The installation of solar hot water systems may require building consent.

11.8.2 Restricted discretionary activities — water, wastewater and stormwater

The activities listed below are restricted discretionary activities, provide they meet the activity standards in Rule 11.9.

Decision to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 11.10, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 11.8.1 P2 that does not meet the activity specific standard.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – 11.10.3 d. Health and safety – 11.10.4(a) e. Water, wastewater and stormwater – Rule 11.10.6 f. Within Sites of Ngāi Tahu Cultural Significance - Rule 9.5.5, as relevant to the site classification
RD2	Any activity listed in Rule 11.8.1 P4 that does not meet the activity specific Standard.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3 d. Health and safety – Rule 11.10.4(a) e. Water, wastewater and stormwater – Rule 11.10.6(a) f. Within Sites of Ngāi Tahu Cultural Significance - Rule 9.5.5, as relevant to the site classification
RD3	Use of greywater collection systems (excluding those permitted by Rule 11.8.1 P2).	<ul style="list-style-type: none"> a. Water, wastewater and stormwater – Rule 11.10.6(a), (b) and (k) <p>Advice Notes:</p> <ul style="list-style-type: none"> 1. The installation of greywater systems may require building consent. 2. The use of greywater may require resource consent from the Canterbury Regional Council.

11.9 Rules — Activity standards — All activities

The following activity standards shall be met by all activities in Rules 11.4 – 11.8.

	Applicable to	Activity Standard
a.	Any utilities that emit radiofrequency fields, which are not regulated by an amateur radio licence.	<p>a. The utility operator must plan and operate the utility in accordance with NZS2772: Part 1:1999 Radiofrequency Fields Part 1 – Maximum Exposure Levels – 3 kHz to 300 GHz.</p> <p>b. The utility operator must ensure that the Council receives, before the utility becomes operational, the following:</p> <ul style="list-style-type: none"> i. written or electronic notice of where the utility is or where it is proposed to be; and ii. a report that— <ul style="list-style-type: none"> 1. is prepared in accordance with AS/NZS 2772.2:2011: Radiofrequency Fields Part 2: Principles and methods of measurement and computation – 3 kHz to 300 GHz and 2. takes account of exposures arising from other utilities in the vicinity of the utility; and 3. predicts whether the radiofrequency field levels at places in the vicinity of the utility that are reasonably accessible to the general public will comply with NZS 2772: Part 1:1999 Radiofrequency Fields Part 1 – Maximum Exposure Levels – 3 kHz to 300 GHz. <p>c. If the prediction referred to in standard (b) is that the radiofrequency field levels will reach or exceed 25% of the maximum level authorised by NZS 2772: Part 1:1999 Radiofrequency Fields Part 1 – Maximum Exposure Levels – 3 kHz to 300 GHz for exposure of the general public, the utility operator must ensure that the Council receives, within 3 months of the utility becoming operational, a report that—</p> <ul style="list-style-type: none"> i. is prepared in accordance with AS/NZS 2772.2:2011: Radiofrequency Fields Part 2: Principles and methods of measurement and computation – 3 kHz to 300 GHz; and ii. provides evidence that the actual radiofrequency field levels at places in the vicinity of the utility that are reasonably accessible to the general public comply with NZS 2772: Part 1:1999 Radiofrequency Fields Part 1 – Maximum Exposure Levels – 3 kHz to 300 GHz. <p>Advice Note:</p>

	Applicable to	Activity Standard
		1. The exposure assessment in standard (b) is not required to include an evaluation of the uncertainty in that assessment.
b.	The operation of any utility that emits power frequency electric and magnetic fields.	a. Exposures to power frequency electric and magnetic fields in areas normally accessible to the public shall not exceed 5 kilovolts per metre and 200 microtesla as measured and assessed in accordance with the International Commission on Non-Ionising Radiation Protection Guidelines for Limiting Exposures to Time Varying Electric and Magnetic Fields (1Hz – 100kHz). Advice Note: 1. The Ministry of Health 2013 guidelines “Electric and Magnetic Fields and Your Health: Information on electric and magnetic fields association with transmission lines, distribution lines and electrical equipment – 2013 edition”, in addition to compliance with the exposure limits in standard (a), recommend: <ul style="list-style-type: none"> - the implementation of very low cost measures to reduce exposures when constructing new electrical infrastructure, and; - when contemplating changes to existing sources, consideration of field reduction alongside safety, reliability and economic aspects.
c.	Any utilities within 12 metres of the centre line of a 110kV or a 220 kV National Grid transmission line, or within 10 metres of the centre line of a 66 kV National Grid transmission line.	a. The utility shall comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP 34:2001). b. The utility shall not be for the reticulation or storage of water for irrigation purposes.
d.	Any utilities within 10 metres of the centre line of a 66kV electricity distribution line or within 5 metres of the centre line of a 33kV or the 11kV Heathcote to Lyttelton distribution line.	a. The utility shall comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP 34:2001).

11.10 Rules — Matters of discretion

When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the relevant rule and as described below.

11.10.1 Heritage and natural environment

- a. Any cumulative visual effects arising from the utility, particularly in relation to telecommunication facilities and energy generation facilities.
- b. If any activity is proposed within a Character Area Overlay, any relevant assessment matters in Chapter 14.
- c. In relation to utilities or access tracks within a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1, the matters of discretion in Rule 9.1.5.2.
- d. In relation to utilities or access tracks within:
 - i. an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2;
 - ii. an Outstanding Natural Feature identified in Appendix 9.2.9.2.1;
 - iii. a Significant Feature or Rural Amenity Landscape identified in Appendices 9.2.9.2.3 and 9.2.9.2.4;
 - iv. an Important Ridgeline identified on the planning maps; or
 - v. an Area of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8,
 the matters of discretion in Rules 9.2.8.1, 9.2.8.2 and 9.2.8.3.
- e. In relation to utilities within, or on, a heritage item or heritage setting listed in Appendix 9.3.7.2, the matters of discretion in Rule 9.3.6.
- f. In relation to utilities within the dripline of a significant tree listed in Appendix 9.4.7.1, the matters of discretion in Rule 9.4.6.
- g. In relation to utilities within a Site of Ngai Tahu Cultural Significance identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification:
 - i. Rule 9.5.5.1 - Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitorete Spit;
 - ii. Rule 9.5.5.2 - Ngā Tūranga Tūpuna; and
 - iii. Rule 9.5.5.3 - Ngā Wai.

11.10.2 Amenity, location and design

- a. The practicality and effectiveness of screening the utility;

- b. In respect of utilities attached to buildings, whether the utility is placed within the visual envelope of an existing building, and the extent to which the colour and design of the facility corresponds to the existing building;
- c. Consideration of the number and size of any other existing utility on the building;
- d. The extent to which any adverse effects of the utility have been avoided, remedied or mitigated by the route, site and method selection; and
- e. Whether the location and size of the utility impacts on the ability of people to access any facility, building, shop, recreation facility or other activity on a site.

11.10.3 Operational considerations

- a. The extent to which the scale and height of buildings or other structures proposed are necessary to meet the technical, operational or functional requirements of the utility;
- b. Consideration of soil stability, erosion, and geotechnical matters on the selection of the route or site of a utility and the extent to which these matters can be mitigated;
- c. Whether placing lines or other utilities underground is unreasonable in terms of additional costs or environmental effects; and
- d. Any risk to, and effects on, the operation, maintenance, upgrading and development of transmission lines, including the National Grid.

11.10.4 Health and safety

- a. Whether the utility will be located in close proximity to any sensitive activity and the extent of any effect on human health.

11.10.5 Electricity generation

- a. Whether the utility will make a meaningful contribution to renewable electricity generation targets set by central government (90% by 2025) and the Council's Climate Smart Strategy 2010 - 2025.
- b. The distance between the utility and residences, public places, or places from which the utility would be visible, and whether the utility would impose adverse visual effects on or dominate the surrounding landscape, **including but not limited to Outstanding Natural Landscapes identified in Appendix 9.2.9.2.2 and Sites of Ecological Significance listed in Schedule A of Appendix 9.1.6.1;**
- c. Whether views to the utility are expansive or constrained;
- d. The extent to which the siting and size of the utility responds to its landscape context;
- e. The relative elevation of the utility in relation to residences, public places or place from which the utility will be visible, including whether the utility is located on a ridgeline or series of ridgelines, or would form part of a skyline;

- f. Number, design and extent of wind turbines and associated structures, and predominant orientation in relation to the landform;
- g. The effects on natural topography, landforms and geological forms;
- h. The ecological effects including any loss of indigenous flora, fauna, habitat and riparian margins, including through birdstrike;
- i. The extent of and effect on adjoining land uses of noise levels, noise modulation, glint/glare, and shadow flicker;
- j. The need to locate wind turbines and associated structures where the wind resource is available and the quality of the wind resource;
- k. The extent and visibility of roads, earthworks and vegetation clearance associated with the construction, operation or maintenance of the utility;
- l. For solar cells, in addition to the above:
 - i. the time of day, year, and time per day when adjoining or adjacent properties would be affected by reflected solar glare and the degree of luminance;
 - ii. the number of properties affected and their relative proximity; and
 - iii. whether there is any glare hazard.
- m. The necessity for non-renewable electricity generation elements in the District's electricity supply network, including for building resilience.

11.10.6 Water, wastewater and stormwater

- a. The requirements of the Infrastructure Design Standard and/or Construction Standard Specifications as published by the Council;
- b. Whether the proposed servicing will serve its intended purpose;
- c. Whether the utility utilises the existing or proposed topography and proposed networks to convey surface water by way of gravity systems;
- d. Whether provision is made for safe access for maintenance of surface water infrastructure;
- e. Whether the utility incorporate existing or new appropriate indigenous vegetation, recognising the ability of particular species to absorb water, and to which planting reflects Ngāi Tahu history and identity associated with specific place;
- f. The suitability of the proposed water supply for fire-fighting purposes (the Council may obtain a report from the Chief Fire Officer), including the extent of compliance with the SNZ PAS:4509:2008 in respect of the health and safety of the community, including neighbouring properties;
- g. The extent to which the proposed surface water management systems are consistent with the relevant Council Stormwater Management Plan or Integrated Catchment Management Plan;
- h. Any adverse effects on the functioning or values of the existing network of drains, springs, waterways and ponding areas;

- i. The provision for, and protection of, the flood storage and conveyance capacity of waterways.
- j. Whether the proposed ponding area will be attractive to birdlife that might pose a bird strike risk to the operation of Christchurch International Airport Limited; and
- k. The requirements of AS/NZS 1547:2000.

Chapter 14 Residential

– incorporating consequential amendments from Natural and Cultural Heritage decisions 21 October 2016

The chapter is amended by our decisions as follows.

This Version is based on Decision 43 Central City - Chapter 14 Residential, and includes all minor corrections and decisions up until Decision 43.

Red text shows amendments from decisions on Chapter 9 Natural and Cultural Heritage.

Chapter 14 Residential

14.0 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

The provisions in this chapter give effect to the Chapter 3 Strategic Direction Objectives.

This chapter relates to residential, community, and where appropriate, small scale commercial activities that occur within new and existing residential areas throughout the District. Objectives, policies, rules, standards and assessment criteria provide for these activities in each of the residential zones identified in this chapter.

This chapter seeks to manage the scale and character of new development in the residential areas in accordance with the strategic approach to development in Greater Christchurch, including provision for both greenfields development and intensification, particularly around Key Activity Centres and the Central City.

14.1 Objectives and policies

14.1.1 Objective — Housing supply

- a. An increased supply of housing that will:
 - i. enable a wide range of housing types, sizes, and densities, in a manner consistent with Objectives 3.3.4(a) and 3.3.7;
 - ii. meet the diverse needs of the community in the immediate recovery period and longer term, including social housing options; and
 - iii. assist in improving housing affordability.

14.1.1.1 Policy - Housing distribution and density

- a. Provide for the following distribution of different areas for residential development, in accordance with the residential zones identified and characterised in Table 14.1.1.1a, in a manner that ensures:
 - i. new urban residential activities only occur in existing urban areas or in greenfield priority areas identified in Map A of the Canterbury Regional Policy Statement;
 - ii. high density residential development in the Central City, that achieves an average net density of at least 50 households per hectare for intensification development;
 - iii. medium density residential development in and near identified commercial centres in existing urban areas where there is ready access to a wide range of facilities, services,

- public transport, parks and open spaces, that achieves an average net density of at least 30 households per hectare for intensification development;
- iv. a mix of low and medium residential density development in greenfield neighbourhoods, that achieves a net density (averaged over the Outline development plan) of at least 15 households per hectare;
 - v. greenfield land that is available for further residential development up to 2028;
 - vi. low density residential environments in other existing suburban residential areas, in the residential areas of Banks Peninsula, and in small settlements are maintained, but limited opportunities are provided for smaller residential units that are compatible with the low density and township suburban environment; and
 - vii. within Banks Peninsula, limited low density residential development adjacent to existing residential townships and small settlements, that complements the surrounding environment, is able to be efficiently serviced by public infrastructure and in some limited circumstances private infrastructure; and is in locations not subject to significant risks to life safety and property damage from natural hazards.

Table 14.1.1.1a

Residential Suburban Zone	<p>Provides for the traditional type of housing in Christchurch in the form of predominantly single or two storeyed detached or semi-detached houses, with garage, ancillary buildings and provision for gardens and landscaping.</p> <p>The changing demographic needs and increasing demand for housing in Christchurch are provided for through a range of housing opportunities, including better utilisation of the existing housing stock. A wider range of housing options will enable a typical family home to be retained, but also provide greater housing stock for dependent relatives, rental accommodation, and homes more suitable for smaller households (including older persons).</p>
Residential Suburban Density Transition Zone	<p>Covers some inner suburban residential areas between the Residential Suburban Zone and the Residential Medium Density Zone, and areas adjoining some commercial centres.</p> <p>The zone provides principally for low to medium density residential development. In most areas there is potential for infill and redevelopment at higher densities than for the Residential Suburban Zone.</p>
Residential Medium Density Zone	<p>Located close to the central City and around other larger commercial centres across the city. The zone provides a range of housing options for people seeking convenient access to services, facilities, employment, retailing, entertainment, parks and public transport.</p> <p>The zone provides for medium scale and density of predominantly two or three storey buildings, including semi-detached and terraced housing and low-rise apartments, with innovative approaches to comprehensively designed, high quality, medium density residential development also encouraged.</p> <p>Residential intensification is anticipated through well-designed redevelopments of existing sites, and more particularly through comprehensive development of multiple adjacent sites. Zone standards and urban design assessments provide for new residential development that is attractive, and delivers safe, secure, private, useable and well landscaped buildings and settings.</p>
Residential Central City Zone	<p>Located within the central city, the Residential Central City Zone has been developed to contribute to Christchurch's liveable city values. Providing for a range of housing types, including attractive, high density living opportunities, the zone utilises the potential for living, working and playing in close proximity to the commercial centre of the city. The</p>

	<p>character, scale and intensity of non-residential activities is controlled in order to mitigate effects on the character and amenity of the inner city residential areas.</p>
Residential New Neighbourhood Zone	<p>The Residential New Neighbourhood Zone generally includes new areas of greenfield land where large-scale residential development is planned. The zone will allow a wide range of residential house types and section sizes to provide for a wide spectrum of household sizes and affordable housing. Families will therefore be able to remain within the neighbourhood throughout their lifetime as they move to housing types that suit their life stage. These areas are intended to achieve higher overall residential densities than traditionally achieved in suburban developments.</p>
Residential Banks Peninsula Zone	<p>Includes urban and suburban living, commuter accommodation and the small harbour settlements.</p> <p>The zone includes the settlements of Lyttelton and Akaroa which each have a distinctive urban character. Lyttelton has a more urban atmosphere and a distinct urban-rural boundary. The residential areas are characterised by small lot sizes and narrow streets. Akaroa is a smaller settlement characterised by its historic colonial form and architecture, relatively narrow streets, distinctive residential buildings and well-treed properties. Akaroa is a focal point for visitors to the region and the district. The character of these two settlements is highly valued and the District Plan provisions seek to retain that character. Opportunities for residential expansion around Lyttelton and Akaroa are constrained by the availability of reticulated services and land suitability.</p> <p>The smaller settlements around Lyttelton harbour provide a variety of residential opportunities. Residential areas at Cass Bay, Corsair Bay, Church Bay and Diamond Harbour offer a lower density residential environment with relatively large lots. Each settlement differs as a reflection of its history, the local topography, the relationship with the coast and the type of residential living offered.</p> <p>Non-residential activities that are not compatible with the character of the Residential Banks Peninsula Zone are controlled in order to mitigate adverse effects on the character and amenity of the area.</p>
Residential Hills Zone	<p>Covers all the living environments that are located on the slopes of the Port Hills from Westmorland in the west to Scarborough in the east. It provides principally for low density residential development that recognises the landscape values of the Port Hills, including opportunities for planting and landscaping, and control of reflectivity of roof finishes in order to blend buildings into the landscape. Provision is made for a range of housing options that will enable a typical family home to be retained, but also provide greater housing stock for dependent relatives, rental accommodation, and homes more suitable for smaller households (including older persons). Provision is also made for a range of appropriate non-residential activities.</p>
Residential Large Lot Zone	<p>Covers a number of areas on the Port Hills where there is an existing residential settlement that has a predominantly low density or semi-rural character as well as the Akaroa Hillslopes and rural residential areas of Samarang Bay and Allandale on Banks Peninsula.</p>
Residential Small Settlement	<p>Covers the many small settlements on Banks Peninsula, as well as the settlements of Kainga and Spencerville to the north of Christchurch. Lot sizes within the settlements are typically larger than urban areas reflecting their existing character and providing a lower density semi-rural living environment, with the exception of Kainga, where smaller lots are provided for. New development is consolidated in and around existing settlements. Control of roof reflectivity seeks to blend buildings into the rural landscape.</p> <p>Non-residential activities that are not compatible with the character of the settlements are controlled in order to mitigate adverse effects on amenity and the environment of the settlements.</p>

14.1.1.2 Policy – Establishment of new medium density residential areas

- a. Support establishment of new residential medium density zones to meet demand for housing in locations where the following amenities are available within 800 metres walkable distance of the area:
 - i. a bus route;
 - ii. a Key activity centre or larger suburban commercial centre;
 - iii. a park or public open space with an area of at least 4000m²; and
 - iv. a public full primary school, or a public primary or intermediate school.
- b. Avoid establishment of new residential medium density development in:
 - i. high hazard areas;
 - ii. areas where the adverse environmental effects of land remediation outweigh the benefits; or
 - iii. areas that are not able to be efficiently serviced by Council-owned stormwater, wastewater and water supply networks.
- c. Encourage comprehensively designed, high quality and innovative, medium density residential development within these areas, in accordance with Objective 14.1.4 and its policies.
- d. Provide for medium density residential development in defined arterial locations identified as suitable for larger scale community facilities and guest accommodation.

Note: This policy also implements Objective 14.1.2.

14.1.1.3 Policy - Residential development in the Central City

- a. To restore and enhance residential activity in the Central City by:
 - i. providing flexibility for a variety of housing types which are suitable for a range of individual housing needs;
 - ii. providing for a progressive increase in the residential population of the Central City in support of Policy 14.1.1.1.a.i.;
 - iii. assisting in the creation of new inner city residential neighbourhoods and the protection of amenity of inner city residential neighbourhoods; and
 - iv. encourage the comprehensive redevelopment of sites that are no longer required for non-residential purposes.

14.1.1.4 Policy – Residential development in Banks Peninsula

- a. Provide for limited growth and changes to residential townships and small settlements that:
 - i. improves the long term viability of the townships, settlements and their communities;
 - ii. provides new housing opportunities in locations that are not subject to significant risks to life-safety and property damage from natural hazards;

- iii. integrates with the existing residential settlement and maintains a consolidated urban form; and
- iv. does not compromise the dominance of the landscape setting, and avoids ribbon residential development along the coastline, on prominent spurs, ridges and skylines.

14.1.1.5 Policy — Needs of Ngāi Tahu whānui

- a. Enable the housing needs of Ngāi Tahu whānui to be met throughout residential areas and in other locations where there is an ongoing relationship with ancestral lands.

Note: This policy also implements Objective 14.1.2.

14.1.1.6 Policy – Provision of social housing

- a. Enable small scale, medium density social housing developments throughout residential areas as a permitted activity and social housing developments generally throughout residential areas.

Note: This policy also implements Objective 14.1.2

14.1.1.7 Policy – Non-household residential accommodation

- a. Enable sheltered housing, refuges, and student hostels to locate throughout residential areas, provided that the building scale, massing, and layout is compatible with the anticipated character of any surrounding residential environment.

Note: This policy also implements Objective 14.1.2.

14.1.1.8 Policy – Provision of housing for an aging population

- a. Provide for a diverse range of independent housing options that are suitable for the particular needs and characteristics of older people throughout residential areas.
- b. Provide for comprehensively designed and managed, well-located, higher density accommodation options and accessory services for older people and those requiring care or assisted living, throughout all residential zones.
- c. Recognise that housing for older people can require higher densities than typical residential development, in order to be affordable and, where required, to enable efficient provision of assisted living and care services.

Note: This policy also implements Objective 14.1.2

14.1.1.9 Policy – Monitoring

- a. Evaluate the effectiveness of the District Plan's residential provisions by monitoring the supply of additional housing through residential intensification, greenfield and brownfield development (including housing types, sizes and densities), and its contribution to:

- i. meeting regional growth targets for greater Christchurch in the Land Use Recovery Plan and the Canterbury Regional Policy Statement;
 - ii. achieving an additional 23,700 dwellings by 2028 (Objective 3.3.4(a));
 - iii. meeting the diverse and changing population and housing needs for Christchurch residents, in the immediate recovery period and longer term;
 - iv. improving housing affordability; and
 - v. meeting the housing intensification targets specified in Objective 3.3.7(d).
- b. Undertake the monitoring and evaluation at such intervals as to inform any other monitoring requirements of other statutory instruments, and make the results publicly available.
 - c. Have regard to the information from this monitoring when determining priority areas for residential intensification and provision for new and upgraded infrastructure.

14.1.2 Objective – Short term residential recovery needs

- a. Short-term residential recovery needs are met by providing opportunities for:
 - i. an increased housing supply throughout the lower and medium density residential areas;
 - ii. higher density comprehensive redevelopment of sites within suitable lower and medium density residential areas;
 - iii. medium density comprehensive redevelopment of community housing environments;
 - iv. new neighbourhood areas in greenfields priority areas; and
 - v. temporary infringement of built form standards as earthquake repairs are undertaken.

Note: Policies 14.1.1.1, 14.1.1.2, 14.1.1.3, 14.1.1.4, 14.1.1.5, 14.1.1.6, 14.1.1.7, and 14.1.1.8 also implement Objective 14.1.2

14.1.2.1 Policy – Short term recovery housing

- a. Provide for and incentivise a range of additional housing opportunities to meet short term residential recovery needs through redevelopment and additions to the existing housing stock and/or vacant land, that:
 - i. are appropriately laid out and designed to meet the needs of current and future residents; and
 - ii. avoid significant adverse effects on the character or amenity of existing residential areas.

14.1.2.2 Policy – Recovery housing - higher density comprehensive redevelopment

- a. Enable and incentivise higher density comprehensive development of suitably sized and located sites within existing residential areas, through an Enhanced development mechanism which provides:

- i. high quality urban design and onsite amenity;
 - ii. appropriate access to local services and facilities;
 - iii. development that is integrated with, and sympathetic to, the amenity of existing neighbourhoods and adjoining sites; and
 - iv. a range of housing types;
 - v. and which does not promote land banking, by being completed in accordance with a plan for the staging of the development.
- b. To avoid comprehensive development under the Enhanced development mechanism in areas that are not suitable for intensification for reasons of:
- i. vulnerability to natural hazards;
 - ii. inadequate infrastructure capacity;
 - iii. adverse effects on Character Areas; or
 - iv. reverse sensitivity on existing heavy industrial areas, Christchurch International Airport, arterial traffic routes, and railway lines.

14.1.2.3 Policy – Redevelopment and recovery of community housing environments

- a. Enable and incentivise comprehensive redevelopment of the existing community housing environments, through a Community housing redevelopment mechanism which:
- i. provides high quality urban design and on-site amenity;
 - ii. provides development that is integrated with, and sympathetic to, the amenity of adjacent neighbourhoods;
 - iii. maintains or increases the stock of community housing units;
 - iv. provides for an increased residential density; and
 - v. provides for a range of housing types including housing for lower income groups and those with specific needs.

14.1.2.4 Policy – Temporary infringement for earthquake repairs

- a. Enable temporary infringement of built form standards relating to building height and recession planes to facilitate the timely completion of repairs to earthquake damaged houses and ancillary buildings.

14.1.3 Objective – Strategic infrastructure

- a. Development of sensitive activities does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, the rail network, the

National Grid and other strategic distribution lines, the state highway network, and other strategic infrastructure.

14.1.3.1 Policy – Avoidance of adverse effects on strategic infrastructure

- a. Avoid reverse sensitivity effects on strategic infrastructure including:
 - i. Christchurch International Airport;
 - ii. the rail network;
 - iii. the major and minor arterial road network;
 - iv. the Port of Lyttelton;
 - v. the National Grid and strategic distribution lines identified on the planning maps.

14.1.4 Objective – High quality residential environments

- a. High quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, enhance local character and reflect the Ngāi Tahu heritage of Ōtautahi.

Note: Policies 14.1.6.1, 14.1.6.2, 14.1.6.3, 14.1.6.6, and 14.1.6.8 also implement Objective 14.1.4.

14.1.4.1 Policy – Neighbourhood character, amenity and safety

- a. Facilitate the contribution of individual developments to high quality residential environments in all residential areas (as characterised in Table 14.1.1.1a), through design:
 - i. reflecting the context, character, and scale of building anticipated in the neighbourhood;
 - ii. contributing to a high quality street scene;
 - iii. providing a high level of on-site amenity;
 - iv. minimising noise effects from traffic, railway activity, and other sources where necessary to protect residential amenity;
 - v. providing safe, efficient, and easily accessible movement for pedestrians, cyclists, and vehicles; and
 - vi. incorporating principles of crime prevention through environmental design.

14.1.4.2 Policy – High quality, medium density residential development

- a. Encourage innovative approaches to comprehensively designed, high quality, medium density residential development, which is attractive to residents, responsive to housing demands, and provides a positive contribution to its environment (while acknowledging the need for increased densities and changes in residential character), through:

- i. consultative planning approaches to identifying particular areas for residential intensification and to defining high quality, built and urban design outcomes for those areas;
- ii. encouraging and incentivising amalgamation and redevelopment across large-scale residential intensification areas;
- iii. providing design guidelines to assist developers to achieve high quality, medium density development;
- iv. considering input from urban design experts into resource consent applications;
- v. promoting incorporation of low impact urban design elements, energy and water efficiency, and life-stage inclusive and adaptive design; and
- vi. recognising that built form standards may not always support the best design and efficient use of a site for medium density development, particularly for larger sites.

14.1.4.3 Policy – Scale of home occupations

- a. Ensure home occupation activity is secondary in scale to the residential use of the property.

14.1.4.4 Policy – Character of low and medium density areas

- a. Ensure, consistent with the zone descriptions in Table 14.1.1.1a, that:
 - i. low density residential areas are characterised by a low scale open residential environment with predominantly one or two storey detached or semi-detached housing, and significant opportunities for landscaping and good access to sunlight and privacy are maintained; and
 - ii. medium density areas are characterised by medium scale and density of buildings with predominantly two or three storeys, including semi-detached and terraced housing and low rise apartments, and landscaping in publicly visible areas, while accepting that access to sunlight and privacy may be limited by the anticipated density of development and that innovative approaches to comprehensively designed, high quality, medium density residential development are also encouraged in accordance with Policy 14.1.4.2.

14.1.4.5 Policy – Character of residential development on the Port Hills

- a. Ensure that residential development on the Port Hills:
 - i. maintains the visual dominance of the Port Hills rural environment as a backdrop to the City;
 - ii. avoids buildings and structures on skylines of significant and outstanding natural landscapes;
 - iii. is of a density that provides opportunity for ample tree and garden planting;
 - iv. integrates with existing residential areas and where possible provides connections to public open space; and

- v. where practicable, provides access to mahinga kai and recognises Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6.

14.1.4.6 Policy – Character of residential development in Banks Peninsula

- a. Ensure that residential development in Banks Peninsula:
 - i. maintains and complements the rural and coastal character elements that are distinct and unique to the local area and existing residential settlements;
 - ii. maintains the landscape setting and does not visually dominate views from land and water;
 - iii. avoids buildings and structures on skylines of significant and outstanding natural landscapes;
 - iv. encourages innovative design and sustainable land-use development; and
 - v. where practicable, creates and improves connections to recreational, open space, ecological, and mahinga kai areas and recognises Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6.

14.1.4.7 Policy – Residential character areas in Christchurch City, Akaroa and Lyttelton

- a. Maintain and enhance the identified special character values of residential areas arising from the following elements:
 - i. the continuity or coherence of the character;
 - ii. the pattern of subdivision, open space, buildings and streetscape;
 - iii. the landforms or features that contribute to the qualities of the landscape and built form;
 - iv. the scale, form and architectural values of buildings and their landscape setting;
 - v. the qualities of the streetscape; and
- b. Within the Lyttelton and Akaroa Character Areas:
 - i. maintains and enhances the relationship to historic heritage;
 - ii. retains buildings and settings of high character value;
 - iii. retains important views from public places;
 - iv. reflects the existing small scale of development and integration with the landscape.

14.1.4.8 Policy – Best practice for health, building sustainability, energy and water efficiency

- a. Promote new residential buildings that:
 - i. provide for occupants' health, changing physical needs, and life stages; and

- ii. are energy and water efficient;
- iii. through non-regulatory methods including incentives.

14.1.5 Objective – Residential New Neighbourhood Zone

Co-ordinated, sustainable and efficient use and development is enabled in the Residential New Neighbourhood Zone.

14.1.5.1 Policy – Outline development plans

- a. Use and development shall be in accordance with the development requirements in the relevant outline development plan, or otherwise achieve similar or better outcomes, except as provided for in Clause b. in relation to any interim use and development.
- b. Interim use and development shall not compromise the timely implementation of, or outcomes sought by, the outline development plan.
- c. Recognise that quarrying and other interim activities may be a suitable part of preparing identified greenfields priority areas for urban development, provided that their adverse effects can be adequately mitigated and they do not compromise use of the land for future urban development.

14.1.5.2 Policy – Comprehensive residential development

- a. Encourage comprehensive residential developments that are in accordance with the relevant outline development plan as a means of achieving co-ordinated, sustainable and efficient development outcomes.

14.1.5.3 Policy – Development density

- a. In residential development areas, achieve a minimum net density of 15 households per hectare, when averaged across the whole of the residential development area within the relevant outline development plan, except:
 - i. in the Residential New Neighbourhood (Prestons) Zone where the minimum net density is between 13 and 15 households per hectare; and
 - ii. in areas shown on an outline development plan as being subject to development constraints.
- b. Except as provided for in (a)(i) and (ii) above, any use and development which results in a net density lower than the required net density shall demonstrate, through the use of legal mechanisms as appropriate, that the net density required across residential development areas of the outline development plan can still be achieved.
- c. Except as provided for in (a) and (b) above, a proposal for use and development which results in a net density lower than the required net density will result in other owners of greenfield (undeveloped) land within the outline development plan area being identified as affected parties (where they have not given written approval).

- d. Encourage higher density housing to be located to support, and have ready access to, commercial centres, community facilities, public transport and open space; and to support well-connected walkable communities.

14.1.5.4 Policy – Neighbourhood quality and design

- a. Ensure that use and development:
 - i. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood;
 - ii. contributes to neighbourhoods that comprise a diversity of housing types;
 - iii. retains and supports the relationship to, and where possible enhances, recreational, heritage and ecological features and values; and
 - iv. achieves a high level of amenity.

14.1.5.5 Policy – Infrastructure servicing for developments

- a. Ensure that developments are serviced with all required infrastructure in an effective and efficient manner.

14.1.5.6 Policy – Integration and connectivity

- a. Ensure effective integration within and between developments and existing areas, including in relation to public open space networks, infrastructure and movement networks.
- b. Ensure that the boundaries between new and existing developments are, where appropriate, managed to avoid or mitigate adverse effects.
- c. Avoid significant adverse effects and remedy or mitigate other adverse effects on existing businesses, rural activities or infrastructure.

14.1.5.7 Policy – Nga kaupapa / protection and enhancement of sites, values and other taonga of significance to tangata whenua

- a. Ensure:
 - i. protection of Sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1, and recognition of other Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 using culturally appropriate methods;
 - ii. identification and utilisation of opportunities to enhance sites, values and other taonga of cultural significance to Ngāi Tahu; and
 - iii. protection of the relationship of tangata whenua with freshwater, including cultural wellbeing and customary use opportunities.

14.1.6 Objective – Non-residential activities

- a. Residential activities remain the dominant activity in residential zones, whilst also recognising the need to:
 - i. provide for community facilities and home occupations which by their nature and character typically need to be located in residential zones; and
 - ii. restrict other non-residential activities, unless the activity has a strategic or operational need to locate within a residential zone.

Note: this objective and its subsequent policies do not apply to brownfield sites.

14.1.6.1 Policy – Residential coherence character and amenity

- a. Ensure that non-residential activities do not have significant adverse effects on residential coherence, character, and amenity.

Note: This policy also implements Objective 14.1.4

14.1.6.2 Policy - Community activities and facilities

- a. Enable community activities and facilities within residential areas to meet community needs and encourage co-location and shared use of community facilities where practicable.
- b. Enable larger scale community activities and facilities within defined arterial locations that:
 - i. are within walking distance of the central City and suburban commercial centres;
 - ii. front onto core public transport routes; and
 - iii. are not dominated by residential development.

Note: This policy also implements Objective 14.1.4

14.1.6.3 Policy – Existing non-residential activities

- a. Enable existing non-residential activities to continue and support their redevelopment and expansion provided they do not:
 - i. have a significant adverse effect on the character and amenity of residential zones; or
 - ii. undermine the potential for residential development consistent with the zone descriptions in Table 14.1.1.1a.

Note: This policy also implements Objective 14.1.4

14.1.6.4 Policy – Other non-residential activities

- a. Restrict the establishment of other non-residential activities, especially those of a commercial or industrial nature, unless the activity has a strategic or operational need to locate within a

residential zone, and the effects of such activities on the character and amenity of residential zones are insignificant.

14.1.6.5 Policy – Retailing in residential zones

- a. Ensure that small scale retailing, except for retailing permitted as part of a home occupation, is limited in type and location to appropriate corner sites on higher order streets in the road hierarchy.

14.1.6.6 Policy – Memorial Avenue and Fendalton Road

- a. Maintain the war memorial and visitor gateway roles of Memorial Avenue and Fendalton Road and their very high amenity values, by limiting the establishment of non-residential activities and associated outdoor advertising and vehicle parking on sites in residential zones with frontage to these roads.

Note: This policy also implements Objective 14.1.4

14.1.6.7 Policy – Guest accommodation

- a. Provide for guest accommodation within defined arterial locations that:
 - i. are within walking distance of the central City and suburban commercial centres;
 - ii. front onto core public transport routes; and
 - iii. are not dominated by residential development.

14.1.6.8 Policy - Non-residential activities in Central City residential areas

- i. Within Central City residential areas:
- ii. ensure non-residential activities are of a small scale and compatible with residential activities;
- iii. ensure non-residential activities are focussed on meeting the needs of the local residential community or depend upon the high level of amenity inherent in the Residential Central City Zone;
- iv. ensure new non-residential activities do not compromise the role of the Residential Central City Zone, the Central City Business Zone, or the aim of consolidating that area of the central city or the Central City Mixed Use Zones;
- v. enable the on-going operation, use and redevelopment of existing fire service facilities; and
- vi. protect residential amenity by controlling the character, scale and intensity of non-residential activities.

14.1.7 Objective – Redevelopment of brownfield sites

- a. On suitable brownfield sites, provide for new mixed use commercial and residential developments that are comprehensively planned so that they are environmentally and socially sustainable over the long term.

14.1.7.2 Policy – Redevelopment of brownfield sites

- a. To support and incentivise the comprehensive redevelopment of brownfield sites for mixed use residential and commercial activities where:
 - i. natural hazards can be mitigated;
 - ii. adequate infrastructure services and capacity are available;
 - iii. reverse sensitivity effects on existing industrial areas are managed;
 - iv. the safety and efficiency of the current and future transport system is not significantly adversely affected;
 - v. there is good walking and cycling access to public transport routes, commercial and community services, and open space;
 - vi. if necessary, contaminated land is remediated in accordance with national and regional standards; and
 - vii. the redevelopment does not impact on the vitality and strategic role of commercial centres.
- b. Ensure the redevelopment is planned and designed to achieve:
 - i. high quality urban design and on-site amenity; and
 - ii. development that is integrated and sympathetic with the amenity of the adjacent neighbourhoods and adjoining sites.

14.1.8 Objective — Central City residential role, built form and amenity

- a. A predominantly residential environment offering a range of residential opportunities, including medium to high density living, within the Central City to support the restoration and enhancement of a vibrant city centre;
- b. A form of built development in the Residential Central City Zone that enables change to the existing environment, while contributing positively to the amenity and cultural values of the area, and to the health and safety, and quality and enjoyment, for those living within the area.

14.1.8.1 Policy — Building heights

- a. Provide for different maximum building heights in areas of the Residential Central City Zone with some areas requiring a reduced height compatible with the existing predominant character.

14.1.8.2 Policy - Amenity standards

- a. Prescribing minimum standards for residential development which:
 - i. are consistent with higher density living;
 - ii. protect amenity values for residents;
 - iii. integrate development with the adjacent and wider neighbourhood;
 - iv. provide for a range of current and future residential needs; and
 - v. recognise cultural values.

14.1.9 Meadowlands new neighbourhood (Exemplar housing area - North Halswell)

- a. A comprehensively planned development in the Meadowlands new neighbourhood (exemplar housing area – North Halswell) zone that is environmentally and socially sustainable over the long term.

14.1.9.2 Meadowlands new neighbourhood exemplar comprehensive development

- a. Ensure that the Meadowlands Exemplar Development is comprehensively planned and designed through development of, and giving effect to, an overarching vision that:
 - i. responds positively to the local context of each area;
 - ii. produces short and long-term positive environmental, social, and manawhenua outcomes;
 - iii. fully integrates subdivision layout with potential land use;
 - iv. integrates residential development with the concurrent supporting range of local community facilities and services that support residents' daily needs;
 - v. achieves an efficient and effective staging of the provision and use of infrastructure, stormwater management networks, parks, and open space networks that is integrated with land use development;
 - vi. provides good access to facilities and services by a range of transport modes through the provision of integrated movement networks of roads, public transport, cycle, and pedestrian routes;
 - vii. shows infrastructure and movement routes that are fully integrated with existing adjacent communities and enables connectivity with other undeveloped areas;
 - viii. avoids or adequately mitigates risks from natural hazards and geotechnical characteristics of the land;
 - ix. remediates contaminated land;
 - x. utilises opportunities to enhance tangata whenua values, particularly indigenous biodiversity and mahinga kai;

- xi. recognises Ngāi Tahu cultural and traditional associations with the Otautahi landscape; and
- xii. avoids interim land use and development compromising the integrity and viability of infrastructure provision and community development.

14.1A How to interpret and apply the rules

- a. The rules that apply to activities in the various residential zones are contained in the activity status tables (including activity specific standards) and built form standards in:
 - i. Rule 14.2 – Residential Suburban Zone and Residential Suburban Density Transition Zone;
 - ii. Rule 14.3 – Residential Medium Density Zone;
 - iii. Rule 14.4 – Residential Banks Peninsula Zone;
 - iv. Rule 14.5 – Residential Hills Zone;
 - v. Rule 14.7 – Residential Large Lot Zone;
 - vi. Rule 14.8 – Residential Small Settlement Zone;
 - vii. Rule 14.9 – Residential New Neighbourhood Zone;
 - viii. Rule 14.10 – Residential Guest Accommodation Zone;
 - ix. Rule 14.13 – Residential Central City Zone; and
 - x. Rule 14.14 - Matters of control and discretion.
- b. Rules that apply to the use of the enhanced development mechanism and the community housing redevelopment mechanism are contained in the activity status tables (including activity specific standards) and built form standards in:
 - i. Rule 14.11 – Enhanced development mechanism; and
 - ii. Rule 14.12 – Community housing redevelopment mechanism.

The areas that show where the community housing redevelopment mechanism (CHRM) can be utilised are shown on Planning Maps 18, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37 and 45.

The rules that define where the enhanced development mechanism can be used are contained in the qualifying standards in Rule 14.11.2.

The information that is required for resource consent applications utilising the community housing redevelopment mechanism is set out in Rule 14.12.4, and for the enhanced development mechanism, in Rule 14.11.5

On any particular eligible site, the provisions of the community housing redevelopment mechanism may apply, or the provisions of the zone in which the site is located may apply.

On any particular eligible site, the provisions of the enhanced development mechanism may apply, or the provisions of the zone in which the site is located may apply.

- c. Area specific rules also apply to activities in the following areas:

- i. Residential Suburban Zone and Residential Suburban Density Transition Zone:
 - A. Wigram, within the area of the diagram shown on Figure 6 (generally bounded by RNZAF Bequest Land, Awatea Road, and the Wigram aerodrome and runway);
 - B. Peat Ground Condition Constraint Overlay
 - C. Prestons Road Retirement Village Overlay;
 - D. adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads;
 - E. adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road;
 - F. Existing Rural Hamlet Overlay;
 - G. Stormwater Capacity Constraint Overlay;
 - H. Residential land abutting the western boundary of the Industrial Park Zone at Russley Road / Memorial Avenue;
 - I. Mairehau final development area shown on Figure 5;
 - J. Accommodation and Community Facilities Overlay; and
 - K. Character Area Overlay.
- ii. Residential Medium Density Zone:
 - A. Residential Medium Density Zone Higher Height Limit and Site Density Overlay at Deans Avenue;
 - B. Residential Medium Density Zone Wigram (Figure 6);
 - C. Sumner Master Plan Overlay (Appendix 14.15.6);
 - D. Sites with frontage to Bealey Avenue, Fitzgerald Avenue or Deans Avenue (south of Blenheim Road);
 - E. Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 Appendix 15.10.4;
 - F. Accommodation and Community Facilities Overlay; and
 - G. Character Area Overlay.
- iii. Residential Banks Peninsula Zone:
 - A. Lyttelton Port Influences Overlay; and
 - B. Character Area Overlay.
- iv. Residential Hills Zone:
 - A. Character Area Overlay.

Note: In addition, there may be some areas where area specific rules are provided only under the built form standards.

- d. The activity status tables and standards in the following chapters also apply to activities in all residential zones:
- 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage;
 - 11 Utilities and Energy; and
 - 12 Hazardous Substances and Contaminated Land.
- e. Where the word “facility” is used in the rules (e.g. spiritual facility), it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

Similarly, where the word/phrase defined include the word “activity” or “activities”, the definition includes the land and/or buildings for that activity unless stated otherwise in the activity status tables.

14.2 Rules – Residential Suburban Zone and Residential Suburban Density Transition Zone

14.2.1 *This number is not used*

14.2.2 Activity status tables

14.2.2.1 Permitted activities

The activities listed below are permitted activities in the Residential Suburban Zone and Residential Suburban Density Transition Zone if they meet any activity specific standards set out in this table, the applicable built form standards in Rule 14.2.3, and the area specific rules in Rule 14.2.4.

Activities may also be permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.2.2.2, 14.2.2.3, 14.2.2.4, and 14.2.2.5, or in the area specific rules in Rule 14.2.4.

Activity		Activity specific standards
P1	Residential activity, except for boarding houses	<ul style="list-style-type: none"> a. No more than one heavy vehicle shall be stored on the site of the residential activity. 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.
P2	Minor residential unit where the minor unit is a detached building and the existing site it is to be built on contains only one residential unit	<ul style="list-style-type: none"> a. The existing site containing both units shall have a minimum net site area of 450m². b. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 80m². c. The parking areas of both units shall be accessed from the same access. d. 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 6 metres. This total space can be provided as: <ul style="list-style-type: none"> i. a single continuous area; or ii. 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>Note: This requirement replaces the general outdoor living space requirements set out in Rule 14.2.3.5.</p>
P3	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil

Activity		Activity specific standards															
P4	Multi-unit residential complexes within the Residential Suburban Density Transition Zone	<p>a. The complex shall only contain up to and including four residential units.</p> <p>b. The minimum net floor area (including toilets and bathrooms, but excluding carparking, garaging or balconies) for any residential unit in the complex shall be:</p> <table style="margin-left: 40px;"> <thead> <tr> <th></th> <th>Number of bedrooms</th> <th>Minimum net floor area</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Studio.</td> <td>35m²</td> </tr> <tr> <td>2.</td> <td>1 Bedroom.</td> <td>45m²</td> </tr> <tr> <td>3.</td> <td>2 Bedrooms.</td> <td>60m²</td> </tr> <tr> <td>4.</td> <td>3 or more Bedrooms.</td> <td>90m²</td> </tr> </tbody> </table> <p>c. Any residential unit fronting a road or public space shall have a habitable space located at the ground level, and at least 50% of all residential units within a complex shall have a habitable space located at the ground level.</p> <p>d. Each of these habitable spaces located at the ground level shall have a minimum floor area of 9m² and a minimum internal dimension of three metres and be internally accessible to the rest of the unit.</p>		Number of bedrooms	Minimum net floor area	1.	Studio.	35m ²	2.	1 Bedroom.	45m ²	3.	2 Bedrooms.	60m ²	4.	3 or more Bedrooms.	90m ²
	Number of bedrooms		Minimum net floor area														
1.	Studio.	35m ²															
2.	1 Bedroom.	45m ²															
3.	2 Bedrooms.	60m ²															
4.	3 or more Bedrooms.	90m ²															
P5	Social housing complexes																
P6	Older person's housing unit	a. Any older person's housing unit shall have a maximum gross floor area of 120m ² .															
P7	Retirement villages	<p>a. Building façade length – there must be a recess in the façade of a building where it faces a side or rear boundary from the point at which a building exceeds a length of 16 metres. The recess must:</p> <ol style="list-style-type: none"> i. be at least 1 metre in depth, for a length of at least 2 metres; ii. be for the full height of the wall; and iii. include a break in the eave line and roof line of the façade. 															
P8	Conversion of an elderly person's housing unit existing at 6 December 2013, into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument (P8 only applies until 30 April 2018)	a. There shall be no reduction in the areas and dimensions of the lawfully established outdoor living space associated with each unit.															
P9	Conversion of a family flat existing at 6 December 2013 into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a legal instrument	<p>a. Each converted flat shall have a minimum gross floor area, excluding terraces, garages, sundecks, and verandahs, of 35m².</p> <p>b. There shall be a total outdoor living space on the existing site (containing the residential unit and the family flat) with a minimum area of 90m² and a minimum dimension of 6m. This total space can be provided as a single contiguous 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>															

Activity		Activity specific standards
		Note: This requirement replaces the general outdoor living space requirements set out in Rule 14.2.3.5.
P10	Conversion of a residential unit (within, or as an extension to, a residential unit) into two residential units	<p>a. Each residential unit shall have a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m².</p> <p>b. There shall be a total outdoor living space on the existing site with a minimum area of 90m² and a minimum dimension of 6m. This total space can be provided as a single contiguous 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>Note: This requirement replaces the general outdoor living space requirements set out in Rule 14.2.3.5.</p> <p>c. The residential unit to be converted shall be outside:</p> <ul style="list-style-type: none"> i. the tsunami inundation area as set out in Environment Canterbury report number R12/38 “Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA”; as shown in Appendix 14.15.5; ii. the Riccarton Wastewater Interceptor Overlay identified on the Planning Maps 38, 37, 31, 30, 23; except after the completion of infrastructure work to enable capacity in the identified lower catchment; and iii. any Flood Management Area.
P11	Replacement of a residential unit with two residential units	<p>a. The existing site shall be occupied by one residential unit and that residential unit has been, or will be, demolished because the insurer(s) of that unit have determined that the residential unit was uneconomic to repair because of earthquake damage.</p> <p>b. The existing site shall be outside:</p> <ul style="list-style-type: none"> i. the tsunami inundation area as set out in Environment Canterbury report number R12/38 “Modelling coastal inundation in Christchurch an Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA”; as shown in Appendix 14.15.5; ii. the Riccarton Wastewater Interceptor Overlay identified on the Planning Maps 38, 37, 31, 30, 23; except after the completion of infrastructure work to enable capacity in the identified lower catchment; and iii. any Flood Management Area. <p>c. There shall be a total outdoor living space on the existing site with a minimum area of 90m² and minimum dimension of 6m. This total space can be provided as a single contiguous 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>

Activity		Activity specific standards
		Note: This requirement replaces the general outdoor living space requirements set out in Rule 14.2.3.5.
P12	Construction of two residential units on a site that was vacant prior to the Canterbury earthquakes of 2010 and 2011	<p>a. The existing site shall be outside:</p> <ul style="list-style-type: none"> i. the tsunami inundation area as set out in Environment Canterbury report number R12/38 “Modelling coastal inundation in Christchurch an Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA”; as shown in Appendix 14.15.5; ii. the Riccarton Wastewater Interceptor Overlay identified on the Planning Maps 38, 37, 31, 30, 23; except after the completion of infrastructure work to enable capacity in the identified lower catchment; and iii. any Flood Management Area. <p>b. There shall be a total outdoor living space on the existing site with a minimum area of 90m² and minimum dimension of 6m. This total space can be provided as a single contiguous 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>Note: This requirement replaces the general outdoor living space requirements set out in Rule 14.2.3.5.</p>
P13	Home occupation	<ul style="list-style-type: none"> a. The gross floor area of the building, plus the area used for outdoor storage area, occupied by the home occupation shall be less than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two. c. Any retailing shall be limited to the sale of goods grown or produced on the site, or internet-based sales where no customer visits occur. d. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday; and ii. 0800 – 1900 Saturday, Sunday and public holidays. e. Visitor or staff parking areas shall be outside the road boundary setback. f. Outdoor advertising shall be limited to a maximum area of 2m², except that where the activity is located on sites with frontage to Memorial Avenue or Fendalton Road there shall be no signage.
P14	Care of non-resident children within a residential unit in return for monetary payment to the carer	<p>There shall be:</p> <ul style="list-style-type: none"> a. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and b. at least one carer residing permanently within the residential unit.
P15	Bed and breakfast	There shall be:

Activity		Activity specific standards								
		<ul style="list-style-type: none"> a. a maximum of six guests accommodated at any one time; b. at least one owner of the residential unit residing permanently on site; and c. no guest given accommodation for more than 90 consecutive days. 								
P16	Education activity	<p>The activity shall:</p> <ul style="list-style-type: none"> a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal, is available; b. only occupy a gross floor area of building of less than 200m², or in the case of a health care facility, less than 300m²; c. limit outdoor advertising to a maximum area of 2m²; d. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of: <table border="1" data-bbox="684 768 1331 1344"> <tbody> <tr> <td>Education activity</td> <td> <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Saturday; and ii. Closed Sunday and public holidays. </td> </tr> <tr> <td>Pre-schools</td> <td> <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday, and ii. 0700 – 1300 Saturday, Sunday and public holidays. </td> </tr> <tr> <td>Health care facility</td> <td rowspan="3"> <ul style="list-style-type: none"> i. 0700 – 2100. </td> </tr> <tr> <td>Veterinary care facility</td> </tr> <tr> <td>Places of assembly</td> </tr> </tbody> </table> e. in relation to pre-schools, limit outdoor play areas and facilities to those that comply with the Group 1 acoustic standard for residential zones; f. in relation to pre-schools, veterinary care facilities and places of assembly: <ul style="list-style-type: none"> i. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and ii. only locate on residential blocks where there are no more than two non-residential activities already within that block; <p>Note: See Figure 1.</p> <ul style="list-style-type: none"> g. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four; 	Education activity	<ul style="list-style-type: none"> i. 0700 – 2100 Monday to Saturday; and ii. Closed Sunday and public holidays. 	Pre-schools	<ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday, and ii. 0700 – 1300 Saturday, Sunday and public holidays. 	Health care facility	<ul style="list-style-type: none"> i. 0700 – 2100. 	Veterinary care facility	Places of assembly
Education activity	<ul style="list-style-type: none"> i. 0700 – 2100 Monday to Saturday; and ii. Closed Sunday and public holidays. 									
Pre-schools	<ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday, and ii. 0700 – 1300 Saturday, Sunday and public holidays. 									
Health care facility	<ul style="list-style-type: none"> i. 0700 – 2100. 									
Veterinary care facility										
Places of assembly										
P17	Pre-schools									
P18	Health care facility									
P19	Veterinary care facility									
P20	Places of assembly									

Activity		Activity specific standards
		<ul style="list-style-type: none"> h. in relation to places of assembly, entertainment facilities shall be closed Sunday and public holidays; i. in relation to noise sensitive activities, not be located within the 50 dBA Ldn Air Noise Contour as shown on the Planning Maps; and j. not include the storage of more than one heavy vehicle on the site of the activity.
P21	Spiritual facilities	<p>The facility shall:</p> <ul style="list-style-type: none"> a. limit the hours of operation to 0700-2200; and b. not include the storage of more than one heavy vehicle on the site of the activity.
P22	Community corrections facilities	<p>The facility shall:</p> <ul style="list-style-type: none"> a. limit the hours of operation when the site is open to clients and deliveries to between the hours of 0700 – 1900; and
P23	Community welfare facilities	<ul style="list-style-type: none"> b. limit signage to a maximum area of 2m².
P24	Emergency services facilities	Nil
P25	<p>Repair or rebuild of multi-unit residential complexes damaged by the Canterbury earthquakes of 2010 and 2011 on properties with cross leases, company leases or unit titles as at the date of the earthquakes</p> <p><i>[This was the subject of Decision 3, numbering and text referring to multi-unit residential complexes is amended by this decision under CI 13(5) and (6)(a)]</i></p>	<ul style="list-style-type: none"> a. Where the repair or rebuild of a building will not alter the building footprint, location, or height, the building need not comply with any of the built form standards. b. Where the building footprint, location, or height is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer: <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.2.2.3 – Building height and 14.2.3.6 – Daylight recession planes; ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes. <p>Clarification: examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.</p> c. If paragraphs a. and b. do not apply, the relevant built form standards apply. <p>Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to adjoining property owners (where the consent authority considers this is required, and absent written approval).</p> <p>Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.</p>
P26	Temporary lifting or moving of earthquake damaged buildings where the activity does not	<ul style="list-style-type: none"> a. Buildings shall not be: <ul style="list-style-type: none"> i. moved to within 1 metre of an internal boundary and/or

Activity	Activity specific standards
<p>comply with one or more of Rules:</p> <p>a. 14.2.3.3 – Building height;</p> <p>b. 14.2.3.4 – Site coverage;</p> <p>c. 14.2.3.5 – Outdoor living space;</p> <p>d. 14.2.3.6 – Daylight recession planes; or</p> <p>e. 14.2.3.7 – Minimum building setbacks from internal boundaries and railway lines.</p> <p><i>[This was the subject of Decision 2, numbering and text is amended by this decision under Cl 13(5) and (6)(a)]</i></p>	<p>within 3 metres of any waterbody, scheduled tree, listed heritage item, natural resources and Council owned structure, archaeological site, or the coastal marine area; or</p> <p>ii. lifted to a height exceeding 3 metres above the applicable recession plane or height control.</p> <p>b. The building must be lowered back or moved back to its original position, or a position compliant with the District Plan or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced.</p> <p>c. In all cases of a building being moved or lifted, the owners/occupiers of land adjoining the sites shall be informed of the work at least seven days prior to the lift or move of the building occurring. The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move.</p> <p>d. The Council’s Resource Consents Manager shall be notified of the lifting or moving the building at least seven days prior to the lift or move of the building occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
<p>P27 Relocation of a building</p>	<p>Nil</p>
<p>P28 Temporary military or emergency service training activities</p>	
<p>P29 Market gardens, community gardens, and garden allotments</p>	

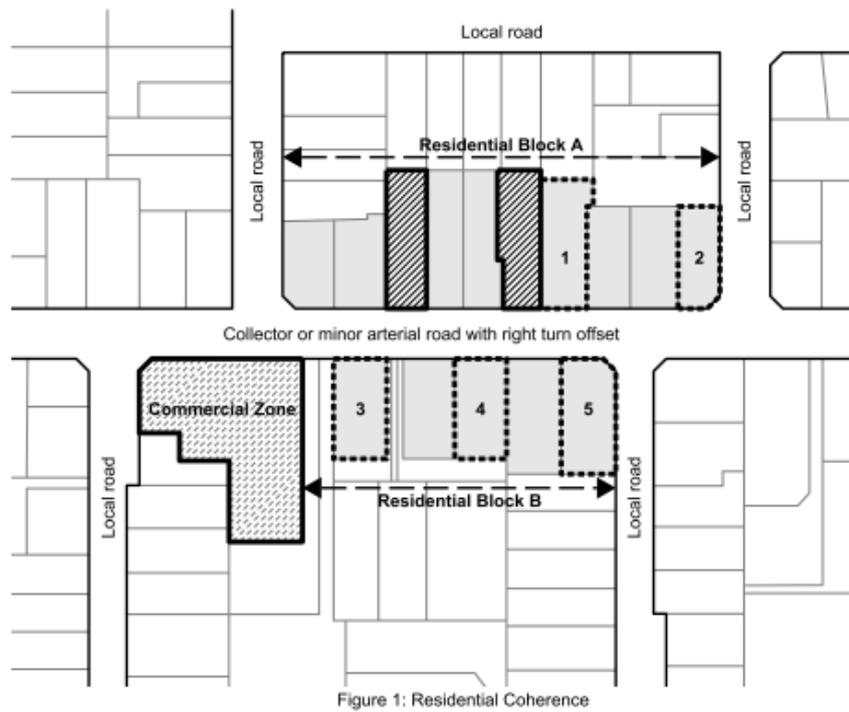


Figure 1: Residential coherence

14.2.2.2 Controlled activities

The activities listed below are controlled activities.

Unless otherwise specified, controlled activities shall not be limited or publicly notified.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.14, as set out in the following table.

Activity		The matters over which Council reserves its control:
C1	Fences that do not comply with Rule 14.2.3.10 – Street scene amenity and safety - fences	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
C2	Residential units (including any sleep-outs) containing more than six bedrooms in total	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6

Activity		The matters over which Council reserves its control:
C3	Multi-unit residential complexes and social housing complexes not complying with Rule 14.2.3.2 – Tree and garden planting	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
C4	Multi-unit residential complexes and social housing complexes not complying with Rule 14.2.3.12 – Service, storage and waste management spaces	a. Service, storage and waste management spaces – Rule 14.14.20
C5	Social housing complexes, where the complex does not comply with any one or more of the activity specific standards in Rule 14.2.2.1 P5 c. or d.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
C6	Multi-unit residential complexes in the Residential Suburban Density Transition Zone, where the complex does not comply with any one or more of the activity specific standards in Rule 14.2.2.1 P4 c. or d.	

14.2.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as specified, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Residential unit in the Residential Suburban Zone contained within its own separate site with a net site area between 400 and 450m ²	a. Site density and site coverage – Rule 14.14.2
RD2	Residential unit in the Residential Suburban Density Transition Zone contained within its own separate site with a net site area between 300m ² and 330m ²	
RD3	Minor residential unit where the minor unit is a detached building and does not comply with any one or more of the activity specific standards in Rule 14.2.2.1 P2 a., b., c., and d.	a. Minor residential units - Rule 14.14.23
RD4	Conversion of a residential unit (within or as an extension to a residential unit) into two residential units that does not comply with any one or more of the activity specific standards in Rule 14.2.2.1 P10 a. and b.	
RD5	Social housing complexes, where any residential unit in the complex does not comply with the activity specific standard Rule 14.2.2.1 P5 b.	a. Minimum unit size and unit mix – Rule 14.14.4
RD6	Multi-unit residential complexes in the Residential Suburban Density Transition Zone, where any residential unit in the complex does not comply with the activity specific standard Rule 14.2.2.1 P4 b.	
RD7	Social housing complexes – over four residential units	

Activity		The Council's discretion shall be limited to the following matters:
RD8	Multi-unit residential complexes in Residential Suburban Density Transition Zone – over four residential units	a. Residential design principles – Rule 14.14.1
RD9	Older person's housing units that do not comply with the activity specific standard in Rule 14.2.2.1 P6 a.	a. Scale of activity - Rule 14.14.5
RD10	Retirement villages that do not comply with any one or more of the activity specific standards in Rule 14.2.2.1 P7	a. Retirement villages - Rule 14.14.10
RD11	Boarding house	a. Scale of activity - Rule 14.14.5 b. Traffic generation and access safety - Rule 14.14.6
RD12	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 7 to 9 bedrooms	a. Scale of activity – Rule 14.14.5
RD13	Convenience activities where: <ul style="list-style-type: none"> a. the site is located on the corner of a minor arterial road that intersects with either a minor arterial road or collector road; b. the total area occupied by retailing on the site is no more than 50m² public floor area; c. the activity does not include the sale of alcohol; d. outdoor advertising is limited to no more than 2m² and shall be within the road boundary setback; e. the hours of operation when the site is open to business visitors or clients are limited to between the hours of 0700 – 2200 Monday to Sunday and public holidays; and f. there is no provision of on-site parking area for visitors or service purposes. 	a. Residential design principles - Rule 14.14.1 b. Scale of activity – Rule 14.14.5 c. Non-residential hours of operation – Rule 14.14.22 d. Traffic generation and access safety – Rule 14.14.6
RD14	Integrated family health centres where: <ul style="list-style-type: none"> a. the centre is located on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal is available; b. the centre is located on sites adjoining a Neighbourhood, District or Key activity centre; c. the centre occupies a gross floor area of building of between 301m² and 700m²; d. outdoor advertising signage is limited to a maximum area of 2m²; and e. the hours of operation when the site is open to patients, or clients, and deliveries is limited to between the hours of 0700 – 2100. 	a. Scale of activity - Rule 14.14.5 b. Traffic generation and access safety - Rule 14.14.6 c. Non-residential hours of operation - Rule 14.14.22
RD15	Animal shelter at 14 and 18 Charlesworth Street. Any application arising from this rule shall not be publicly notified and may be limited notified only to directly abutting landowners and occupiers (where the consent authority considers this is required, and absent their written approval).	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety - Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22

Activity	The Council's discretion shall be limited to the following matters:
<p>RD16 Spiritual facilities that do not comply with the hours of operation in Rule 14.2.2.1 P21.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to directly abutting land owners and occupiers (absent their written approval).</p>	<p>a. Non-residential hours of operation – Rule 14.14.22</p>
<p>RD17 Community corrections and community welfare facilities that do not comply with any one or more of the activity specific standards in Rule 14.2.2.1 P22 or P23.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>As relevant to the breached rule:</p> <p>a. Scale of activity – Rule 14.14.5</p> <p>b. Traffic generation and access safety – Rule 14.14.6</p> <p>c. Non-residential hours of operation – Rule 14.14.22</p>
<p>RD18 Temporary lifting or moving of earthquake damaged buildings that does not comply with any one or more of the activity specific standards in Rule 14.2.2.1 P26.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings – Rule 14.14.17</p>
<p>RD19 Buildings that do not comply with Rule 14.2.3.3 – Building height</p>	<p>a. Impacts on neighbouring property – Rule 14.14.3</p>
<p>RD20 Buildings that do not comply with Rule 14.2.3.6 – Daylight recession planes</p>	
<p>RD21 Activities and buildings that do not comply with Rule 14.2.3.4 – Site coverage where the site coverage is between 35% and 40%.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Site density and site coverage – Rule 14.14.2</p>
<p>RD22 Multi-unit residential complexes, social housing complexes, and older person's housing units that do not comply with Rule 14.2.3.4 – Site coverage, where the site coverage is between 40-45% (calculated over the net site area of the site of the entire complex or group of units).</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	
<p>RD23 Market gardens where the site coverage exceeds 55%.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	
<p>RD24 Residential units that do not comply with Rule 14.2.3.5 – Outdoor living space.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Outdoor living space – Rule 14.14.21</p>
<p>RD25 Buildings that do not comply with Rule 14.2.3.9 – Road boundary building setback.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18</p>
<p>RD26 Buildings that do not comply with Rule 14.2.3.7 – Minimum building setbacks from internal boundaries and railway lines, other than Rule 14.2.3.7(6) (refer to RD28)</p>	<p>a. Impacts on neighbouring properties – Rule 14.14.3</p>

Activity	The Council's discretion shall be limited to the following matters:
RD27 Buildings that do not comply with Rule 14.2.3.8 – Minimum setback and distance to living area windows and balconies and living space windows facing internal boundaries	b. Minimum building, window and balcony setbacks – Rule 14.14.19
RD28 Buildings that do not comply with Rule 14.2.3.7(6) relating to rail corridor boundary setbacks	a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor.
RD29 Residential units that do not comply with Rule 14.2.3.11 – Water supply for firefighting. 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).	a. Water supply for fire fighting – Rule 14.14.8
RD30 Activities and buildings that do not comply with any one or more of the activity specific standards in Rule 14.2.2.1 (except for P16 - P18 activity standard i. relating to noise sensitive activities in the 50 dBA Ldn Air Noise Contour, refer to RD33; or P16-P19 activity standard j. relating to storage of heavy vehicles, refer to D2) for: a. P13 Home occupation; b. P16 Education activity c. P17 Pre-schools; d. P18 Health care facility; e. P19 Veterinary care facility. Any application arising from this rule shall not be limited or publicly notified.	As relevant to the breached rule: a. Scale of activity - Rule 14.14.5 b. Traffic generation and access safety - Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD31 Activities and buildings that do not comply with any one or more of Rule 14.2.2.1 P10 Standard c.iii, or Rule 14.2.2.1 P11 Standard b.iii, or Rule 14.2.2.1 P12 Standard a.iii. Any application arising from this rule shall not be limited or publicly notified.	a. The setting of the minimum floor level. b. The frequency at which any proposal is predicted to be flooded and the extent of damage likely to occur in such an event. c. Any proposed mitigation measures, and their effectiveness and environmental impact, including any benefits associated with flood management. d. Any adverse effects on the scale and nature of the building and its location in relation to neighbouring buildings, including effects the privacy of neighbouring properties as a result of the difference between minimum and proposed floor levels, and effects on streetscape.

Activity		The Council's discretion shall be limited to the following matters:
RD32	Activities and buildings that do not comply with any one or more of Rule 14.2.2.1 P10 standard c.ii, or P11 standard b.ii., or P12 Standard a.ii. Any application arising from this rule shall not be limited or publicly notified.	a. Whether there is adequate capacity in the wastewater system to provide for the additional residential activity.
RD33	a. Residential activities which are not provided for as a permitted or controlled activity; b. Education activities (P16); c. Pre-schools (P17); or d. Health care facilities (P18); located within the Air Noise Contour (50 dBA Ldn) as shown on the Planning Maps. Any application in relation to this rule shall not be publicly notified, and shall be limited notified only to Christchurch International Airport Limited (absent its written approval).	a. The extent to which effects, as a result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be managed, including avoidance of any effect that may limit the operation, maintenance or upgrade of Christchurch International Airport. b. The extent to which appropriate indoor noise insulation is provided with regard to Appendix 14.15.4.

14.2.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, or non-complying activity
D2	Activities that do not comply with any one or more of the activity specific standards in Rule 14.2.2.1 for: a. P1 Residential activity; b. P8 Conversion of an elderly person's housing unit into a residential unit; c. P14 Care of non-resident children in a residential unit; d. P15 Bed and breakfast; e. P20 Places of assembly; or f. Storage of more than one heavy vehicle for P16-P19 and P21.
D3	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 10 or more bedrooms
D4	Show homes
D5	Integrated family health centres which do not comply with any one of more of the requirements specified in Rule 14.2.2.3 RD14
D6	Multi-unit residential complexes in Residential Suburban Zones

14.2.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any non-residential activity located on a site with frontage to Memorial Avenue or Fendalton Road
NC2	Residential units in the Residential Suburban Zone that do not comply with Rule 14.2.3.1, where the residential unit is contained within a site with a net site area of less than 400m ² net site area.
NC3	Residential units in the Residential Suburban Density Transition Zone that do not comply with Rule 14.2.3.1, where the residential unit is contained within a site with a net site area of less than 300m ² net site area
NC4	Activities and buildings that do not comply with Rule 14.2.3.4 where the site coverage exceeds 40% (except as provided for in NC5)
NC5	Multi-unit residential complexes, social housing complexes and older person's housing units that do not comply with Rule 14.2.3.4, where the site coverage exceeds 45% (calculated over the net site area of the site of the entire complex or group of units)
NC6	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line or within 10 metres of a foundation of an associated support structure; or <p>b. Fences within 5 metres of a National Grid transmission line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines. Buildings and activity in the vicinity of National Grid transmission lines must comply with NZECP 34:2001.
NC7	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or ii. within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres of a foundation of an associated support structure; or iii. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton electricity distribution line (except that this shall not apply to any underground section) or within 5 metres of a foundation of an associated support structure.

Activity	
	<p>b. Fences within 5 metres of a 66kV or 33kV electricity distribution line support structure foundation.</p> <p>c. Fences within 5 metres of an 11kV Heathcote to Lyttelton electricity distribution line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.

14.2.3 Built form standards

14.2.3.1 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
1.	Residential Suburban Zone (excluding residential units established under Rule 14.2.2.1 P8, P9, P10, P11 and P12)	450m ²
2.	Residential Suburban Density Transition Zone (excluding residential units established under Rule 14.2.2.1 P8, P9, P10, P11 and P12)	330m ²
3.	Social housing complexes	There shall be no minimum net site area for any site for any residential unit or older person's housing unit
4.	Multi-unit residential complexes	
5.	Older person's housing units	
6.	Retirement village	

14.2.3.2 Tree and garden planting

For multi-unit residential complexes and social housing complexes only, sites shall include the following minimum tree and garden planting:

- a. a minimum of 20% of the site shall be provided for landscape treatment (which may include private or communal open space), including a minimum of one tree for every 250m² of gross

- site area (prior to subdivision), or part thereof. At least 1 tree shall be planted adjacent to the street boundary;
- b. all trees required by this rule shall be not less than 1.5 metres high at the time of planting;
 - c. all trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced; and
 - d. the minimum tree and garden planting requirements shall be determined over the site of the entire complex.

14.2.3.3 Building height

The maximum height of any building shall be:

	Activity	Standard
1.	All buildings unless specified below	8 metres
2.	Minor residential units in the Residential Suburban Zone	5.5 metres and of a single storey only

Note: See the permitted height exceptions contained within the definition of height.

14.2.3.4 Site coverage

The maximum percentage of the net site area covered by buildings excluding:

- a. fences, walls and retaining walls;
- b. eaves and roof overhangs up to 600mm in width from the wall of a building;
- c. uncovered swimming pools up to 800mm in height above ground level; and
- d. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - i. are no more than 800mm above ground level and are uncovered or unroofed; or
 - ii. where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site;

shall be as follows:

	Zone/activity	Standard
1.	All zones / activities unless specified below	35%
2.	Multi-unit residential complexes, social housing complexes, and groups of older person's housing units where all the buildings are single storey. The percentage coverage by buildings shall be calculated over the net area of the site of the entire complex or group, rather than over the net area of any part of the complex or group.	40%
3.	Market gardens	55%
4.	Retirement villages	45%

14.2.3.5 Outdoor living space

- a. Each residential unit shall be provided with an outdoor living space in a continuous area, contained within the net site area with a minimum area and dimension as follows:

	Activity/area	Standard	
		Minimum area	Minimum dimension
1.	Residential Suburban Zone	90m ²	6 metres
2.	Residential Suburban Density Transition Zone	50m ²	4 metres
3.	Multi-unit residential complexes, social housing complexes and older person's housing units	30m ²	4 metres

- b. The required minimum area shall be readily accessible from a living area of each residential unit.
- c. The required minimum area shall not be occupied by any building, access, or parking space, other than:
- i. an outdoor swimming pool; or
 - ii. accessory building of less than 8m²; or
 - iii. any buildings or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and occupies no more than 30% of the area of the outdoor living space.

Note: This rule only applies to structures on the same site.

This rule does not apply to residential units in a retirement village.

14.2.3.6 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.15.2 Diagram A and Diagram B as relevant, from points 2.3 metres above:
- i. ground level at the internal boundaries; or
 - ii. where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3 metres above ground level at the furthest boundary of the access lot or access strip or any combination of these areas; or
 - iii. where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
- b. Where the building is located in an overlay that has a permitted height of more than 11 metres, the recession plane measurement shall commence from points 2.3 metres above ground level at the internal boundaries and continue on the appropriate angle to points 11 metres above ground level, at which point the recession plane becomes vertical.

Refer to Appendix 14.15.2 for permitted intrusions.

- c. Where the building is located in a Flood Management Area, the exemptions in Rule 5.3.1.3 apply (for activities P1-P4 in Table 5.3.1.1b).

14.2.3.7 Minimum building setbacks from internal boundaries and railway lines

The minimum building setback from internal boundaries shall be as follows:

1.	All buildings not listed in table below	1 metre
2.	Accessory buildings where the total length of walls or parts of the accessory building within 1 metre of each internal boundary does not exceed 10.1 metres in length	Nil
3.	Decks and terraces at or below ground floor level	Nil
4.	Buildings that share a common wall along an internal boundary	Nil
5.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre
6.	Buildings, balconies and decks on sites adjacent to or abutting railway lines	4 metres from the rail corridor boundary
7.	Except where 14.2.3.7.8 applies, all two storey buildings where the internal boundary of the site adjoins the Avonhead Cemetery (Council landscape buffer)	5m
8.	For two storey buildings adjoining the Avonhead Cemetery (Council landscape buffer) that have high-set windows on the second floor facing the cemetery	3m

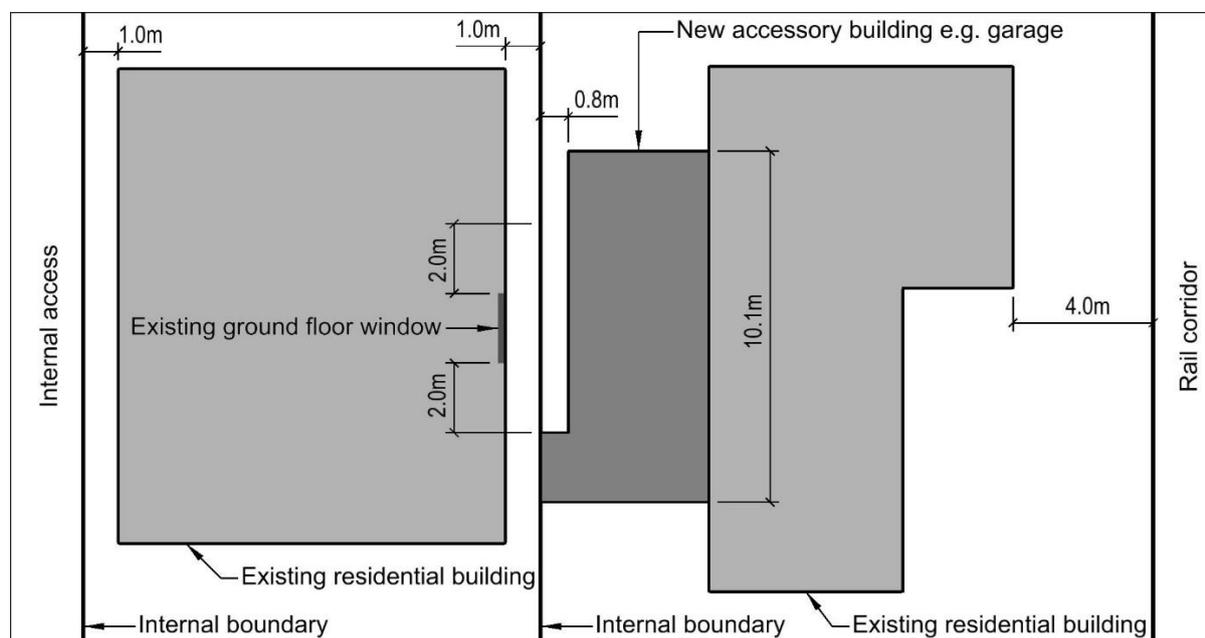


Figure 2: Separation from neighbours

14.2.3.8 Minimum setback and distance to living area windows and balconies and living space windows facing internal boundaries

- a. The minimum setback from an internal boundary for balconies shall be 4 metres.
- b. Where a wall of a residential unit is located between 1 metre and 4 metres from an internal boundary, any living space window located on this wall shall only contain glazing that is permanently obscured.
- c. For a retirement village, this rule only applies to the internal boundaries of the site of the entire retirement village.

Note:

1. This rule shall not apply to a window at an angle of 90 degrees or greater to the boundary.
2. See sill height in the definition of window.
3. For the purposes of this rule, permanently obscured glazing does not include glazing obscured by applied means such as film or paint.

14.2.3.9 Road boundary building setback

The minimum road boundary building setback shall be:

1.	All buildings and situations not listed below	4.5 metres
2.	Where a garage has a vehicle door that generally faces a road or shared access	5.5 metres from the shared access or road kerb

Except for:

- a. A garage where:
 - i. the side walls are parallel to the road boundary and no more than 6.5 metres in length;
 - ii. the side walls facing the road contain a window with a minimum dimension of at least 0.6 metres (including the window frame);
 - iii. the space between the side wall and the road boundary contains a landscaping strip of at least 2 metres in width that includes a minimum of two trees capable of reaching four metres height at maturity; and
 - iv. where the access to the garage is located adjacent to a side boundary:
 - A. a landscaping strip of at least 0.6 metres width, planted with species capable of reaching 1.5 metres height at maturity, is located along the side boundary up to the line of the existing residential unit.

Where the planting conflicts with required visibility splays the visibility splay rules will prevail and the planting not be required.

See Figure 3.

- b. A garage where:

- i. the garage is a single garage, with the door facing the road boundary, accessed from a local road;
- ii. the garage is a maximum 3.6 metres wide;
- iii. the garage is fitted with a sectional door that does not intrude into the driveway when open and can be operated with an automatic opener. Where the garage is more than 3.5 metres from the road boundary an automatic opener is not required; and
- iv. no part of the garage door when opening or shutting extends beyond the site boundary.

See Figure 4.

- c. a. and b. above do not apply to garages in the Character Area Overlay.

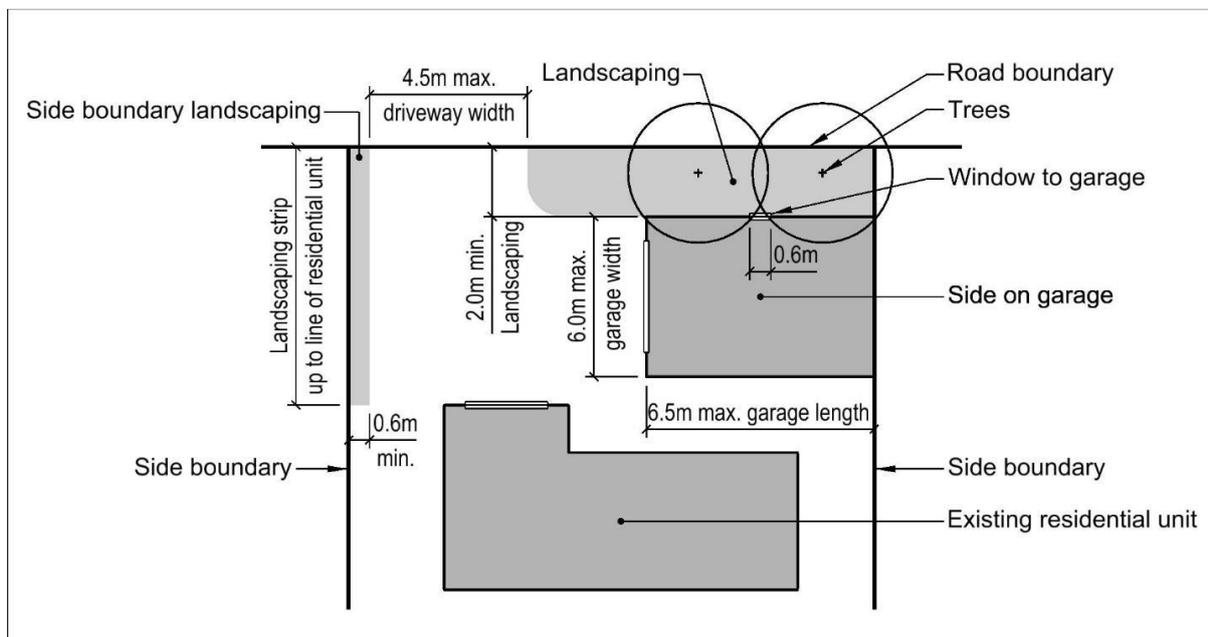


Figure 3: Side extension

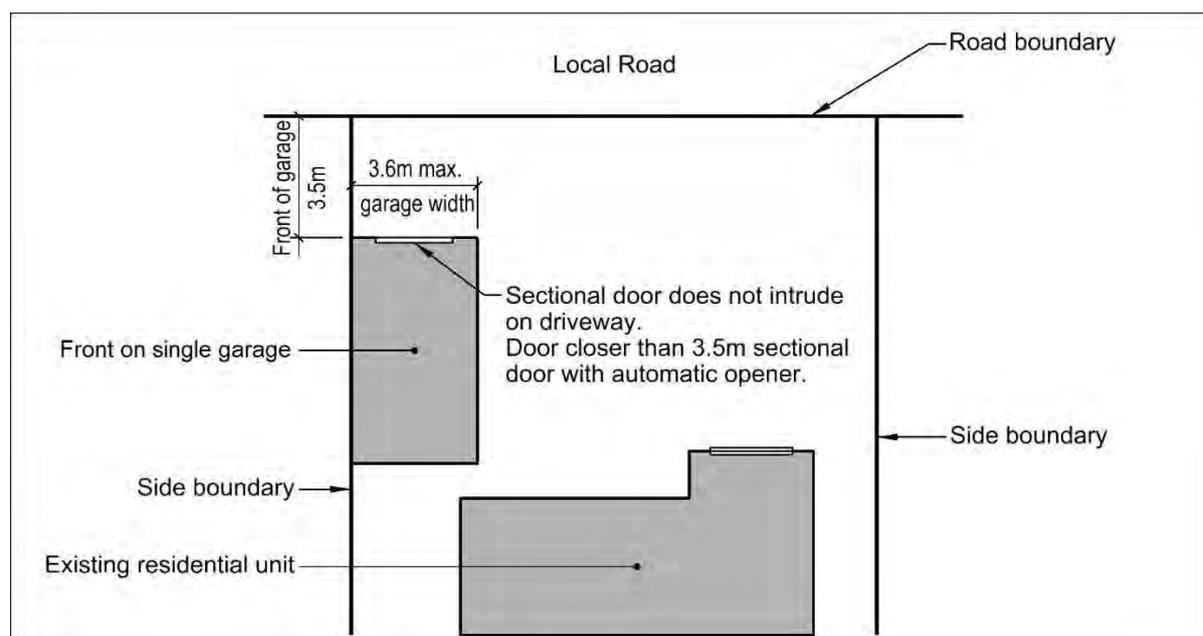


Figure 4: Front extension

14.2.3.10 Street scene amenity and safety – fences

- a. The maximum height of any fence in the required building setback from a road boundary shall be 1.8 metres.
- b. This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential, or residential and commercial or industrial.

Note: For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

14.2.3.11 Water supply for fire fighting

- a. Sufficient water supply and access to water supplies for fire fighting shall be made available to all residential units via Council's urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008).

14.2.3.12 Service, storage and waste management spaces

- a. For multi-unit residential complexes and social housing complexes only:
 - i. each residential unit shall be provided with at least 2.25m² with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
 - ii. each residential unit shall be provided with at least 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
 - iii. the required spaces in a. and/or b. for each residential unit shall be provided either individually, or within a dedicated shared communal space.

14.2.4 Area specific rules — Residential Suburban Zone and Residential Suburban Density Transition Zone

The following rules apply to the areas specified. All activities are also subject to the rules in 14.2.2 and 14.2.3 unless specified otherwise.

14.2.4.1 Area specific permitted activities

The activities listed below are permitted activities if they comply with the activity specific standards set out in this table; and the applicable built form standards in Rule 14.2.3, unless specified otherwise in Rule 14.2.4.6.

Activities may also be controlled, restricted discretionary, discretionary, or non-complying as specified in Rules 14.2.2.2, 14.2.2.3, 14.2.2.4, and 14.2.2.5, (unless specified otherwise in area specific rules); and Rules 14.2.4.2, 14.2.4.3, 14.2.4.4, or 14.2.4.5.

Activity		Activity specific standards
P1	The following activities in the Accommodation and Community Facilities Overlay: <ol style="list-style-type: none"> Pre-schools; Health care facility; Veterinary care facility; Education activity; Place of assembly; Spiritual facilities; Community corrections facilities; Community welfare facilities; Care homes. 	<ol style="list-style-type: none"> The activity specific standards in Rule 14.2.2.1 do not apply. The facility or activity shall: <ol style="list-style-type: none"> comprise less than 500m² gross leasable floor space; and limit the time when the site is open to visitors, students, patients, clients, and deliveries to between 0700-2100 Monday to Sunday.
P2	Guest accommodation in the Accommodation and Community Facilities Overlay	c. Nil

14.2.4.2 Area specific controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.14, as set out in the following table.

	Location	Controlled activity	The matters over which Council reserves its control
C1	Character Area Overlay	a. The relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development, where it is:	a. Character Area Overlay – Rule 14.14.24

	Location	Controlled activity	The matters over which Council reserves its control
		<ul style="list-style-type: none"> i. visible from the street; ii. located in that part of the site between the road boundary and the main residential unit on the site; or iii. involves changes to the front façade of the main residential unit of the site. <p>b. This rule does not apply to:</p> <ul style="list-style-type: none"> i. fences that are 1 metre in height or less ii. accessory buildings that are located to the rear of the main residential unit on the site and are less than 5m in height iii. fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space; or iv. rear sites or those located on private lanes in CA2 – Beckenham Loop. <p>Any application arising from this rule shall not be limited or publicly notified.</p>	

14.2.4.3 Area specific restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as specified, as set out in the following table:

	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
RD1	Residential area in Wigram as shown on Figure 6	<p>Activities that do not comply with Rule 14.2.4.6.9 – Outdoor living space at West Wigram.</p> <p>Any application arising from this rule shall not be publicly notified and may be limited notified only to the New Zealand Defence Force (where the consent authority considers this is required and absent its written approval).</p>	<ul style="list-style-type: none"> a. Development plans - Rule 14.14.16 b. Special setback provision - Residential Suburban Zone Wigram - Rule 14.14.14
RD2	Mairehau Final Development Area	<p>Any development of land that is not in accordance with the layout shown in the development plan in Figure 5.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Development plans - Rule 14.14.16
RD3	Prestons Road Retirement Village Overlay	Residential units that do not comply with Rule 14.2.4.6.4 - Outdoor living space.	<ul style="list-style-type: none"> a. Outdoor living space - Rule 14.14.21

	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
		Any application arising from this rule shall not be limited or publicly notified. This clause shall cease to have effect on 31st December 2018.	
RD4	a. Peat Ground Condition Constraint Overlay; b. Stormwater Capacity Constraint Overlay; or c. Prestons Road Retirement Village Overlay.	Activities and buildings that do not comply with Rule 14.2.4.6.5 - Minimum building setbacks from internal boundaries. Any application arising from this rule shall not be limited or publicly notified.	a. Minimum building, window and balcony setbacks - Rule 14.14.19
RD5	a. Peat Ground Condition Constraint Overlay; b. Stormwater Capacity Constraint Overlay; c. Existing Rural Hamlet Overlay in the area to the east of the 50 dBA Ldn noise contour line shown on Planning Map 18; or d. Existing Rural Hamlet Overlay in the area to the west of the 50 dBA Ldn noise contour line shown on Planning Map 18.	Residential units that do not comply with Rule 14.2.4.6.1 - Site density	a. Site density and site coverage – Rule 14.14.2 b. Whether the development design adequately mitigates any adverse effects of the additional building coverage on the environmental condition giving rise to the constraint.
RD6	a. Prestons Road Retirement Village Overlay b. Accommodation and Community Facilities Overlay	Activities and buildings that do not comply with Rule 14.2.4.6.2 - Building height. This clause shall cease to have effect on 31st December 2018 in relation to the Prestons Road Retirement village.	a. Impacts on neighbouring property – Rule 14.14.3
RD7	a. Peat Ground Condition Constraint Overlay; b. Stormwater Capacity Constraint Overlay; c. Existing Rural Hamlet Overlay; d. Prestons Road Retirement Village Overlay.	Activities and buildings that do not comply with Rule 14.2.4.6.3 - Site coverage	a. Site density and site coverage – Rule 14.14.2 b. Whether the development design adequately mitigates any adverse effects of the additional building coverage on the environmental condition giving rise to the constraint.
RD8	Character Area Overlay	Residential units that do not comply with Rule 14.2.4.6.1 – Site density, where the minimum site density is between 400m ² and 600m ²	a. Character Area Overlay – Rule 14.14.24

	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
RD9	Accommodation and Community Facilities Overlay	Service stations. Any application arising from this rule shall not be limited or publicly notified.	<ul style="list-style-type: none"> a. Scale of activity – Rule 14.14.5 b. Hours of operation – Rule 14.14.22 c. Traffic generation and access safety – Rule 14.14.6
RD10		Activities listed in Rule 14.2.4.1 P1 that do not comply with any one or more of the activity specific standards in Rule 14.2.4.1 P1.	<ul style="list-style-type: none"> a. Scale of activity – Rule 14.14.5 b. Hours of operation – Rule 14.14.22 c. Traffic generation and access safety – Rule 14.14.6 d. Impacts on neighbouring property - Rule 14.14.3
RD11	<ul style="list-style-type: none"> a. Prestons Road Retirement Village Overlay b. Accommodation and Community Facilities Overlay 	Buildings that do not comply with Rule 14.2.4.6.11 – Daylight recession planes	<ul style="list-style-type: none"> a. Impacts on neighbouring property – Rule 14.14.3
RD12	a. Accommodation and Community Facilities Overlay	Activities and buildings that do not comply with Rule 14.2.4.6.3 - Site coverage	<ul style="list-style-type: none"> a. Site density and site coverage – Rule 14.14.2
RD13		Buildings that do not comply with Rule 14.2.4.6.12 – Maximum continuous building length. Any application arising from this rule shall not be limited or publicly notified.	<ul style="list-style-type: none"> a. Impacts on neighbouring property – Rule 14.14.3 b. Residential design principles – Rule 14.14.1.c only
RD14		Buildings that do not comply with Rule 14.2.4.6.13 – Building setbacks from road boundaries. Any application arising from this rule shall not be limited or publicly notified.	<ul style="list-style-type: none"> a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
RD15		Buildings that do not comply with Rule 14.2.4.6.14 – Front entrances and facades. Any application arising from this rule shall not be limited or publicly notified.	<ul style="list-style-type: none"> a. Residential design principles – Rule 14.14.1
RD16		Buildings that do not comply with Rule 14.2.4.6.15 – Building overhangs. Any application arising from this rule shall not be limited or publicly notified.	<ul style="list-style-type: none"> a. Residential design principles – Rule 14.14.1

	Location	Restricted discretionary activity	The Council’s discretion shall be limited to the following matters
RD17		Activities that do not comply with Rule 14.2.4.6.16 – Fences and screening. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
RD18		Activities that do not comply with Rule 14.2.4.6.17 – Landscaped areas Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18

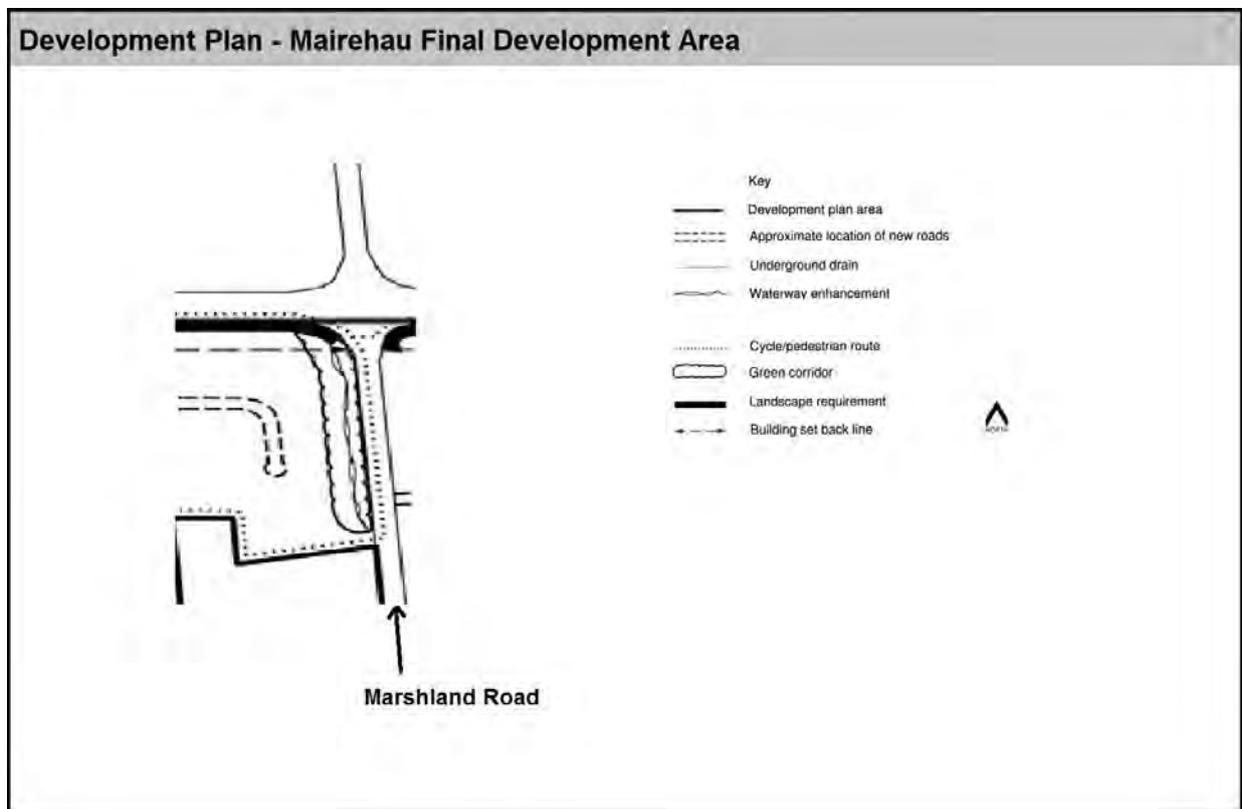


Figure 5: Mairehau final development area

14.2.4.4 Area specific discretionary activities

The activities listed below are discretionary activities.

Activity/area	
D1	Activities and buildings that do not comply with Rule 14.2.4.6.10 - Use of site and buildings Prestons Road Retirement Village Overlay.

Activity/area	
	This clause shall cease to have effect on 31st December 2018.
D2	Activities and buildings that do not comply with Rule 14.2.4.6.6 – Minimum building setback from zone boundary Russley Road/Memorial Avenue
D3	Activities and buildings that do not comply with 14.2.4.6.8 - Building types and limits Prestons Road Retirement Village Overlay

14.2.4.5 Area specific non-complying activities

The activities listed below are a non-complying activity.

Activity/area	
NC1	Activities and buildings that do not comply with Rule 14.2.4.6.7 - Noise insulation
NC2	Activities and buildings that do not comply with Rule 14.2.4.6.9 - Outdoor living space West Wigram
NC3	Residential units in the Character Area Overlay that do not comply with Rule 14.2.4.6.1, where the residential unit is contained within a site with a net site area of less than 400m ² .

14.2.4.6 Area specific built form standards

14.2.4.6.1 Site density

- a. This applies to:
 - i. Peat Ground Condition Constraint Overlay;
 - ii. Stormwater Capacity Constraint Overlay;
 - iii. Existing Rural Hamlet Overlay; and
 - iv. Character Area Overlay.
- b. Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows:

	Area	Permitted
1.	Peat Ground Condition Constraint Overlay	2000m ²
2.	Stormwater Capacity Constraint Overlay	1 residential unit for each allotment existing at June 1995
3.	Existing Rural Hamlet Overlay	2000m ²
4.	Residential Suburban Zone within the Character Area Overlay	600m ²
5.	Residential Suburban Density Transition Zone and within the Character Area Overlay (except as specified in 6. Below)	400m ²
6.	Character Area Overlay – Character Area 27 - Beverley	500m ²

Note: Refer also to the subdivision rules in Chapter 8.

14.2.4.6.2 Building height

- a. This applies to:
 - i. Prestons Road Retirement Village Overlay; and
 - ii. Accommodation and Community Facilities Overlay.
- b. Maximum height of any building shall be:

	Activity/area	Permitted
1.	Prestons Road Retirement Village Overlay. This clause shall cease to have effect on 31st December 2018.	6.5 metres and of a single storey only
2.	Prestons Road Retirement Village Overlay in the area identified as “health facility”. This clause shall cease to have effect on 31st December 2018.	13 metres
3.	Activities that are not residential activities in the Accommodation and Community Facilities Overlay	9 metres, or 12 metres for a building with a pitched roof of at least 22 degrees.

Note:

1. See the permitted height exceptions contained within the definition of height.
2. For the purposes of determining building height in the Prestons Road Retirement Village Overlay, ground level shall be taken as the level of ground existing when filling or excavation for new buildings on the land has been completed.
3. Rule 14.2.3.3 - Building height shall not apply in the Prestons Road Retirement Village Overlay until Rule 14.2.4.6.2 ceases to have effect.

14.2.4.6.3 Site coverage

- a. This applies to:
 - i. Peat Ground Condition Constraint Overlay;
 - ii. Stormwater Capacity Constraint Overlay;
 - iii. Existing Rural Hamlet Overlay;
 - iv. Prestons Road Retirement Village Overlay; and
 - v. Accommodation and Community Facilities Overlay.

Note: Rule 14.2.3.4 - Site coverage shall not apply in the Prestons Road Retirement Village Overlay area until Rule 14.2.4.6.3 ceases to have effect.

- b. The maximum percentage of the net site area covered by buildings excluding:
 - i. fences, walls and retaining walls;
 - ii. eaves and roof overhangs up to 600mm in width from the wall of a building;
 - iii. uncovered swimming pools up to 800mm in height above ground level; and

14.2.4.6.5 Minimum building setbacks from internal boundaries

- a. This applies to:
- i. Peat Ground Condition Constraint Overlay;
 - ii. Stormwater Capacity Constraint Overlay;
 - iii. Prestons Road Retirement Village Overlay.

Note: Rule 14.2.3.7 (other than Rule 14.2.3.7(6)) - Minimum building setbacks to internal boundaries shall not apply in the Prestons Road Retirement Village Overlay areas until Rule 14.2.4.6.5 ceases to have effect.

- b. Minimum building setback from boundaries shall be as follows:

	Area	Standard
1.	Peat Ground Condition Constraint and Stormwater Capacity Constraint Overlays	3 metres
2.	Prestons Road Retirement Village Overlay. This clause shall cease to have effect on 31st December 2018.	From Prestons Road – 15 metres From internal boundaries – 1.8 metres

14.2.4.6.6 Minimum building setback from zone boundary Russley Road/Memorial Avenue

At Russley Road/Memorial Avenue, where the eastern boundary of the Residential Suburban Zone abuts the western boundary of the Industrial Park Zone, the minimum building setback from the eastern boundary of the zone where it abuts the Industrial Park Zone shall be 5 metres.

14.2.4.6.7 Noise insulation

- a. This applies to:
- i. the area adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads;
 - ii. the area adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road;
 - iii. Peat Ground Condition Constraint Overlay; and
 - iv. Existing Rural Hamlet Overlay.

	Location	Standards
1.	On that land which is: <ol style="list-style-type: none"> a. adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads; and b. adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road. 	Building setbacks, or building location, or acoustic barriers, or other means, either singly or in combination shall be used such that the following noise insulation standards are met: Sound levels attributable to traffic from these roads shall not exceed a level of 57 dBA L10 (18 hour) 54 dBA Leq (24 hour) in any outdoor area of the site and a design level of 60 dBA L10 (18 hour) 57 dBA Leq (24 hour) measured 1 metre from the façade of any residential unit. All measured in accordance with NZS 6801:1991 Assessment of Sound.

	Location	Standards
2.	Mairehau Final Development Area identified in Figure 5 – on land which is on the western side of Marshlands Road between Queen Elizabeth Drive and Briggs Road	<p>a. There shall be no minimum building setback where:</p> <ul style="list-style-type: none"> i. mounding or other physical barrier to noise transmission capable of reducing traffic noise intrusion to all parts of any site by at least 10dBA is provided within 20 metres of the road boundary across the entire width of the site; ii. the mounding in i. is screened from the adjoining road by landscaping with a minimum depth of 1.5 metres and a minimum height of 1.8 metres at time of planting; iii. the minimum building setback from a limited access road shall be 40 metres. <p>b. where a.i. and a.ii. are complied with and all external windows and doors of a residential units including those installed in the roof are acoustically treated to achieve a sound transmission loss of at least 25dBA with windows and doors closed the minimum setback shall be 20 metres.</p> <p>c. Where a. and b. do not apply the minimum building setback shall be 80 metres.</p> <p>Note: For the purpose of this rule the minimum building setback shall be measured from the road carriageway to the residential unit.</p>
3.	Peat Ground Condition Constraint Overlay	The minimum building setback from the boundary with the Residential Suburban Zones or the boundary with Lot 1, Lot 2 or Lot 3 DP 49320 shall be 6 metres.
4.	Existing Rural Hamlet Overlay	<p>In the Existing Rural Hamlet Overlay west of the 50 dBA Ldn Air Noise Contour:</p> <ul style="list-style-type: none"> a. Any new residential units, or additions to existing residential units shall be insulated from aircraft noise so as to comply with the provisions of Appendix 14.15.4; and b. Buildings, other than residential units, shall also be insulated, where applicable, to comply with the provisions of Appendix 14.15.4.

14.2.4.6.8 Building types and limits Prestons Road Retirement Village Overlay

- a. There shall be a maximum of 165 independent older person's housing units.
- b. Where a unit shares a common wall with another unit, there shall be no more than 4 units in any such arrangement.
- c. There shall be a maximum of 45 serviced older person's housing units contained within that part of the overlay identified as a health facility.
- d. There shall be a maximum of one health facility with ground floor area of 2500m².
- e. The maximum floor area for any one residential unit shall be 165m².

14.2.4.6.9 Outdoor living space West Wigram

On the frontage shown in Figure 6, residential units shall have their primary outdoor living space facing away from the aerodrome site. Windows to living areas which directly face the RNZAF Bequest Land shall be double glazed. In addition, a 2 metre wide landscape strip and a close solid and continuous 1.8 metre high fence shall be placed along the boundary of the RNZAF Bequest Land and be completed before any residential units are built.

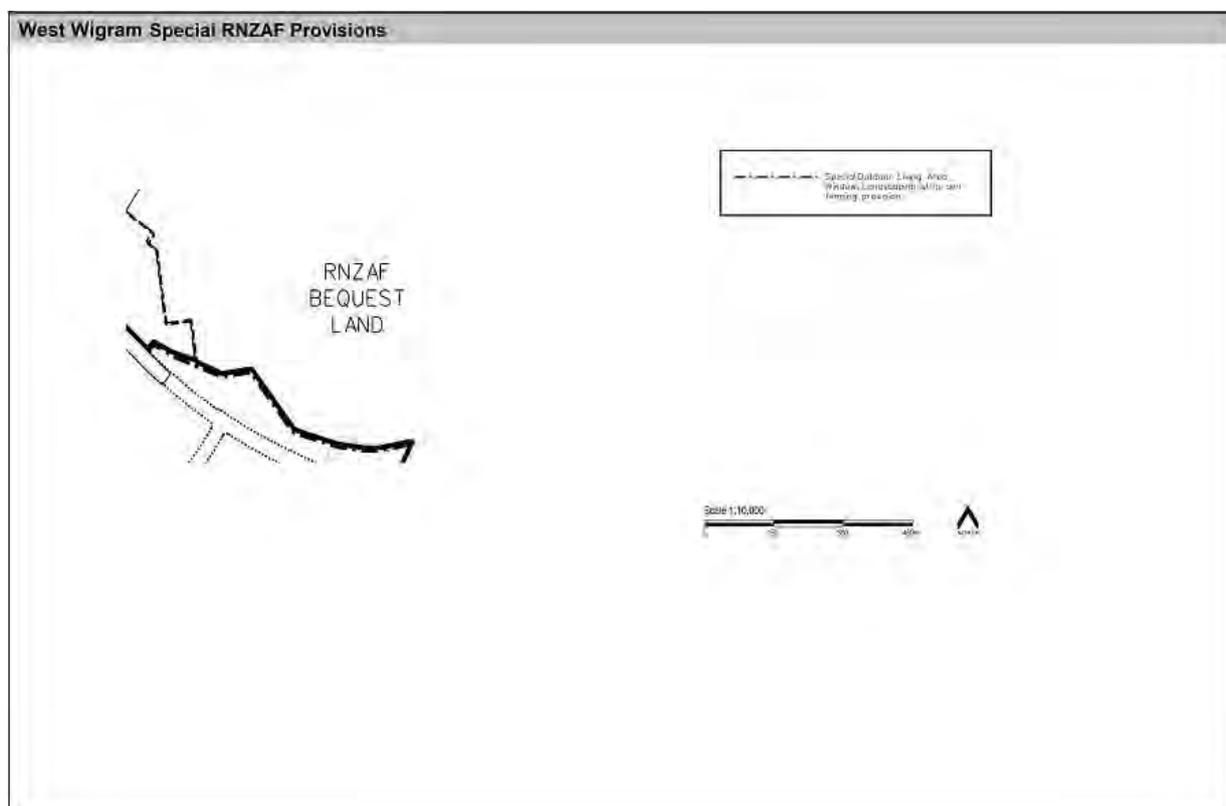


Figure 6: West Wigram Special RNZAF Provisions

14.2.4.6.10 Use of the site and buildings Prestons Road Retirement Village Overlay

Any site or buildings shall only be used for housing for persons over the age of 55 and ancillary health, managerial, administrative, social and professional and retail activities associated with the provision of services to those over the age of 55 residing on site.

14.2.4.6.11 Daylight recession planes

- a. This applies to:
 - i. Prestons Road Retirement Village Overlay; and
 - ii. Accommodation and Community Facilities Overlay.
- b. Buildings shall not project beyond a building envelope constructed by recession planes, using the applicable recession planes in the following table, from points 2.3 metres above:
 - i. ground level at the internal boundaries; or

- ii. where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3 metres above ground level at the furthest boundary of the access lot or access strip or any combination of these areas; or
- iii. where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.

	Area	Applicable to	Standards
1.	Prestons Road Retirement Village Overlay	All buildings	Diagram A, Appendix 14.15.2
2.	Accommodation and Community Facilities Overlay	Activities that are not residential activities	Diagram C, Appendix 14.15.2

14.2.4.6.12 Maximum continuous building length

a. The maximum continuous building length shall be:

	Area	Applicable to	Standards
1.	Accommodation and Community Facilities Overlay	<ul style="list-style-type: none"> a. Buildings for: b. Guest accommodation; c. Community facility; d. Pre-school; e. Education facility; f. Health care facility; g. Place of assembly; and h. Veterinary care facility. 	<ul style="list-style-type: none"> New buildings: 15 metres Additions to an existing building: 10 metres

14.2.4.6.13 Building setback from road boundaries

a. The minimum building setback shall be:

	Area	Applicable to	Standards
1.	Accommodation and Community Facilities Overlay	Activities that are not residential activities	3 metres

14.2.4.6.14 Front entrances and façades

a. The following front entrance and façade treatment shall be provided:

	Area	Applicable to	Standards
1.	Accommodation and Community Facilities Overlay	<ul style="list-style-type: none"> a. Buildings for: b. Guest accommodation; c. Community facility; d. Pre-school; e. Education facility; f. Health care facility; g. Place of assembly; and h. Veterinary care facility. 	<ul style="list-style-type: none"> a. Pedestrian access shall be directly from the road frontage. b. A minimum of 30% glazing on the road frontage on ground floor. c. A minimum of 20% glazing on the road frontage on elevations above ground level.

14.2.4.6.15 Building overhangs

a. No internal floor area located above ground floor level shall project more than:

	Area	Applicable to	Standards
1.	Accommodation and Community Facilities Overlay	a. Activities that are not residential activities	a. 800mm horizontally beyond the gross floor area at ground level.

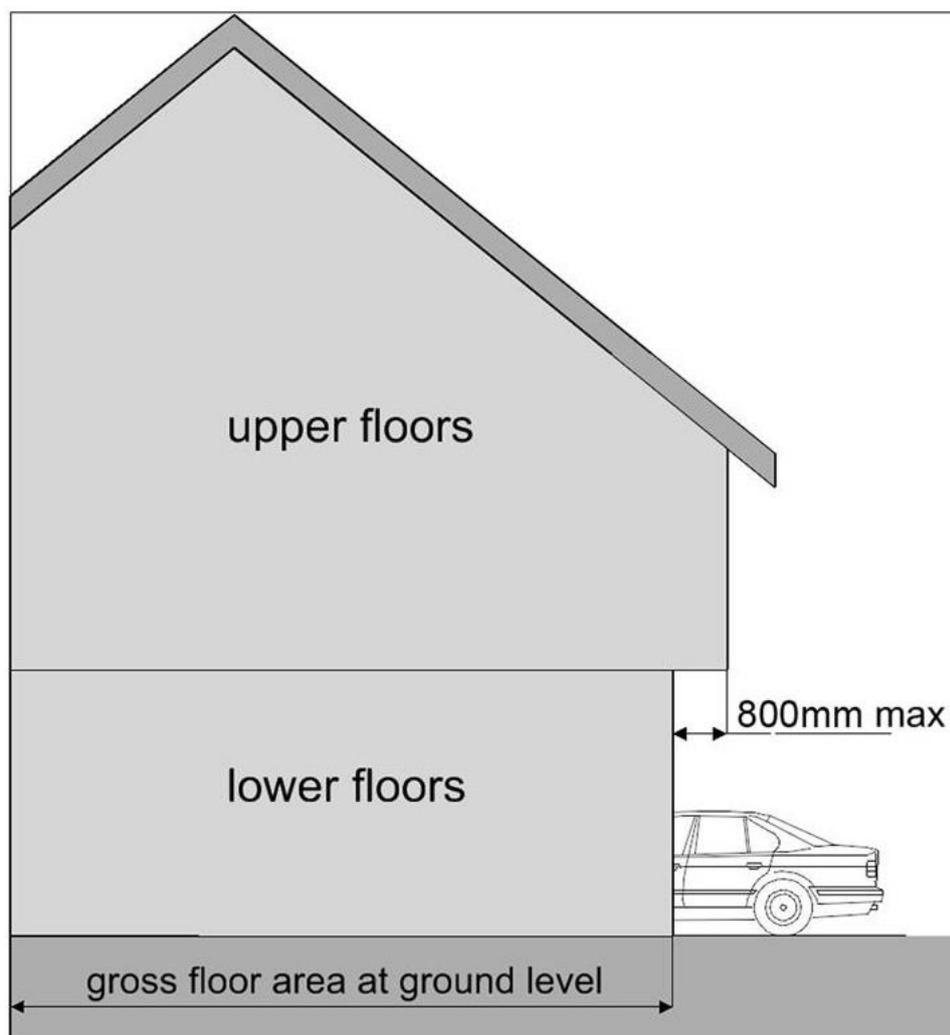


Figure 9: Building overhangs

Note: This diagram is an illustrative example only, showing a way the rule may be applied.

14.2.4.6.16 Fences and screening

a. Fencing and/or screening shall be provided as follows:

	Area	Applicable to	Standards
1.	Accommodation and Community Facilities Overlay	a. Activities that are not residential activities	a. Screening of outdoor storage areas shall ensure that outdoor storage is not visible from 1.8 metres above ground level on any adjoining road or site, and that storage is not located within any required 2 metre planted strip adjoining the road frontage.

14.2.4.6.17 Landscaped areas

a. Planting shall be provided as follows:

	Area	Applicable to	Standards
1.	Accommodation and Community Facilities Overlay	a. Activities that are not residential activities	<p>a. In areas adjoining the road frontage of all sites:</p> <ul style="list-style-type: none"> i. a minimum density of 1 tree per every 10 metres of road frontage or part thereof, distributed across the frontage; and ii. a minimum 2 metre planted strip. <p>b. On sites adjoining residential, conservation and open space zones, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary.</p>
2.	Character Area Overlay	a. All activities	<p>a. A landscape strip shall be planted comprising a combination of tree and garden planting, along the length of the road boundary, excluding that part required for a driveway or pedestrian access, for a minimum width of 3 metres.</p>

14.3 Rules — Residential Medium Density Zone

14.3.1 This number is not used.

14.3.2 Activity status tables

14.3.2.1 Permitted activities

The activities listed below are permitted activities in the Residential Medium Density Zone if they meet any activity specific standards set out in this table, the applicable built form standards in Rule 14.3.3 and the area specific rules in Rule 14.3.4.

Activities may also be permitted controlled, restricted discretionary, discretionary or non-complying as specified in Rules 14.3.2.2, 14.3.2.3, 14.3.2.4, and 14.3.2.5, or in the area specific rules in Rule 14.3.4.

Activity		Activity specific standards
P1	Residential activity, except for boarding houses	<ul style="list-style-type: none"> a. No more than one heavy vehicle shall be stored on the site of the residential activity. 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. c. On sites located within the Riccarton Wastewater Interceptor Overlay, until (date of completion of infrastructure work): <ul style="list-style-type: none"> i. the minimum site area for any residential unit shall be 330m².
P2	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil
P3	Conversion of an elderly person's housing unit existing at 6 December 2013, into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument	<p>Each converted unit shall have:</p> <ul style="list-style-type: none"> a. a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m²; and b. a separate outdoor living space readily accessible from its living area that is at least 30m² with a minimum dimension of 3 metres.
P4	Home occupation	<ul style="list-style-type: none"> a. The gross floor area of the building, plus the area used for outdoor storage area, occupied by the home occupation shall be less than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.

Activity		Activity specific standards										
		<ul style="list-style-type: none"> c. Any retailing shall be limited to the sale of goods grown or produced on the site, or internet-based sales where no customer visits occur. d. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday; and ii. 0800 – 1900 Saturday, Sunday and public holidays. e. Visitor or staff parking areas shall be outside the road boundary setback. f. Outdoor advertising shall be limited to a maximum area of 2m². 										
P5	Care of non-resident children within a residential unit in return for monetary payment to the carer	<p>There shall be:</p> <ul style="list-style-type: none"> a. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and b. at least one carer residing permanently within the residential unit. 										
P6	Bed and breakfast	<p>There shall be:</p> <ul style="list-style-type: none"> a. a maximum of six guests accommodated at any one time; b. at least one owner of the residential unit residing permanently on site; and c. no guest given accommodation for more than 90 consecutive days. 										
P7	Education activity	<p>The activity shall:</p> <ul style="list-style-type: none"> a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal, is available; b. only occupy a gross floor area of building of less than 200m²; or in the case of a health care facility, less than 300m²; c. limit outdoor advertising to a maximum area of 2m²; d. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of: <table border="1" data-bbox="683 1413 1390 1921"> <tbody> <tr> <td>Education activity</td> <td> <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Saturday; and ii. Closed Sunday and public holidays. </td> </tr> <tr> <td>Pre-schools</td> <td> <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday, and ii. 0700 – 1300 Saturday, Sunday and public holidays. </td> </tr> <tr> <td>Health care facility</td> <td> <ul style="list-style-type: none"> i. 0700 – 2100. </td> </tr> <tr> <td>Veterinary care facility</td> <td></td> </tr> <tr> <td>Places of assembly</td> <td></td> </tr> </tbody> </table> e. in relation to pre-schools, limit outdoor play areas and facilities to those that comply with the Group 1 acoustic standard for residential zones; 	Education activity	<ul style="list-style-type: none"> i. 0700 – 2100 Monday to Saturday; and ii. Closed Sunday and public holidays. 	Pre-schools	<ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday, and ii. 0700 – 1300 Saturday, Sunday and public holidays. 	Health care facility	<ul style="list-style-type: none"> i. 0700 – 2100. 	Veterinary care facility		Places of assembly	
Education activity	<ul style="list-style-type: none"> i. 0700 – 2100 Monday to Saturday; and ii. Closed Sunday and public holidays. 											
Pre-schools	<ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday, and ii. 0700 – 1300 Saturday, Sunday and public holidays. 											
Health care facility	<ul style="list-style-type: none"> i. 0700 – 2100. 											
Veterinary care facility												
Places of assembly												
P8	Pre-schools											
P9	Health care facility											
P10	Veterinary care facility											
P11	Place of assembly											

Activity		Activity specific standards
		<p>f. in relation to pre-schools, veterinary care facilities and places of assembly:</p> <ul style="list-style-type: none"> i. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and ii. only locate on residential blocks where there are no more than two non-residential activities already within that block; <p>Note: See Figure 1.</p> <p>g. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;</p> <p>h. in relation to places of assembly, entertainment facilities shall be closed Sunday and public holidays; and</p> <p>i. not include the storage of more than one heavy vehicle on the site of the activity.</p>
P12	Community corrections facilities	The facilities shall:
P13	Community welfare facilities	<ul style="list-style-type: none"> a. limit the hours of operation when the site is open to clients and deliveries to between the hours of 0700 – 1900; and b. limit signage to a maximum area of 2m².
P14	Spiritual facilities	<p>The facility shall:</p> <ul style="list-style-type: none"> a. limit the hours of operation to 0700-2200; and b. not include the storage of more than one heavy vehicle on the site of the activity.
P15	Emergency services facilities	Nil
P16	Repair or rebuild of multi-unit residential complexes damaged by the Canterbury earthquakes of 2010 and 2011 on properties with cross leases, company leases or unit titles as at the date of the earthquakes	<ul style="list-style-type: none"> a. Where the repair or rebuild of a building will not alter the building footprint, location, or height, the building need not comply with any of the built form standards. b. Where the building footprint, location, or height is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer: <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.3.3.3 – Building height and 14.3.3.6 – Daylight recession planes; ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes. <p>Clarification: examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council</p>

Activity		Activity specific standards
		<p>bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.</p> <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to adjoining property owners (where the consent authority considers this is required, and absent written approval). Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.</p>
P17	<p>Temporary lifting or moving of earthquake damaged buildings where the activity does not comply with one or more of Rules:</p> <p>a. 14.3.3.3 – Building height and maximum number of storeys;</p> <p>b. 14.3.3.4 – Site coverage;</p> <p>c. 14.3.3.5 – Outdoor living space;</p> <p>d. 14.3.3.6 – Daylight recession planes; or</p> <p>e. 14.3.3.7 – Minimum building setback from internal boundaries and railway lines.</p>	<p>a. Buildings shall not be:</p> <ol style="list-style-type: none"> i. moved to within 1 metre of an internal boundary and/or within 3 metres of any waterbody, scheduled tree, listed heritage item, natural resources and Council owned structure, archaeological site, or the coastal marine area; or ii. lifted to a height exceeding 3 metres above the applicable recession plane or height control. <p>b. The building must be lowered back or moved back to its original position, or a position compliant with the District Plan or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced.</p> <p>c. In all cases of a building being moved or lifted, the owners/occupiers of land adjoining the sites shall be informed of the work at least seven days prior to the lift or move of the building occurring. The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move.</p> <p>d. The Council’s Resource Consents Manager shall be notified of the lifting or moving the building at least seven days prior to the lift or move of the building occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
P18	Salvation Army Addington Overlay	
	P18.1 Family store	<p>a. The activity shall take place in the existing (20 August 2014) Family store within the Salvation Army Addington Overlay.</p>
	P18.2 Addiction services	<p>a. The activity shall:</p> <ol style="list-style-type: none"> i. only locate within the Salvation Army Addington Overlay; ii. provide for a maximum of 19 overnight beds; and iii. take place in the existing (20 August 2014) addiction services buildings, or in upgraded or replacement buildings complying with the built form standards (Rule 14.3.3).
	P18.3 Supportive housing	<p>a. The activity shall:</p> <ol style="list-style-type: none"> i. only locate within the Salvation Army Addington Overlay; ii. provide for a maximum of 85 residents including those on

Activity		Activity specific standards
		<p>reintegration programmes, which may be in a mixture of individual and shared housing; and</p> <p>iii. take place in the existing (20 August 2014) supportive housing buildings, or in upgraded or replacement buildings complying with the built form standards (Rule 14.3.3).</p>
	<p>P18.4 Offices and meeting rooms for administration, counselling, family meetings, budgeting, education or training and worship services on Salvation Army land in Addington (legally described as Rural Section 39449, Lot 23-24 and Part Lot 25 DP 1024, Lot 22 and Part Lot 25 DP 1024, Part Lot 21 DP 1024, and Part Lot 21 and Part Lot 25 DP 1024).</p>	<p>a. The activity shall take place in the existing (20 August 2014) buildings, or in upgraded or replacement buildings complying with the built form standards (Rule 14.3.3).</p>
P19	<p>The use of the existing control tower buildings (Lot 357 DP 447629) and hangars 4 and 5 (Lot 315 DP 434068) for the following activities:</p> <p>a. Residential activities;</p> <p>b. Pre-schools;</p> <p>c. Health care facility;</p> <p>d. Education activity;</p> <p>e. Place of assembly;</p> <p>f. Retail activity;</p> <p>g. Office activity; or</p> <p>h. Warehouse activity.</p>	<p>a. The maximum gross floor area of retail activity shall be 1500m².</p> <p>b. Heavy vehicle movements associated with any warehouse activity shall be limited to the hours of 0700 to 1900.</p>
P20	Relocation of a building	Nil
P21	Temporary military or emergency service training activities	
P22	Market gardens, community gardens, and garden allotments	

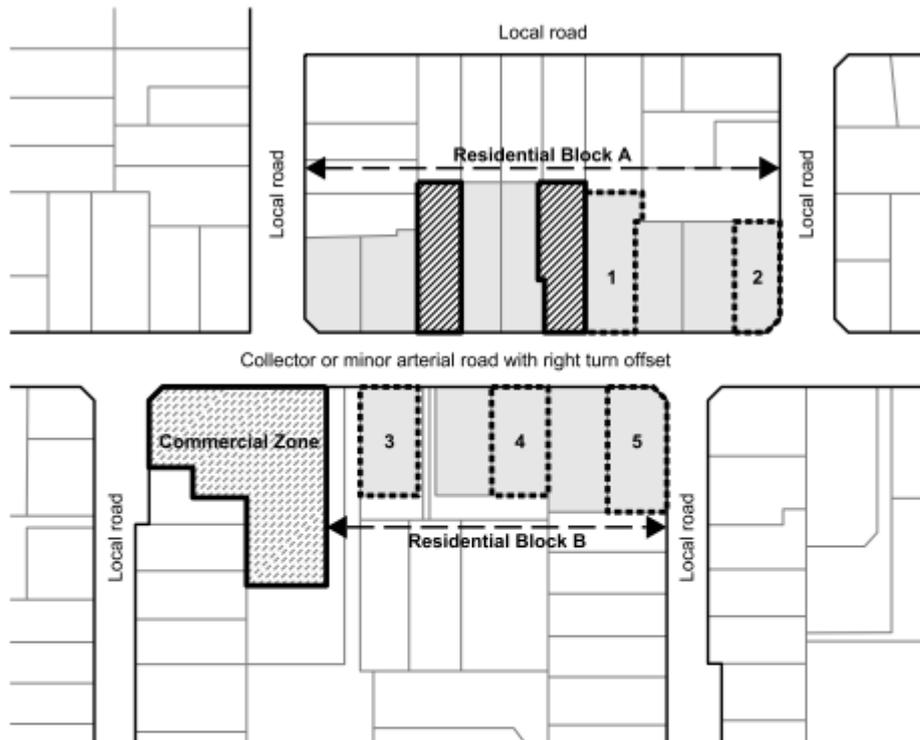


Figure 1: Residential Coherence

-  Complying residential activities
-  Existing non- residential activities (Maximum 3 per block)
-  Existing commercial zone (not part of residential block)
-  Residential Block A: Either 1 or 2 are the only complying sites for new pre-school, place of assembly or veterinary care facility. This block can only support one more non-residential activity.
-  Residential Block B: Either 3 and 5, or 4 only are the only complying sites.

Figure 1: Residential coherence

14.3.2.2 Controlled activities

The activities listed below are controlled activities.

Unless otherwise specified, controlled activities shall not be limited or publicly notified.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.14, as set out in the following table.

Activity	The Council’s control is reserved to the following matters:
C1 Residential units (including any sleep-outs) containing more than six bedrooms in total	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6

Activity		The Council's control is reserved to the following matters:
C2	Activities that do not comply with Rule 14.3.3.2 – Tree and garden planting	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
C3	Activities and buildings that do not comply with Rule 14.3.3.11 - Building overhangs	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
C4	Residential units that do not comply with Rule 14.3.3.13 - Ground floor habitable space	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
C5	Residential units that do not comply with Rule 14.3.3.14 – Service, storage and waste management spaces	a. Service, storage and waste management spaces – Rule 14.14.20

14.3.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as specified, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	<p>The erection of new buildings and alterations or additions to existing buildings including all accessory buildings, fences and walls associated with that development, that result in:</p> <ol style="list-style-type: none"> three or more residential units; or one or two residential units on a site smaller than 300m² gross site area (prior to subdivision); or one or two residential units resulting in residential floor area greater than 500m²; or over 40m² of a building used for other activities, on a site. <p>Except (until date of completion of the infrastructure work) on any site located within the Riccarton Wastewater Interceptor Overlay.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ol style="list-style-type: none"> Residential design principles – Rule 14.14.1 Minimum unit size and unit mix – Rule 14.14.4
RD2	Retirement villages	a. Retirement villages – Rule 14.14.10
RD3	Boarding house	<ol style="list-style-type: none"> Scale of activity – Rule 14.14.5 Traffic generation and access safety – Rule 14.14.6
RD4	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 7 to 9 bedrooms	a. Scale of activity – Rule 14.14.5
RD5	Convenience activities where: <ol style="list-style-type: none"> the site is located on the corner of a minor arterial road; 	<ol style="list-style-type: none"> Residential design principles – Rule 14.14.1 Scale of activity – Rule 14.14.5

Activity	The Council's discretion shall be limited to the following matters:	
<ul style="list-style-type: none"> b. the total area occupied by retailing on the site is no more than 50m² public floor area; c. the activity does not include the sale of alcohol; d. outdoor advertising is limited to no more than 2m² and shall be within the road boundary setback; e. the hours of operation when the site is open to business visitors or clients are limited to between the hours of 0700 – 2200 Monday to Sunday and public holidays; and f. there is no provision of on-site parking area for visitors or service purposes. 	<ul style="list-style-type: none"> c. Non-residential hours of operation – Rule 14.14.22 d. Traffic generation and access safety – Rule 14.14.6 	
RD6	Retail activity with frontage only to public access ways identified in Sumner Master plan Overlay (Appendix 14.15.6)	a. Urban design - 15.8.1.a.viii only
RD7	<p>Integrated Family Health Centres where:</p> <ul style="list-style-type: none"> a. the centre is located on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal is available; b. the centre is located on sites adjoining a Neighbourhood, District or Key activity centre; c. the centre occupies a gross floor area of building of between 301m² and 700m²; d. outdoor advertising signage is limited to a maximum area of 2m²; and e. the hours of operation when the site is open to patients, or clients, and deliveries is limited to between the hours of 0700 – 2100. 	<ul style="list-style-type: none"> a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD8	<p>Activities that do not comply with any one or more of the activity specific standards in Rule 14.3.2.1 (except for P7-P10 activity standard i., refer to D2) for:</p> <ul style="list-style-type: none"> a. P4 Home occupation; b. P7 Education activity; c. P8 Pre-schools; d. P9 Health care facility; or e. P10 Veterinary care facility. <p>Any application arising from these rules shall not be limited or publicly notified.</p>	<p>As relevant to the breached rule:</p> <ul style="list-style-type: none"> a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD9	<p>Community corrections and community welfare facilities that do not comply with any one or more of the activity specific standards in P12 or P13.</p> <p>Any application arising from these rules shall not be limited or publicly notified.</p>	
RD10	<p>Within the Salvation Army Addington Overlay:</p> <ul style="list-style-type: none"> a. Provision for overnight beds for addiction services which exceed the maximum number in activity specific standard Rule 14.3.2.1, P18.2 a ii., up to a maximum total of 25 overnight beds. 	<ul style="list-style-type: none"> a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6

Activity	The Council's discretion shall be limited to the following matters:
<p>b. Provision for supportive housing which exceeds the maximum number of residents in activity specific standard Rule 14.3.2.1, P18.3 a ii., up to a maximum total of 100 residents.</p> <p>c. Any upgrades (including exterior alterations or additions) to buildings existing on the 20 August 2014, or any replacement buildings for the activities specified in P18.2, P18.3 and P18.4, that do not comply with any one or more of the relevant built form standards Rule 14.3.3.</p>	
<p>RD11 Temporary lifting or moving of earthquake damaged buildings that does not comply with the standards in Rule 14.3.2.1 P17.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings – Rule 14.14.17</p>
<p>RD12 Buildings that do not comply with Rule 14.3.3.7(6) relating to rail corridor boundary setbacks</p>	<p>a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor.</p>
<p>RD13 Spiritual facilities that do not comply with the hours of operation in Rule 14.3.2.1 P14.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to directly abutting land owners and occupiers (absent written approval).</p>	<p>a. Non-residential hours of operation– Rule 14.14.22</p>
<p>RD14 Buildings that do not comply with Rule 14.3.3.3 up to a maximum height of 14 metres (unless otherwise provided for in that rule)</p>	<p>a. Impacts on neighbouring property – Rule 14.14.3</p>
<p>RD15 Buildings that do not comply with Rule 14.3.3.6 – Daylight recession planes</p>	
<p>RD16 Activities and buildings that do not comply with Rule 14.3.3.4 – Site coverage</p>	<p>a. Site density and site coverage – Rule 14.14.2</p>
<p>RD17 Buildings that do not comply with Rule 14.3.3.7 – Minimum building setback internal boundaries and railway lines (other than 14.3.3.7(6); refer RD12)</p>	<p>a. Impacts on neighbouring property – Rule 14.14.3</p>
<p>RD18 Buildings that do not comply with Rule 14.3.3.8 – Minimum setback and distance to living area windows</p>	<p>b. Minimum building, window and balcony setbacks – Rule 14.14.19</p>
<p>RD19 Residential units that do not comply with 14.3.3.5 – Outdoor living space</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Outdoor living space – Rule 14.14.21</p>
<p>RD20 Buildings that do not comply with Rule 14.3.3.9 – Road boundary building setback</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18</p>
<p>RD21 Buildings that do not comply with Rule 14.3.3.10 – Street scene amenity and safety – fences</p>	

Activity		The Council's discretion shall be limited to the following matters:
	Any application arising from this rule shall not be limited or publicly notified.	
RD22	Residential units that do not comply with Rule 14.3.3.12 – Minimum unit size. Any application arising from this rule shall not be limited or publicly notified.	a. Minimum unit size and unit mix – Rule 14.14.4
RD23	Residential units that do not comply with Rule 14.3.3.15 – Water supply for fire fighting. 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).	a. Water supply for fire fighting – Rule 14.14.8
RD24	Care homes	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6

14.3.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying, or prohibited activity
D2	Activities that do not comply with any one or more of the activity specific standards in Rule 4.3.2.1 for: a. P1 Residential activity; b. P3 Conversion of an elderly person's housing unit into a residential unit; c. P5 Care of non-resident children in a residential unit; d. P6 Bed and breakfast; e. P11 Place of assembly; or f. Storage of more than one heavy vehicle for activities for P7-P10 and P14. g. P19 The use of the existing control tower building (Lot 357 DP 447629) and hangars 4 and 5 (Lot 315 DP 434068).
D3	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 10 or more bedrooms
D4	Show homes
D5	Integrated family health centres which do not comply with any one of more of the requirements specified in Rule 14.3.2.3 RD7
D6	Redevelopment of brownfield areas for mixed commercial and residential activities on the following sites: Deans Avenue (Former Saleyards)

14.3.2.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Activities and buildings that do not comply with Rule 14.3.3.3 where the height is over 14 metres (unless otherwise specified in that rule)
NC2	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line or within 10 metres of a foundation of an associated support structure; or <p>b. Fences within 5 metres of a National Grid transmission line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines. Buildings and activity in the vicinity of National Grid transmission lines must comply with NZECP 34:2001.
NC3	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or ii. within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres of a foundation of an associated support structure; or iii. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV or 33kV electricity distribution line support structure foundation.</p> <p>c. Fences within 5 metres of an 11kV Heathcote to Lyttelton electricity distribution line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)

	Activity
	contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.

14.3.3 Built form standards

14.3.3.1 Site density

Note: There is no site density standard in the Residential Medium Density Zone.

14.3.3.2 Tree and garden planting

Sites shall include the minimum tree and garden planting as set out in the below table:

	For all activities, except permitted commercial activities in the Sumner Master plan Overlay
1	<p>a. A minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), including a minimum of 1 tree for every 250m² of gross site area (prior to subdivision), or part thereof. At least 1 tree shall be planted adjacent to the street boundary.</p> <p>b. All trees required by this rule shall be not less than 1.5 metres high at the time of planting.</p> <p>c. All trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.</p> <p>d. For multi-unit residential complexes, social housing complexes, retirement villages, and groups of older person's housing, the minimum tree and garden planting requirements shall be determined over the site of the entire complex.</p>
2	In the Salvation Army Addington Overlay – a landscape and planting plan be prepared with a method of implementation and maintenance for the full site area. This plan shall be implemented within two growing seasons of its approval and thereafter maintained. Attention shall be paid to that area 4 metres from the boundary with each road and around the stream to enhance the area, create restful space and encourage bird life.

14.3.3.3 Building height and maximum number of storeys

The maximum height of any building shall be:

	Activity	Standard
1.	All buildings in areas not listed below	11 metres provided there is a maximum of 3 storeys
2a.	Residential Medium Density Lower Height Limit Overlay	<p>8 metres</p> <p>On sites of 1500 m² or greater, the maximum height of any building shall be 11 metres, with a maximum of three storeys, except that:</p> <p>a. within 10 metres of a site boundary that directly adjoins the Residential Suburban or Residential Suburban Density Transition Zone, the maximum height shall be 8 metres.</p>

	Activity	Standard
2b.	Residential Medium Density Lower Height Limit Overlay at Central Riccarton	8 metres
3.	Sumner Residential Medium Density Zone	9.5 metres
4.	Sumner Master plan Overlay, on the two prominent corners identified in Appendix 14.15.6	13 metres Provided that the area above 9.5 metres is limited to no more than 100m ² in gross floor area and is located at the apex of the street corner.
5.	Within the Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 Appendix 15.10.4.	14 metres
6.	Residential Medium Density Higher Height Limit Overlay at Deans Avenue	20 metres
7.	Residential Medium Density Higher Height Limit Overlay at Carlton Mill Road	30 metres
8.	Residential Medium Density Higher Height Limit Overlay at New Brighton and North Beach	14 metres North Beach 20 metres Central New Brighton
9.	All Residential Medium Density Height Limit Overlays (other than at Carlton Mill Road)	Any building shall not exceed 5 storeys above ground level
10.	In the Salvation Army Addington Overlay	11 metres

Note: See the permitted height exceptions contained within the definition of height.

14.3.3.4 Site coverage

The maximum percentage of the net site area covered by buildings shall be 50%.

For multi-unit residential complexes, social housing complexes, retirement villages and groups of older person's housing, the percentage coverage by buildings shall be calculated over the net area of the site of the entire complex or group, rather than over the net area of any part of the complex or group.

14.3.3.5 Outdoor living space

- a. For residential units with two more bedrooms outdoor living space shall be provided on site for each residential unit, and shall not be occupied by parking or access. The required outdoor living space shall be within the following dimensions:

Note: the outdoor living space can be in a mix of private or communal areas at the ground level or in balconies.

Minimum total area for each residential unit	Minimum private area	Minimum dimension private area when provided at ground level	Minimum dimension private area when provided by a balcony	Minimum dimension of communal space	Accessibility of communal space	General accessibility for each residential unit	Minimum required outdoor living space at ground level for entire site
30m ²	16m ²	4 metres	1.5 metres	4 metres	Accessible by all units	At least one private outdoor living space shall be accessible from a living area of a residential unit	50%

- b. For one bedroom units or studios on the ground floor outdoor living space shall be provided, and shall not be occupied by parking or access, within the following dimensions:

Minimum total private area for each residential unit	Minimum dimension private area when provided at ground level
16m ²	4 metres

- c. For one bedroom units or studios entirely at an upper level outdoor living space shall be provided within the following dimensions. The required outdoor living space can be in a mix of private and communal areas, at the ground level or in balconies within the following dimensions:

Minimum total private area for each residential unit	Minimum private balcony dimensions
16m ²	6m ² area 1.5 metres dimension

- d. In the Salvation Army Addington Overlay the outdoor living space shall be communal and shall be based on 10m² per residential unit.
- e. This rule does not apply to residential units in a retirement village.

14.3.3.6 Daylight recession planes

- a. Buildings, shall not project beyond a building envelope constructed by recession planes, as shown in, Appendix 14.15.2 diagram C, from points 2.3 metres above:
- i. ground level at the internal boundaries; or
 - ii. where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3 metres above ground level at the furthest boundary of the access lot or access strip or any combination of these areas; or

- iii. where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
- b. Where the building is located in an overlay that has a permitted height of 11m or more, the recession plane measurement shall commence from points 2.3 metres above ground level at the internal boundaries and continue on the appropriate angle to points 11m above ground level, at which point the recession plane becomes vertical.

Refer to Appendix 14.15.2 for permitted intrusions.

- c. Where the building is located in a Flood Management Area, the exemptions in Rule 5.3.1.3 apply (for activities P1-P4 in Table 5.3.1.1b).
- d. Except that:
 - i. In the Residential Medium Density Zone Higher Height Limit Overlay the recession plane shall be as shown in Appendix 14.15.2 diagram D, unless the building is higher than 11 metres, in which case refer to diagram E.
 - ii. In the Residential Medium Density Lower Height Limit Overlay and Daylight Recession Plane Overlay the recession plane shall be as shown in Appendix 14.15.2 diagram B.

14.3.3.7 Minimum building setbacks from internal boundaries and railway lines

The minimum building setback from internal boundaries shall be:

1.	All buildings not listed below	1 metre
2.	Where residential buildings on adjoining sites have a ground floor window of a habitable space located within 1m of the common internal boundary	1.8 metres from that neighbouring window for a minimum length of 2 metres either side of the window – refer diagram below. This rule also applies to accessory buildings.
3.	All other accessory buildings where the total length of walls or parts of the accessory building within 1 metre of each internal boundary does not exceed 10.1 metres in length	Nil
4.	Buildings that share a common wall along an internal boundary	Nil
5.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre
6.	Buildings, balconies and decks on sites adjacent to or abutting railway lines	4 metres from the rail corridor boundary

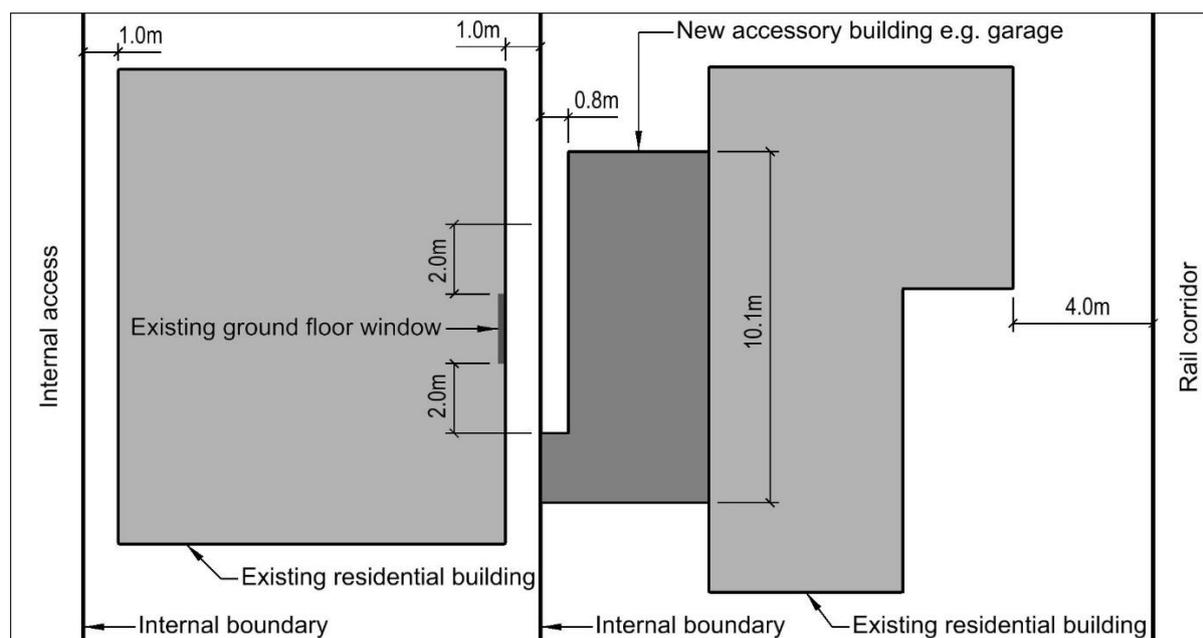


Figure 2: Separation from neighbours

Note: This diagram is an illustrative example only, showing one way the rule may be applied (Refer to full rule for application of 1.8 metre separation).

14.3.3.8 Minimum setback and distance to living area windows and balconies and living space windows facing internal boundaries

- a. The minimum setback from an internal boundary for balconies shall be 4 metres.
- b. Where a wall of a residential unit is located between 1 metre and 4 metres from an internal boundary, any living space window located on this wall shall only contain glazing that is permanently obscured.
- c. For a retirement village, this rule only applies to the internal boundaries of the site of the entire retirement village.

Note:

1. This rule shall not apply to a window at an angle of 90 degrees or greater to the boundary.
2. See sill height in the definition of window.
3. For the purposes of this rule, permanently obscured glazing does not include glazing obscured by applied means such as film or paint.

14.3.3.9 Road boundary building setback

- a. The minimum road boundary garage and building setback shall be:

	Building type and situations	Minimum setback
1.	For all buildings and situations not listed below	2 metres
2.	Where a garage has a vehicle door that does not tilt or swing outwards facing a road	4.5 metres
3.	Where a garage has a vehicle door that tilts or swings outward facing a road	5.5 metres
4.	Where a garage has a vehicle door that does not tilt or swing outward facing a shared access way	7 metres measured from the garage door to the furthest formed edge of the adjacent shared access.
5.	Where a garage has a vehicle door that tilts or swings outward facing a shared access way	8 metres measured from the garage door the furthest formed edge of the adjacent shared access.

b. Habitable space front façade

For residential units fronting roads; garages, and other accessory buildings (excluding basement car parking and swimming pools) shall be located at least 1.2 metres further from the road boundary than the front façade of any ground level habitable space of that residential unit.

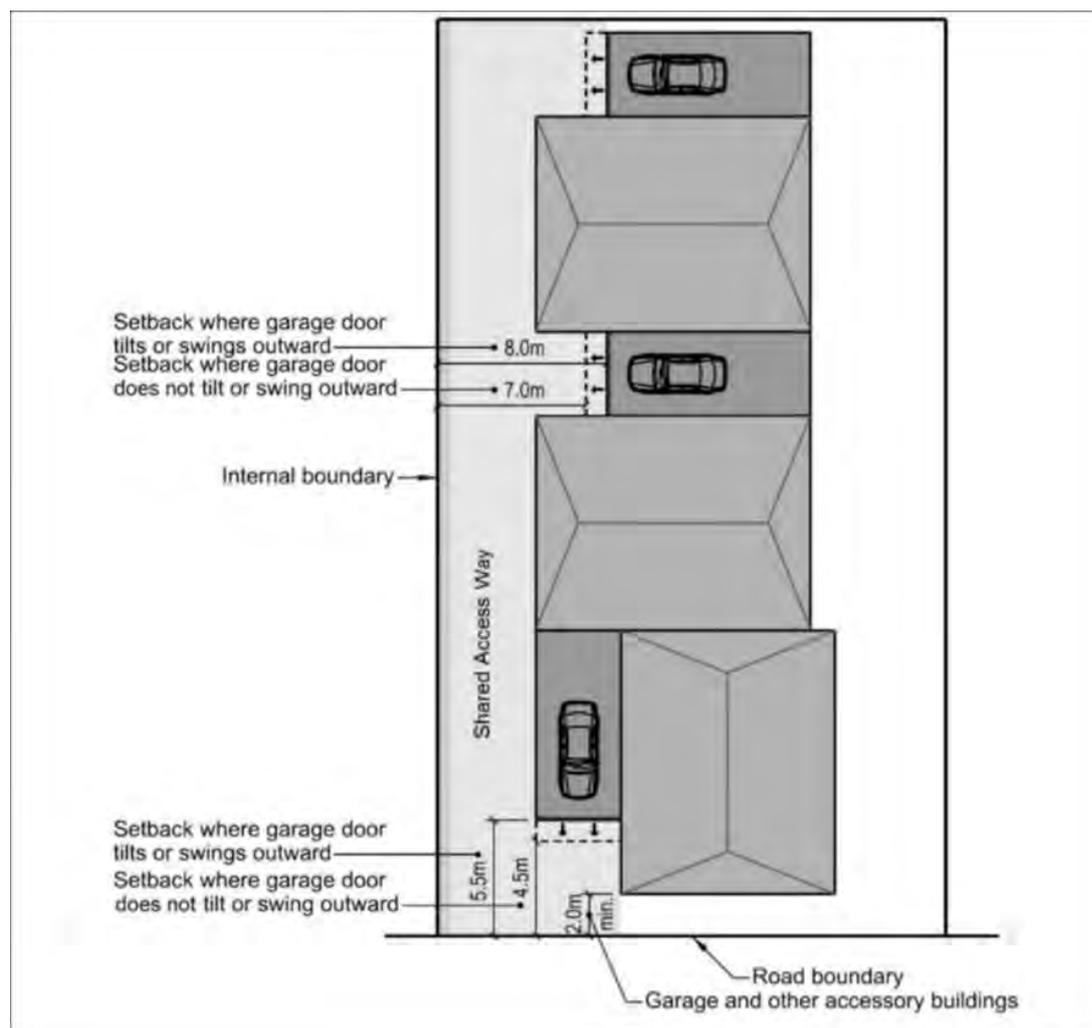


Figure 7: Street scene and access ways

Note:

1. This diagram is an illustrative example only, showing one way the rule may be applied in the Residential Medium Density Zone.
2. These setback distances apply where garage doors do not tilt or swing outwards.

14.3.3.10 Street scene amenity and safety - fences

a. The maximum height of any fence in the setback from a road boundary on a local road shall be:

1.	Where at least 50% of the fence structure is visually transparent.	1.8 metres
2.	Where less than 50% of the fence structure is visually transparent.	1 metre

b. The maximum height of any fence in the setback from a road boundary on any collector road, or arterial road shall be 1.8 metres.

c. a. and b. shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential; or residential and commercial or industrial.

Note: For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

d. Parking areas shall be separated from road boundaries, conservation, open space, or adjoining residentially zoned sites by fencing that meets the requirements in a. above.

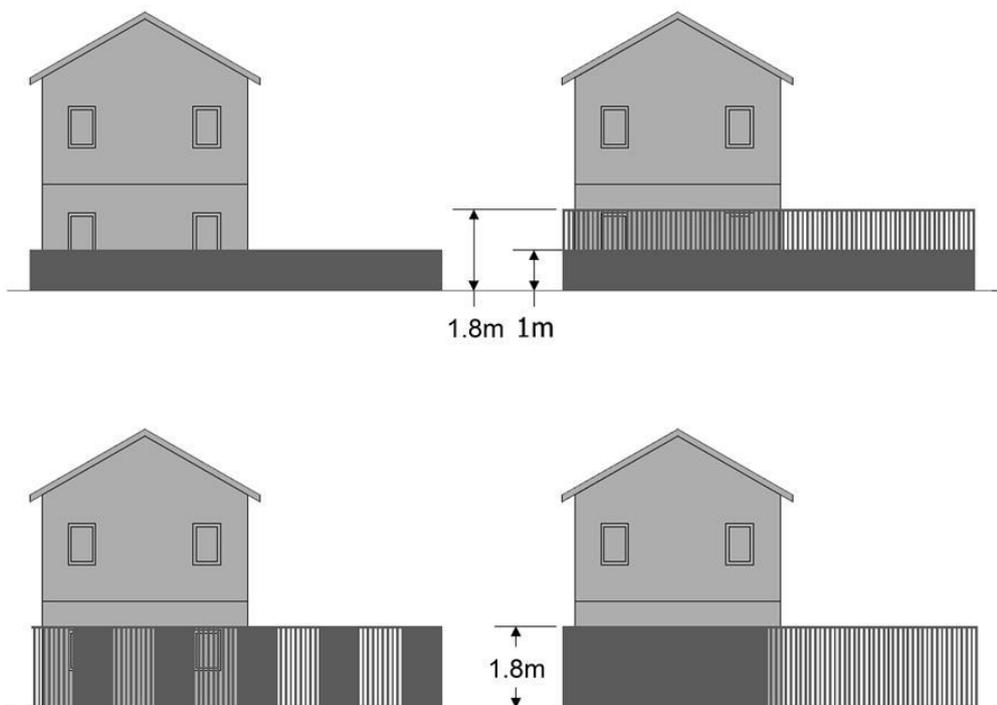


Figure 8: Fencing and screening structures

14.3.3.11 Building overhangs

No internal floor area located above ground floor level shall project more than 800mm horizontally beyond the gross floor area at ground level.

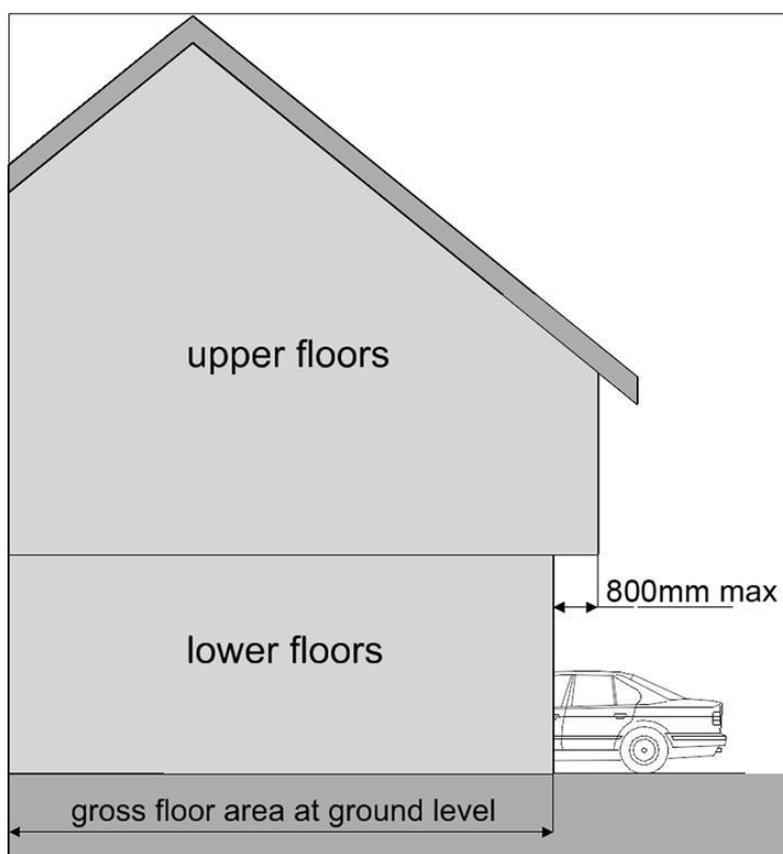


Figure 9: Building overhangs

Note: This diagram is an illustrative example only, showing a way the rule may be applied.

14.3.3.12 Minimum unit size

- a. The minimum net floor area (including toilets and bathrooms, but excluding carparking, garaging or balconies) for any residential unit shall be:

	Number of bedrooms	Minimum net floor area
1.	Studio	35m ²
2.	1 bedroom	45m ²
3.	2 bedrooms	60m ²
4.	3 or more bedrooms	90m ²

- b. This rule does not apply to residential units in a retirement village.

14.3.3.13 Ground floor habitable space

- a. Where the permitted height limit is 11 metres or less (refer to Rule 14.3.3.3):
 - i. any residential unit fronting a road or public space shall have a habitable space located at the ground level; and
 - ii. at least 50% of all residential units within a development shall have a habitable space located at the ground level.
- b. Each of these habitable spaces located at the ground level shall have a minimum floor area of 9m² and a minimum internal dimension of 3 metres and be internally accessible to the rest of the unit.
- c. Where the permitted height limit is over 11 metres (refer to Rule 14.3.3.3), a minimum of 50% of the ground floor area shall be occupied by habitable spaces and/or indoor communal living space. This area may include pedestrian access to lifts, stairs and foyers.
- d. This rule does not apply to residential units in a retirement village.

14.3.3.14 Service, storage and waste management spaces

- a. For multi-unit residential complexes and social housing complexes only:
 - i. each residential unit shall be provided with at least 2.25m² with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
 - ii. each residential unit shall be provided with at least 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
 - iii. the required spaces in a. and/or b. for each residential unit shall be provided either individually, or within a dedicated shared communal space.

14.3.3.15 Water supply for fire fighting

Sufficient water supply and access to water supplies for fire fighting shall be made available to all residential units via Council's urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008).

14.3.4 Area specific rules – Residential Medium Density Zone

The following rules apply to the areas specified. All activities are also subject to the rules in 14.3.2 and 14.3.3 unless specified otherwise.

14.3.4.1 Area specific permitted activities

The activities listed below are permitted activities if they comply with the activity specific standards set out in this table; and the applicable built form standards in Rule 14.3.3 unless specified otherwise in Rule 14.3.4.6.

Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.3.2.2, 14.3.2.3, 14.3.2.4, 14.3.2.5, and 14.3.2.6 (unless specified otherwise in area specific rules); and Rules 14.3.4.2, 14.3.4.3, 14.3.4.4, or 14.3.4.5.

Activity/area	Activity specific standards
<p>P1 The following activities in the Accommodation and Community Facilities Overlay:</p> <ul style="list-style-type: none"> a. Pre-schools; b. Health care facility; c. Veterinary care facility; d. Education activity; e. Place of assembly f. Spiritual facilities; g. Community corrections facilities; h. Community welfare facilities; i. Care homes. 	<ul style="list-style-type: none"> a. The activity specific standards in Rule 14.3.2.1 do not apply. b. The facility or activity shall: <ul style="list-style-type: none"> i. comprise less than 500m² gross leasable floor space; and ii. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of 0700-2100 Monday to Sunday.
<p>P2 Guest accommodation in the Accommodation and Community Facilities Overlay</p>	<p>Nil</p>
<p>P3 Retirement villages in the Accommodation and Community Facilities Overlay</p>	<ul style="list-style-type: none"> a. The activity shall achieve the following built form standards as follows: <ul style="list-style-type: none"> i. 14.3.3.3 Building height ii. 14.3.3.4 Site coverage iii. 14.3.3.6 Daylight recession planes iv. 14.3.3.7 Minimum building setbacks from internal boundaries v. 14.3.3.9 Road boundary building setback vi. 14.3.3.15 Water supply for fire fighting b. Building façade length – there must be a recess in the façade of a building where it faces a side or rear boundary from the point at which a building exceeds a length of 16m. The recess must: <ul style="list-style-type: none"> i. be at least 1m in depth, for a length of at least 2m; ii. be for the full height of the wall; and iii. include a break in the eave line and roof line of the façade.

14.3.4.2 Area specific controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.14, as set out in the following table.

	Location	Controlled activity	The matters over which Council reserves its control
C1	Character Area Overlay	<ul style="list-style-type: none"> a. The relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development, where it is: <ul style="list-style-type: none"> b. visible from the street; c. located in that part of the site between the road boundary and the main residential unit on the site; or d. involves changes to the front façade of the main residential unit of the site. e. This rule does not apply to: <ul style="list-style-type: none"> i. fences that are 1 metre in height or less; ii. accessory buildings that are located to the rear of the main residential unit on the site and are less than 5m in height; iii. fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space. iv. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Character Area Overlay – 14.14.24

14.3.4.3 Area specific restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as specified, as set out in the following table:

Activity/area	The Council's discretion shall be limited to the following matters:
RD1 Retail activity with frontage only to public access ways identified in Sumner Master plan Overlay in Appendix 14.15.6	<ul style="list-style-type: none"> a. Urban design - 15.8.1.a.viii
RD2 Activities and buildings that do not comply with Rule 14.3.4.6.2 road boundary garage and building setback, for sites with frontage to Bealey Avenue, Fitzgerald Avenue or Deans Avenue (south of Blenheim Road), and within the Sumner Master plan Overlay (Appendix 14.15.6) Any application arising from this rule shall not be limited or publicly notified.	<ul style="list-style-type: none"> a. Street scene - road boundary building setback, fencing and planting – Rule 14.14.19
RD3 Activities that do not comply with Rule 14.3.4.6.1 - Area specific development plans, Wigram special RNZAF provisions shown in Figure 6.	<ul style="list-style-type: none"> a. Specific setback provisions - Residential Suburban Zone Wigram - Rule 14.14.14

Activity/area		The Council's discretion shall be limited to the following matters:
	Any application arising from this rule shall not be publicly notified, and may be limited notified only to the New Zealand Defence Force (where the consent authority considers this is required, and absent written approval).	
RD4	Development in Areas A, B and C of the Commercial Local Zone / Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan Chapter 15 Appendix 15.10.4	a. Development plans - Rule 14.14.16
RD5	Activities that do not comply with Rule 14.3.4.6.1 – Area specific development plans, Residential Medium Density Higher Height Limit and Site Density Overlay at Deans Avenue, and Sumner Master plan Overlay (Appendix 14.15.6)	a. Development plans - Rule 14.14.16
RD6	a. Residential units in the Character Area Overlay that do not comply with Rule 14.3.4.6.7 – Site density	a. Character Area Overlay – Rule 14.14.24
RD7	a. Service stations in the Accommodation and Community Facilities Overlay. Any application arising from this rule shall not be limited or publicly notified.	a. Scale of activity – Rule 14.14.5 b. Hours of operation – Rule 14.14.22 c. Traffic generation and access safety – Rule 14.14.6
RD8	a. Activities in the Accommodation and Community Facilities Overlay listed in Rule 14.3.4.1 P1 that do not comply with any one or more of the activity specific standards in Rule 14.3.4.1 P1.	a. Scale of activity – Rule 14.14.5 b. Hours of operation – Rule 14.14.22 c. Impacts on neighbouring property – Rule 14.14.3 d. Traffic generation and access safety – Rule 14.14.6
RD9	a. Buildings in the Accommodation and Community Facilities Overlay, and Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan area that do not comply with Rule 14.3.4.6.3 – Building height	a. Impacts on neighbouring property – Rule 14.14.3
RD10	a. Buildings in the Accommodation and Community Facilities Overlay that do not comply with Rule 14.3.4.6.4 – Maximum continuous building length. b. Any application arising from this rule shall not be limited or publicly notified.	c. Impacts on neighbouring property – Rule 14.14.3 d. Residential design principles – Rule 14.14.1.c only
RD11	a. Buildings in the Accommodation and Community Facilities Overlay that do not comply with Rule 14.3.4.6.5 – Front entrances and facades. b. Any application arising from this rule shall not be limited or publicly notified.	c. Residential design principles – Rule 14.14.1

Activity/area		The Council's discretion shall be limited to the following matters:
RD12	<ul style="list-style-type: none"> a. Activities in the Accommodation and Community Facilities Overlay that do not comply with Rule 14.3.4.6.6 – Landscaped areas. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18

14.3.4.4 Area specific discretionary activities

The activity listed below is a discretionary activity.

Activity/area	
D1	Retail and commercial activity in the Sumner Master plan Overlay that does not have frontage to public access ways identified in the Sumner Master plan Overlay in Appendix 14.15.6

14.3.4.5 Area specific non-complying activities

There are no area specific non-complying activities.

14.3.4.6 Area specific built form standards

14.3.4.6.1 Area specific development plans

- a. This rule applies to:
 - i. Residential Medium Density Higher Height Limit and Site Density Overlay at Deans Avenue;
 - ii. Residential Medium Density Zone Wigram shown on Figure 6; and
 - iii. Residential Medium Density Zone in Sumner Master plan Overlay in Appendix 14.15.6.

	Area	Standard
1.	Residential Medium Density Higher Height Limit and Site Density Overlay at Deans Avenue	Sites shall not have access to Deans Avenue other than via the proposed road to be located between 100m and 110m from the intersection of Moorhouse and Deans Avenue. As shown on Appendix 14.15.3 Development plan Addington.
2.	Residential Medium Density Zone Wigram shown on Figure 6	Residential units shall have their primary outdoor living area facing away from the aerodrome site. Windows to living areas which directly face the RNZAF Bequest Land shall be doubled glazed. In addition, a 2 metre wide landscape strip and a close, solid and continuous 1.8 metre high fence shall be placed along the boundary of the RNZAF Bequest Land and be completed before any residential units are built.

	Area	Standard
3.	Sumner Master plan Overlay (Appendix 14.15.6)	Retail activities and commercial services shall be located along the identified road frontages in accordance with the Sumner Master plan Overlay (Appendix 14.15.6)

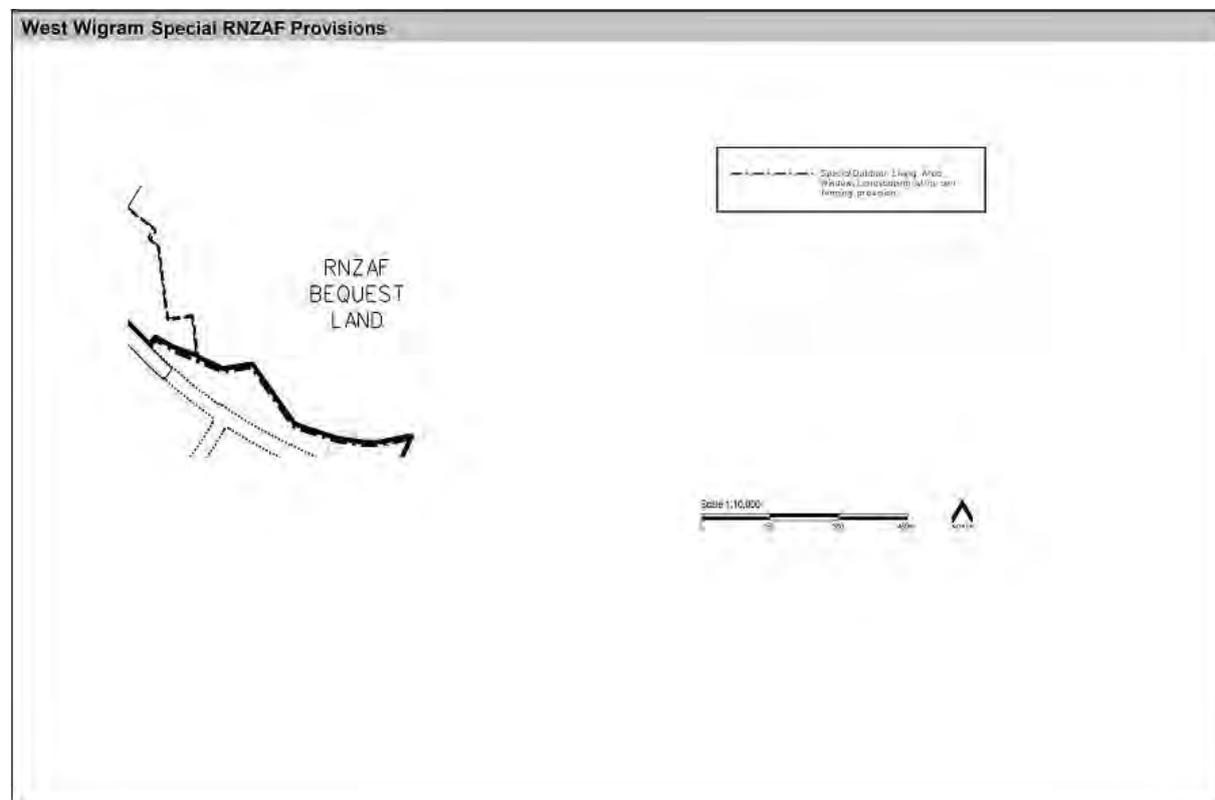


Figure 6: West Wigram Special RNZAF Provisions

14.3.4.6.2 Road boundary garage and building setback

This rule applies to sites with frontage to Bealey Avenue, Fitzgerald Avenue, or Deans Avenue (south of Blenheim Road), and within the Sumner Master plan Overlay (Appendix 14.15.6).

Rule 14.3.3.8 Road boundary garage and building setback shall not apply on the above sites.

- a. For sites with frontage to Bealey Avenue, Fitzgerald Avenue, or Deans Avenue (south of Blenheim Road), the road boundary setback shall be 6 metres.
- b. Sumner Master plan Overlay, shown in Appendix 14.15.6; for retail activities and commercial services with road frontage buildings; buildings shall:
 - i. be built up to the road frontage with buildings occupying all frontage not needed for vehicle access to the rear of the site;
 - ii. provide a minimum of 60% and a maximum of 90% visually transparent glazing at the ground floor and a minimum of 20% and a maximum of 90% visually transparent glazing at each floor above the ground floor;
 - iii. provide pedestrian access directly from the road boundary; and

- iv. provide veranda or other means of weather protection along the full width of the building where it has frontage to a road.
- c. Summer Master plan Overlay, shown in Appendix 14.15.6; for retail and commercial services with frontage only to public access ways; buildings shall:
 - i. occupy the full public access way frontage of the site;
 - ii. provide a minimum of 60% and a maximum of 90% of visually transparent glazing at the ground floor and a minimum of 20% and a maximum of 90% visually transparent glazing at each floor above the ground floor; and
 - iii. provide pedestrian access directly from the public access way.

14.3.4.6.3 Building height

- a. This applies to:
 - i. Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 Appendix 15.10.4; and
 - ii. Accommodation and Community Facilities Overlay.
- b. The maximum height of any building shall be:

	Area	Applicable to	Permitted
1.	Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 Appendix 15.10.4	a. All buildings	14 metres Rule 14.3.3.3 Building height and maximum number of storeys shall not apply within the above area.
2.	Accommodation and Community Facilities Overlay	a. Activities that are not residential activities	11 metres, or 12 metres for that part of the building where a pitched roof of at least 22 degrees is provided.

14.3.4.6.4 Maximum continuous building length

- a. The maximum continuous building length shall be:

	Area	Applicable to	Standards
1.	Accommodation and Community Facilities Overlay	a. Buildings for: b. Guest accommodation; c. Community facility; d. Pre-school; e. Education facility; f. Health care facility; g. Place of assembly; and h. Veterinary care facility.	New buildings: 15 metres Additions to an existing building: 10 metres

14.3.4.6.5 Front entrances and façades

- a. The following front entrance and façade treatment shall be provided:

	Area	Applicable to	Standard
1.	Accommodation and Community Facilities Overlay	a. Buildings for: b. Guest accommodation; c. Community facility; d. Pre-school; e. Education facility; f. Health care facility; g. Place of assembly; and h. Veterinary care facility.	a. Pedestrian access shall be directly from the road frontage. b. A minimum of 30% glazing on the road frontage on ground floor. c. A minimum of 20% glazing on the road frontage on elevations above ground level.

14.3.4.6.6 Landscaped areas

- a. Planting shall be provided as follows:

	Area	Applicable to	Standards
1.	Accommodation and Community Facilities Overlay	a. Activities that are not residential activities	a. In areas adjoining the road frontage of all sites: <ol style="list-style-type: none"> i. a minimum density of 1 tree per every 10 metres of road frontage or part thereof, distributed across the frontage; and ii. a minimum 2 metre planted strip. b. On sites adjoining residential, conservation and open space zones, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary.
2.	Character Area Overlay	a. All activities	a. A landscape strip of a minimum width of 2 metres comprising a combination of tree and garden planting shall be planted along the length of the road boundary, excluding that part required for a driveway or pedestrian access.

14.3.4.6.7 Site density

- a. This applies to:
- i. Character Area Overlay.
- b. Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows:

	Area	Permitted
1.	Residential Medium Density Zone within the Character Area Overlay	400m ²
2.	Character Area Overlay – Character Area 8 – Beverley	500m ²

14.4 Rules — Residential Banks Peninsula Zone

14.4.1 *This number is not used.*

14.4.2 Activity status tables

14.4.2.1 Permitted activities

The activities listed below are permitted activities in the Residential Banks Peninsula Zone if they meet any activity specific standards set out in this table, the applicable built form standards in Rule 14.4.3 and area specific rules in Rule 14.4.4.

Activities may also be permitted, controlled, restricted discretionary, discretionary or non-complying as specified in Rules 14.4.2.2, 14.4.2.3, 14.4.2.4, and 14.4.2.5, or in the area specific rules in Rule 14.4.4.

Activity		Activity specific standards
P1	Residential activity, except for boarding houses	<p>a. No more than one heavy vehicle shall be stored on the site of the residential activity.</p> <p>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.</p> <p>Note: for residential activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>
P2	Minor residential unit where the minor unit is a detached building and the existing site it is to be built on contains only one residential unit	<p>a. The existing site containing both units shall have a minimum net site area of 450m².</p> <p>b. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area 70m².</p> <p>c. The parking areas of both units shall be accessed from the same access.</p> <p>d. 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 6 metres. This total space can be provided as:</p> <ol style="list-style-type: none"> i. a single continuous area; or ii. 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>Note: for minor residential units within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>
P3	Retirement villages	<p>a. Building façade length – there must be a recess in the façade of a building where it faces a side or rear boundary from the point at which a building exceeds a length of 16 metres. The recess must:</p>

Activity		Activity specific standards
		<ul style="list-style-type: none"> i. be at least 1 metre in depth, for a length of at least 2 metres; ii. be for the full height of the wall; and iii. include a break in the eave line and roof line of the façade. <p>Note: for retirement villages within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>
P4	Conversion of an elderly person's housing unit existing at 6 December 2013, into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument	<p>Each converted unit shall have:</p> <ul style="list-style-type: none"> a. a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m²; and b. a separate outdoor living space readily accessible from its living area that is at least 30m² with a minimum dimension of 3 metres.
P5	Home occupation	<ul style="list-style-type: none"> a. The gross floor area of the building, plus the area used for outdoor storage area, occupied by the home occupation shall be less than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two. c. Any retailing shall be limited to the sale of goods grown or produced on the site, or internet-based sales where no customer visits occur. d. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday; and ii. 0800 – 1900 Saturday, Sunday and public holidays. e. Visitor or staff parking areas shall be outside the road boundary setback. f. Outdoor advertising shall be limited to a maximum area of 2m².
P6	Care of non-resident children within a residential unit in return for monetary payment to the carer	<p>There shall be:</p> <ul style="list-style-type: none"> a. a maximum of 4 non-resident children being cared for in return for monetary payment to the carer at any one time; and b. at least one carer residing permanently within the residential unit. <p>Note: for P6 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>
P7	Bed and breakfast	<p>There shall be:</p> <ul style="list-style-type: none"> a. a maximum of 6 guests accommodated at any one time; b. at least one owner of the residential unit residing permanently on site; and c. no guest given accommodation for more than 90 consecutive days. <p>Note: for bed and breakfast within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>

Activity		Activity specific standards						
P8	Education activity	<p>The activity shall:</p> <ol style="list-style-type: none"> only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal, is available; only occupy a gross floor area of building of less than 200m²; or in the case of a health care facility, less than 300m²; limit outdoor advertising to a maximum area of 2m²; limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of: <table border="1" data-bbox="687 600 1351 938"> <tr> <td>Education activity</td> <td> <ol style="list-style-type: none"> 0700 – 2100 Monday to Saturday; and Closed Sunday and public holidays. </td> </tr> <tr> <td>Pre-schools</td> <td rowspan="3"> <ol style="list-style-type: none"> 0700 – 2100. </td> </tr> <tr> <td>Health care facility</td> </tr> <tr> <td>Veterinary care facility</td> </tr> </table> <ol style="list-style-type: none"> in relation to pre-schools, veterinary care facilities and places of assembly: <ol style="list-style-type: none"> only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; only locate on residential blocks where there are no more than two non-residential activities already within that block; <p>Note: See Figure 1.</p> in relation to pre-schools, limit outdoor play areas and facilities to those that comply with the Group 1 acoustic standard for residential zones; in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of 4; not include the storage of more than one heavy vehicle on the site of the activity. <p>Note: For P8, P9, P10 and P11 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>	Education activity	<ol style="list-style-type: none"> 0700 – 2100 Monday to Saturday; and Closed Sunday and public holidays. 	Pre-schools	<ol style="list-style-type: none"> 0700 – 2100. 	Health care facility	Veterinary care facility
Education activity	<ol style="list-style-type: none"> 0700 – 2100 Monday to Saturday; and Closed Sunday and public holidays. 							
Pre-schools	<ol style="list-style-type: none"> 0700 – 2100. 							
Health care facility								
Veterinary care facility								
P9	Pre-schools							
P10	Health care facility							
P11	Veterinary care facility							
P12	Spiritual facilities	<p>The facility shall:</p> <ol style="list-style-type: none"> limit the hours of operation to 0700-2200; and not include the storage of more than one heavy vehicle on the site of the activity. <p>Note: for P12 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>						

Activity	Activity specific standards
P13 Community corrections facilities	<p>The facilities shall:</p> <ul style="list-style-type: none"> a. limit the hours of operation when the site is open to clients and deliveries to between the hours of 0700 – 1900; and b. limit signage to a maximum area of 2m². <p>Note: for P14 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>
P14 Community welfare facilities	
P15 Emergency services facilities	Nil
P16 Repair or rebuild of multi-unit residential complexes damaged by the Canterbury earthquakes of 2010 and 2011 on properties with cross leases, company leases or unit titles as at the date of the earthquakes	<ul style="list-style-type: none"> a. Where the repair or rebuild of a building will not alter the building footprint, location, or height, the building need not comply with any of the built form standards. b. Where the building footprint, location, or height is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer: <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.4.3.2 – Building height and 14.4.3.5 – Daylight recession planes; ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes. <p>Clarification: examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.</p> c. If paragraphs a. and b. do not apply, the relevant built form standards apply. <p>Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to only adjoining property owners (where the consent authority considers this is required, and absent written approval).</p> <p>Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.</p>
P17 Temporary lifting or moving of earthquake damaged buildings where the activity does not comply with one or more of:	<ul style="list-style-type: none"> a. Buildings shall not be: <ul style="list-style-type: none"> i. moved to within 1 metre of an internal boundary and/or within 3 metres of any waterbody, scheduled tree, listed heritage item, natural resources and Council owned structure, archaeological site, or the coastal marine area; or ii. lifted to a height exceeding 3 metres above the applicable recession plane or height control. b. The building must be lowered back or moved back to its original position, or a position compliant with the District Plan or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced.

Activity		Activity specific standards
		<p>c. In all cases of a building being moved or lifted, the owners/occupiers of land adjoining the sites shall be informed of the work at least seven days prior to the lift or move of the building occurring. The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move.</p> <p>d. The Council's Resource Consents Manager shall be notified of the lifting or moving the building at least 7 days prior to the lift or move of the building occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
P18	Conversion of a residential unit into two residential units within the Akaroa and Lyttelton Character Area Overlays.	<p>a. Each residential unit shall have a minimum gross floor area, excluding terraces, garages, sundecks and verandah of 35m².</p> <p>b. There shall be a minimum of 90m² of total outdoor living space on the site.</p> <p>c. Each unit shall be provided with an outdoor living space that is directly accessible from that unit and a minimum of 30m² in area.</p> <p>This rule does not provide for any external alterations or extensions to an existing residential unit – refer to Rule RD 14.4.4.2 RD3 and RD4.</p> <p>Note: for P18 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>
P19	Heli-landing areas	<p>a. Sites shall be greater than 3000m² in area.</p> <p>b. The number of flights shall not exceed 12 (24 movements) in any calendar year.</p> <p>c. The flights (movements) shall not take place on more than 5 days in any 1 month period.</p> <p>d. The flights (movements) shall not exceed 3 in any 1 week.</p> <p>e. Any movements shall only occur between 0800 and 1800 hours.</p> <p>f. No movements shall take place within 25 metres of any residential unit unless that residential unit is owned or occupied by the applicant.</p> <p>g. A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the Christchurch City Council when requested.</p>
P20	Relocation of a building	Nil
P21	Temporary military or emergency service training activities	
P22	Market gardens, community gardens, and garden allotments	

14.4.2.2 Controlled activities

The activities listed below are controlled activities.

Unless otherwise specified, controlled activities shall not be limited or publicly notified.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.14, as set out in the following table.

Activity		The Council's control is reserved to the following matters:
C1	Residential units (including any sleep-outs) containing more than 6 bedrooms in total	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety - Rule 14.14.6

14.4.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as specified, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Minor residential unit where the minor unit is a detached building and does not comply with any one or more of the activity specific standards in Rule 14.4.2.1 P2 a, b, c, or d. Note: for minor residential units within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.	a. Minor residential units - Rule 14.14.23
RD2	Temporary lifting or moving of earthquake damaged buildings that does not comply with any one or more of the activity specific standards in Rule 14.4.2.1 P17. Any application arising from this rule shall not be limited or publicly notified.	a. Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings - Rule 14.14.17
RD3	Buildings that do not comply with Rule 14.4.3.6 – Building setbacks from road boundaries. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – 14. 14.18
RD4	Residential units that do not comply with Rule 14.4.3.1 – Site density	a. Site density and site coverage – Rule 14.14.2
RD5	Activities and buildings that do not comply with Rule 14.4.3.3 – Site coverage	
RD6	Buildings that do not comply with Rule 14.4.3.2 – Building height	a. Impacts on neighbouring property – Rule 14.14.3
RD7	Buildings that do not comply with Rule 14.4.3.5 – Daylight recession planes	
RD8	Buildings that do not comply with Rule 14.4.3.4 (other than 14.4.3.4(3); refer to RD16) – Minimum building setback from side and rear internal boundaries and railway lines	a. Impacts on neighbouring property – Rule 14.14.3 b. Minimum building window and balcony setbacks – Rule 14.14.19

Activity		The Council's discretion shall be limited to the following matters:
RD9	Residential units that do not comply with Rule 14.4.3.7. 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).	a. Water supply for fire fighting – Rule 14.14.8
RD10	Multi-unit residential complexes Note: for multi-unit residential complexes within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.	a. Residential design principles — Rule 14.14.1
RD11	Activities that do not comply with any one or more of the activity specific standards in 14.4.2.1 (except for P8-P11 activity standard i., refer to D2) for: a. P5 – Home occupation; b. P8 – Education activity; c. P9 – Pre-schools; d. P10 – Health care facility; or e. P11 – Veterinary care facility. Any application arising from these rules shall not be limited or publicly notified. Note: for P8 – education activity, P9 – pre-schools and P10 – health care facility within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.	As relevant to the breached rule: a. Scale of activity — Rule 14.14.5 b. Traffic generation and access safety — Rule 14.14.6 c. Non-residential hours of operation — Rule 14.14.22
RD12	Integrated family health centres where: a. the centre is located on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal is available; b. the centre is located on sites adjoining a Neighbourhood, District or Key activity centre; c. the centre occupies a gross floor area of building of between 301m ² and 700m ² ; d. outdoor advertising is limited to a maximum area of 2m ² ; and e. the hours of operation when the site is open to patients, or clients, and deliveries, is limited to between the hours of 0700 – 2100.	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD13	Community corrections and community welfare facilities that do not comply with any one or more of the activity specific standards in Rule 14.4.2.1 P13 or P14.1 Any application arising from these rules shall not be limited or publicly notified.	As relevant to the breached rule: a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 a. Non-residential hours of operation - Rule 14.14.22

Activity		The Council's discretion shall be limited to the following matters:
RD14	Retirement villages that do not comply with any one or more of the activity specific standards in Rule 14.4.2.1 P3 Note: for retirement villages within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.	a. Retirement villages - Rule 14.14.10
RD15	Boarding house Note: for boarding houses within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6
RD16	Activities and buildings that do not comply with Rule 14.4.3.4(3) relating to rail corridor boundary setbacks.	a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor.
RD17	Spiritual facilities that do not comply with the hours of operation in Rule 14.4.2.1 P12. Any application arising from this rule shall not be publicly notified and shall only be limited notified to directly abutting land owners and occupiers (absent its written approval).	a. Non-residential hours of operation – Rule 14.14.22

14.4.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity
D2	Activities that do not comply with any one or more of the activity specific standards in Rule 4.4.2.1 for: <ul style="list-style-type: none"> a. P1 Residential activity; b. P4 Conversion of an elderly person's housing unit into a residential unit; c. P6 Care of non-resident children in a residential unit; d. P7 Bed and breakfast; or e. Storage of more than one heavy vehicle for activities for P8-P12.
D3	Show homes
D4	Camping grounds
D5	Place of assembly (except for a Lyttelton Port Noise Sensitive activity within the Lyttelton Port Influences Overlay) where: <ul style="list-style-type: none"> a. the minimum site area is not less than 30m² per person; b. all outdoor areas associated with the activity are screened with a 1.8m high fence or solid planting which ensures privacy for adjoining sites; c. the hours of operation are between 0700 – 2200 hours Monday to Sunday and public holidays; and d. there is no use of heavy vehicles associated with the activity.

Activity	
D6	Retail activity where: <ol style="list-style-type: none"> a. all outdoor areas associated with the activity are screened with a 1.8 metre high fence or solid planting which ensures privacy for adjoining sites; b. the hours of operation are between 0700 – 2200 hours Monday to Sunday and public holidays; c. the maximum floor area used for retail activities on any site does not exceed 50m²; d. the activity does not include trade or yard-based suppliers or service stations; and e. there is no use of heavy vehicles associated with the activity.
D7	All other non-residential activities not otherwise listed in these tables
D8	Integrated family health centres which do not comply with any one of more of the requirements specified in Rule 14.4.2.3 RD12

14.4.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line or within 10 metres of a foundation of an associated support structure; or <p>b. Fences within 5 metres of a National Grid transmission line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines. Buildings and activity in the vicinity of National Grid transmission lines must comply with NZECP 34:2001.
NC2	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or ii. within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres of a foundation of an associated support structure; or iii. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton electricity distribution line or within 5 metres of a foundation of an associated support structure.

Activity	
	<p>b. Fences within 5 metres of a 66kV or 33kV electricity distribution line support structure foundation.</p> <p>c. Fences within 5 metres of an 11kV Heathcote to Lyttelton electricity distribution line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.

14.4.3 Built form standards

14.4.3.1 Site density

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

	Area/Location	Standard
1.	Residential Banks Peninsula Zone	400m ²
2.	Residential Banks Peninsula Zone – Diamond Harbour Density Overlay	600m ²
3.	10 Pages Road, Lyttelton (described as Lot 2 DP 52500)	5 or fewer residential units in total may be erected on the site
4.	10 Harmans Road, Lyttelton (described as Lot 1 DP 71436)	5000m ²
5.	Multi-unit residential complexes	There shall be no minimum net site area for any residential unit
6.	Retirement villages	

14.4.3.2 Building height

- a. The maximum height of any building shall be 7 metres.
- b. The maximum height of any accessory buildings shall be 4.5 metres.

Note: See the permitted height exceptions contained within the definition of height.

14.4.3.3 Site coverage

The maximum percentage of the net site area of any site covered by buildings shall be 35%, excluding:

- a. fences, walls and retaining walls;
- b. eaves and roof overhangs up to 600mm in width from the wall of a building;
- c. uncovered swimming pools up to 800mm in height above ground level; and
- d. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - i. are no more than 800mm above ground level and are uncovered or unroofed; or
 - ii. where greater than 800mm above ground level and are covered or roofed, are in total no more than 6m² in area for any one site.

14.4.3.4 Minimum building setback from side and rear internal boundaries and railway lines

The minimum building setback from side and rear internal boundaries shall be:

1.	Side internal boundaries	One of 1.5 metres and one of 2 metres
2.	Rear internal boundaries	2 metres
3.	Buildings, balconies and decks on sites adjacent to or abutting railway lines	4 metres from the rail corridor boundary

There shall be no minimum setback from internal boundaries for accessory buildings where the length of any wall within the setbacks specified in 1. is less than 6 metres.

14.4.3.5 Daylight recession planes

No part of any building shall project beyond a building envelope contained by a 45 degree recession plane measured at any point 2 metres above ground level at any adjoining site boundary, that is not a road boundary.

14.4.3.6 Building setbacks from road boundaries

Minimum building setback from road boundaries shall be:

	Applicable to	Standard
1.	Where a garage contains a vehicle entrance way which generally faces a road	5 metres
2.	All other buildings	3 metres

14.4.3.7 Water supply for fire fighting

Sufficient water supply and access to water supplies for fire fighting shall be made available to all residential units via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS: 4509:2008). Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008 water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.

14.4.4 Area specific rules – Residential Banks Peninsula Zone

The following rules apply to the areas specified. All activities are also subject to the rules in 14.4.2 and 14.4.3 unless specified otherwise.

14.4.4.1 Area specific permitted activities

The activities listed below are permitted activities if they comply with the activity specific standards set out in this table; and the applicable built form standards in Rule 14.4.3, unless specified otherwise in Rule 14.4.4.5.

Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.4.2.2, 14.4.2.3, 14.4.2.4, 14.4.2.5, and 14.4.2.6 (unless specified otherwise in area specific rules); and Rule 14.4.4.2, 14.4.4.3, 14.4.4.4, or 14.4.4.5.

	Activity/area	Area specific standards
P1	Extension to an existing habitable space or the erection of a new habitable space associated with an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space does not exceed 40m ² within a 10 year continuous period	a. Compliance with Rule 14.4.4.4.1
P2	Replacement for an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space does not exceed the combined gross floor area of the habitable spaces contained in the previous residential unit by more than 40m ² within a 10 year continuous period	a. Compliance with Rule 14.4.4.4.1

14.4.4.2 Area specific restricted discretionary activities

	Activity/area	The Council's discretion shall be limited to the following matters
RD1	Extension to an existing habitable space or the erection of a new habitable space associated with an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space exceeds 40m ² within a 10 year continuous period with a no complaints covenant, provided that the works comply with Rule 14.4.4.4.1.	a. Lyttelton Port Influences Overlay – Rule 14.14.15

	Activity/area	The Council's discretion shall be limited to the following matters
	Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).	
RD2	Replacement residential unit for an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space exceeds the combined gross floor area of the habitable space contained in the previous residential unit by more than 40m ² within a 10 year continuous period with a no complaints covenant, provided that the works comply with Rule 14.4.4.4.1. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).	
RD3	Within the Lyttelton Character Area Overlay; a. external alterations or additions to, or demolition of existing buildings on a site, except for the demolition of accessory buildings; and/or b. the erection of a building and accessory buildings, except for new buildings within the Lyttelton Port Influences Overlay Area; and/or c. the relocation of a buildings onto the site.	a. Character Area Overlay – Rule 14.14.24
RD4	Within the Akaroa Character Area Overlay; a. external alterations or additions to, or demolition of existing buildings on a site, except for the demolition of accessory buildings; and/or b. the erection of a building and accessory buildings; and/or c. the relocation of a buildings onto the site.	a. Character Area Overlay – Rule 14.14.24
RD5	Residential units in the Lyttelton Character Area Overlay that do not comply with Rule 14.4.4.4.2 – Site density	a. Site density and site coverage – Rule 14.14.2
RD6	Buildings in the Lyttelton Character Area Overlay that do not comply with Rule 14.4.4.4.3 – Site coverage	
RD7	Activities in the Akaroa Character Area Overlay that do not comply with Rule 14.4.4.4.6 – Landscaping	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18

14.4.4.3 Area specific non-complying activities

	The activities listed below are a non-complying activity
NC1	Extension under Rule 14.4.4.1 (P1) in the Lyttelton Port Influences Overlay that does not comply with Rule 14.4.4.4.1. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).
NC2	Replacement under Rule 14.4.4.1 (P2) in the Lyttelton Port Influences Overlay that does not comply with Rule 14.4.4.4.1. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).

	The activities listed below are a non-complying activity
NC3	<p>Extension to an existing habitable space or the erection of a new habitable space associated with an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space exceeds 40m² within a 10 year continuous period that:</p> <ul style="list-style-type: none"> a. does not have a no complaints covenant; and/or b. does not comply with Rule 14.4.4.4.1. <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).</p>
NC4	<p>Replacement residential unit for an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space exceeds the combined gross floor area of the habitable space contained in the previous residential unit by more than 40m² within a 10 year continuous period that:</p> <ul style="list-style-type: none"> a. does not have a no complaints covenant; and/or b. does not comply with Rule 14.4.4.4.1. <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).</p>
NC5	<p>New noise sensitive activities in the Lyttelton Port Influences Overlay.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).</p>

14.4.4.4 Area specific built form standards

14.4.4.4.1 Internal sound design level in the Lyttelton Port Influences Overlay

New habitable space or extensions to existing habitable space in the Lyttelton Port Influences Overlay shall have an internal sound design level of 40dBA Ldn (5 day) with ventilating windows or with windows and doors closed and mechanical ventilation installed and operating.

For the purposes of this rule, the design shall achieve an internal design sound level of a habitable room, the external noise environment will be the modelled level of port noise taken from the predicted dBA Ldn (5 day) contour closest to the habitable room, in accordance with the methodology of NZS 6809:1999 Port Noise Management and Land Use Planning.

Note: There will be a port noise contour map attached to a Port Noise Management Plan, which is to be prepared and regularly updated in accordance with Chapter 6 of this plan. This map will show the dBA Ldn (5 day) contour lines, in 1 dBA increments, across Lyttelton Township and would be available for a property owner's acoustic design consultant to use.

14.4.4.4.2 Site density

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

	Area	Permitted
1.	Character Area Overlay in Lyttelton	250m ²

14.4.4.4.3 Site coverage

- a. The maximum percentage of the net site area covered by buildings excluding:
- i. fences, walls and retaining walls;
 - ii. eaves and roof overhangs up to 600mm in width from the wall of a building;
 - iii. uncovered swimming pools up to 800mm in height above ground level; and
 - iv. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - A. are no more than 800mm above ground level and are uncovered or unroofed; or
 - B. where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site;

shall be as follows:

	Area	Permitted
1.	Character Area Overlay in Lyttelton	60%

14.4.4.4.4 Minimum building setbacks from internal boundaries

- a. Minimum building setbacks from boundaries shall be as follows:

	Area	Permitted
1.	Character Area Overlay	Where written approval has been obtained from the owner and occupier of the site adjoining the boundary, one side internal boundary may be reduced to nil. Otherwise Rule 14.4.3.4 shall apply.

14.4.4.4.5 Minimum building setbacks from road boundaries

- a. Minimum building setbacks from road boundaries shall be as follows:

	Area	Permitted
1.	Character Area Overlay	Nil

14.4.4.4.6 Landscaping

- a. A landscaping strip comprising a combination of tree and garden planting along the length of the road boundary, excluding that part required for buildings, driveways or pedestrian access shall be provided as follows:

	Area	Permitted
1.	Character Area Overlay in Akaroa	Minimum width of 3 metres

14.5 Rules — Residential Hills Zone

14.5.1 *This number is not used.*

14.5.2 Activity status tables

14.5.2.1 Permitted activities

The activities listed below are permitted activities in the Residential Hills Zone if they comply with the activity specific standards set out in this table and the applicable built form standards in Rule 14.5.3 and the area specific rules in Rule 14.5.4.

Activities may also be controlled, restricted discretionary, discretionary, or non-complying as specified in Rules 14.5.2.2, 14.5.2.3, 14.5.2.4, and 14.5.2.5, or in the area specific rules in 14.5.4.

Activity		Activity specific standards															
P1	Residential activity, except for boarding houses	<ul style="list-style-type: none"> a. No more than one heavy vehicle shall be stored on the site of the residential activity. 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. 															
P2	Minor residential unit where the minor unit is a detached building and the existing site it is to be built on contains only one residential unit	<ul style="list-style-type: none"> a. The existing site containing both units shall have a minimum net site area of 650m². b. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 70m². c. The parking areas of both units shall be accessed from the same access. 															
P3	Social housing complexes	<ul style="list-style-type: none"> a. The complex shall only contain up to and including four residential units. b. The minimum net floor area (including toilets and bathrooms, but excluding carparking, garaging or balconies) for any residential unit in the complex shall be: <table border="1" data-bbox="643 1496 1251 1765"> <thead> <tr> <th></th> <th>Number of bedrooms</th> <th>Minimum net floor area</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Studio.</td> <td>35m²</td> </tr> <tr> <td>2.</td> <td>1 Bedroom.</td> <td>45m²</td> </tr> <tr> <td>3.</td> <td>2 Bedrooms.</td> <td>60m²</td> </tr> <tr> <td>4.</td> <td>3 or more Bedrooms.</td> <td>90m²</td> </tr> </tbody> </table> c. Any residential unit fronting a road or public space shall have a habitable space located at the ground level, and at least 50% of all residential units within a complex shall have a habitable space located at the ground level. d. Each of these habitable spaces located at the ground level shall have a minimum floor area of 9m² and a minimum internal dimension of three metres and be internally accessible to the rest of the unit. 		Number of bedrooms	Minimum net floor area	1.	Studio.	35m ²	2.	1 Bedroom.	45m ²	3.	2 Bedrooms.	60m ²	4.	3 or more Bedrooms.	90m ²
	Number of bedrooms	Minimum net floor area															
1.	Studio.	35m ²															
2.	1 Bedroom.	45m ²															
3.	2 Bedrooms.	60m ²															
4.	3 or more Bedrooms.	90m ²															

Activity		Activity specific standards
P4	Older person's housing unit	a. Any older person's housing unit shall have a maximum gross floor area of 120m ² .
P5	Conversion of a family flat existing at 6 December 2013 into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a legal instrument	a. Each converted flat shall have a minimum gross floor area, excluding terraces, garages, sundecks, and verandahs, of 35m ² .
P6	Conversion of a residential unit (within, or as an extension to, a residential unit) into two residential units	a. Each residential unit shall have a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m ² .
P7	Replacement of a residential unit with two residential units	a. The existing site shall be occupied by one residential unit and that residential unit has been, or will be, demolished because the insurer(s) of that unit have determined that the residential unit was uneconomic to repair because of earthquake damage.
P8	Home occupation	<p>a. The gross floor area of the building, plus the area used for outdoor storage area, occupied by the home occupation shall be less than 40m².</p> <p>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</p> <p>c. Any retailing shall be limited to the sale of goods grown or produced on the site, or internet-based sales where no customer visits occur.</p> <p>d. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday; and ii. 0800 – 1900 Saturday, Sunday and public holidays. <p>e. Visitor or staff parking areas shall be outside the road boundary setback.</p> <p>f. Outdoor advertising shall be limited to a maximum area of 2m².</p>
P9	Care of non-resident children within a residential unit in return for monetary payment to the carer	<p>There shall be:</p> <p>a. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and</p> <p>b. at least one carer residing permanently within the residential unit.</p>
P10	Bed and breakfast	<p>There shall be:</p> <p>a. a maximum of six guests accommodated at any one time;</p> <p>b. at least one owner of the residential unit residing permanently on site; and</p> <p>c. no guest given accommodation for more than 90 consecutive days.</p>
P11	Education activity	The activity shall:
P12	Pre-schools	
P13	Health care facility	

Activity		Activity specific standards
		d. not include the storage of more than one heavy vehicle on the site of the activity.
P17	Community welfare facilities	<p>The facility shall:</p> <ul style="list-style-type: none"> a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal, is available b. only occupy a gross floor area of less than 250m²; c. limit the hours of operation to 0700-2100; and d. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road.
P18	Emergency services facilities	Nil
P19	Repair or rebuild of multi-unit residential complexes damaged by the Canterbury earthquakes of 2010 and 2011 on properties with cross leases, company leases or unit titles as at the date of the earthquakes	<ul style="list-style-type: none"> a. Where the repair or rebuild of a building will not alter the building footprint, location, or height, the building need not comply with any of the built form standards. b. Where the building footprint, location, or height is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer: <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.5.2.2 – Building height and 14.5.3.4 – Daylight recession planes; ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes. <p>Clarification: examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.</p> c. If paragraphs a. and b. do not apply, the relevant built form standards apply. <p>Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified only to adjoining property owners (where the consent authority considers this is required, and absent written approval).</p> <p>Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.</p>
P20	Relocation of a building	Nil
P21	Temporary military or emergency service training activities	

Activity		Activity specific standards
P22	Market gardens, community gardens, and garden allotments	

14.5.2.2 Controlled activities

The activities listed below are controlled activities.

Unless otherwise specified, controlled activities shall not be limited or publicly notified.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.14, as set out in the following table.

Activity		The matters over which Council reserves its control:
C1	Fences that do not comply with Rule 14.5.3.9 – Street scene amenity and safety - fences	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
C2	Residential units (including any sleep-outs) containing more than six bedrooms in total	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6
C3	Social housing complexes not complying with Rule 14.5.3.12 – Service, storage and waste management spaces	a. Service, storage and waste management spaces – Rule 14.14.20
C4	Social housing complexes, where the complex does not comply with any one or more of the activity specific standards in Rule 14.5.2.1 P3 c. or d.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18

14.5.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as specified, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Residential unit contained within its own separate site with a minimum net site area that does not meet the standard specified in Rule 14.5.3.1 – Site density by up to 10%.	a. Site density and site coverage – Rule 14.14.2
RD2	Minor residential unit where the minor unit is a detached building and does not comply with any one or more of the activity specific standards in Rule 14.5.2.1 P2 a., b., or c.	a. Minor residential units - Rule 14.14.23
RD3	Conversion of a residential unit (within or as an extension to a residential unit) into two residential units that does not comply with any one or more of the activity specific standards in Rule 14.5.2.1 P6 a.	

Activity		The Council's discretion shall be limited to the following matters:
RD4	Conversion of a family flat existing at 6 December 2013 into a residential unit that does not meet activity specific standards in Rule 14.5.2.1 P5.	
RD5	Social housing complexes, where any residential unit in the complex does not comply with the activity specific standard Rule 14.5.2.1 P3 b.	a. Minimum unit size and unit mix – Rule 14.14.4
RD6	Social housing complexes – over four residential units	a. Residential design principles – Rule 14.14.1 b. Scale of activity – Rule 14.14.5 c. Traffic generation and access safety – Rule 14.14.6
RD7	Older person's housing units that do not comply with the activity specific standard in Rule 14.5.2.1 P4 a.	a. Scale of activity – Rule 14.14.5
RD8	Retirement villages	a. Retirement villages – Rule 14.14.10
RD9	Student hostels owned or operated by a secondary education activity or tertiary education and research activity.	a. Residential design principles – Rule 14.14.1 b. Scale of activity – Rule 14.14.5 c. Traffic generation and access safety – Rule 14.14.6
RD10	Community welfare facilities that do not comply with any one or more of the activity specific standards in Rule 14.5.2.1 P17. Any application arising from this rule shall not be limited or publicly notified.	As relevant to the breached rule: a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD11	Buildings that do not comply with Rule 14.5.3.2 – Building height up to 9m.	a. Impacts on neighbouring property – Rule 14.14.3 b. Residential design principles – Rule 14.14.1.g – Hillside and small settlement areas
RD12	Activities and buildings that do not comply with Rule 14.5.3.3 – Site coverage where the site coverage is exceeded by 10% or less.	a. Site density and site coverage – Rule 14.14.2
RD13	Buildings that do not comply with Rule 14.5.3.4 – Daylight recession planes	a. Impacts on neighbouring property – Rule 14.14.3
RD14	Buildings that do not comply with Rule 14.5.3.6 – Minimum building setback from ridgeline – Montgomery Spur	a. The extent to which the proposal minimises adverse visual effects arising from the development on the Montgomery Spur ridgeline, including consideration of alternative built forms or building platforms, and any proposed mitigation.

Activity		The Council’s discretion shall be limited to the following matters:
		b. Residential design principles – Rule 14.14.1.g – Hillside and small settlement areas
RD15	Buildings that do not comply with Rule 14.5.3.5 – Minimum building setbacks from internal boundaries	a. Impacts on neighbouring properties – Rule 14.14.3
RD16	Buildings that do not comply with Rule 14.5.3.7 – Minimum setback and distance to living area windows and balconies and living space windows facing internal boundaries	b. Minimum building, window and balcony setbacks – Rule 14.14.19
RD17	Buildings that do not comply with Rule 14.5.3.8 – Road boundary building setback. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
RD18	Residential units that do not comply with Rule 14.5.3.11 – Water supply for firefighting. 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).	a. Water supply for fire fighting – Rule 14.14.8
RD19	Activities and buildings that do not comply with any one or more of the activity specific standards in Rule 14.5.2.1 (except P11-P15 activity standard i. relating to storage of heavy vehicles, (refer to D2)) for: a. P8 Home occupation; b. P11 Education activity c. P12 Pre-schools; d. P13 Health care facility; e. P14 Veterinary care facility; f. P15 Places of assembly; and g. P16 Spiritual facilities. Any application arising from this rule shall not be limited or publicly notified.	As relevant to the breached rule: a. Scale of activity - Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD20	Within the Residential Hills Mixed Density Overlay, any activity that does not comply with Rule 14.5.3.2 – Site density. Any application arising from this rule shall not be limited or publicly notified.	a. Scale of activity - Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Residential design principles – Rule 14.14.1.g – Hillside and small settlement areas
RD21	Within the Residential Hills Mixed Density Overlay, the creation of any attached residential units where the total floor area is greater than 500m ² . Any application arising from this rule shall not be limited or publicly notified.	a. Residential design principles – Rule 14.14.1
RD22	Convenience activities	a. Residential design principles – Rule 14.14.1; b. Scale of activity – Rule 14.14.5

Activity	The Council's discretion shall be limited to the following matters:
	c. Traffic generation and access safety – Rule 14.14.6 d. Hours of operation – Rule 14.14.22

14.5.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity
D2	Activities that do not comply with any one or more of the activity specific standards in Rule 14.5.2.1 for: <ul style="list-style-type: none"> a. P1 Residential activity; b. P5 Conversion of an elderly person's housing unit into a residential unit; c. P10 Care of non-resident children in a residential unit; d. P11 Bed and breakfast; or e. Storage of more than one heavy vehicle for P12-P17.
D3	Show homes
D4	Residential unit contained within its own separate site with a minimum net site area that does not meet the standard specified in Rule 14.5.3.1 – Site density by more than 10%
D5	Activities and buildings that do not comply with Rule 14.5.3.3 – Site coverage where the site coverage is exceeded by more than 10%

14.5.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Buildings over 9m in height
NC2	<ul style="list-style-type: none"> a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or ii. within 5 metres of the centre line of a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line or within 5 metres of a foundation of an associated support structure. b. Fences within 5m of a 66kV electricity distribution line, a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line. <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p>

Activity	
	<p>Notes:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.

14.5.3 Built form standards

14.5.3.1 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
1.	In all parts of the Residential Hills Zone except as specified below	650m ²
2.	In Moncks Spur/Mt Pleasant Density Overlay, Shalamar Drive Density Overlay, Upper Kennedys Bush Density Overlay.	850m ²
3.	Within the Residential Mixed Density Overlay - Redmund Spur	<ol style="list-style-type: none"> a. The maximum number of lots shall be 400. b. A minimum of 30% of sites shall have a minimum net area of 1500m².
4.	Within the Residential Mixed Density Overlay - 86 Bridle Path Road (Lot 1 DP412440)	The maximum number of lots shall be 9.
5.	Social housing complexes	There shall be no minimum net site area for any site for any residential unit or older person's housing unit
6.	Older person's housing units	
7.	Retirement villages	

14.5.3.2 Building height

The maximum height of any building shall be:

	Activity	Standard
1.	All buildings unless specified below	8 metres
2.	Minor residential units in the Residential Hills Zone	5.5 metres and of a single storey only

14.5.3.3 Site coverage

The maximum percentage of the net site area covered by buildings excluding:

- a. fences, walls and retaining walls;
- b. eaves and roof overhangs up to 600mm in width from the wall of a building;
- c. uncovered swimming pools up to 800mm in height above ground level; and
- d. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - i. are no more than 800mm above ground level and are uncovered or unroofed; or
 - ii. where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site;

shall be as follows:

	Zone/activity	Standard
1.	All activities in the Residential Hills Zone unless specified below	35%
2.	Social housing complexes, and groups of older person's housing units where all the buildings are single storey. The percentage coverage by buildings shall be calculated over the net area of the site of the entire complex or group, rather than over the net area of any part of the complex or group.	40%
3.	Market gardens	55%
4.	Within the Residential Mixed Density Overlay - Redmund Spur	<ol style="list-style-type: none"> a. For sites greater than 1000m² - 25% or 250m² of ground floor area to a maximum of 350m² in total floor area. b. For sites less than 450m² the maximum site coverage shall be 45%
5.	Within the Residential Mixed Density Overlay - 86 Bridle Path Road	For sites greater than 1000m ² - 25% or 250m ² of ground floor area to a maximum of 350m ² in total floor area

14.5.3.4 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.15.2 Diagram B as relevant, from points 2.3 metres above:
 - i. ground level at the internal boundaries; or
 - ii. where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3 metres above ground level at the furthest boundary of the access lot or access strip or any combination of these areas; or

- iii. where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
- b. The recession plane shall only apply to the midpoint of each section of wall and roof of a building, as shown in Appendix 14.15.2B

Refer to Appendix 14.15.2 for permitted intrusions.

Note: For the purpose of this rule, a section of roof means a continuous part of the roof with the same slope.

14.5.3.5 Minimum building setbacks from internal boundaries

The minimum building setback from internal boundaries shall be as follows:

1.	All buildings not listed in table below	1.8 metres
2.	Accessory buildings where the total length of walls or parts of the accessory building within 1.8 metres of each internal boundary does not exceed 10.1 metres in length	Nil
3.	Decks and terraces at or below ground floor level	Nil
4.	Buildings that share a common wall along an internal boundary	Nil
5.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre

14.5.3.6 Minimum building setback from ridgeline – Montgomery Spur

No buildings shall be erected on those parts of sites within a 10 metre elevation setback from the ridgeline as identified on Appendix 14.15.7.

14.5.3.7 Minimum setback and distance to living area windows and balconies and living space windows facing internal boundaries

- a. The minimum setback for living area windows at first floor from an internal boundary shall be 4 metres.
- b. Where the window is adjacent to an access way, the setback shall be measured from the far side of the accessway.

14.5.3.8 Road boundary building setback

The minimum road boundary building setback shall be:

1.	All buildings	4 metres
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Except for:

- a. A garage where:
 - i. the side walls are parallel to the road boundary and no more than 6.5 metres in length;

- ii. the side walls facing the road contain a window with a minimum dimension of at least 0.6 metres (including the window frame);
- iii. the space between the side wall and the road boundary contains a landscaping strip of at least 2 metres in width that includes a minimum of two trees capable of reaching four metres height at maturity; and
- iv. where the access to the garage is located adjacent to a side boundary:
 - A. a landscaping strip of at least 0.6 metres width, planted with species capable of reaching 1.5 metres height at maturity, is located along the side boundary up to the line of the existing residential unit.

Where the planting conflicts with required visibility splays the visibility splay rules will prevail and the planting not be required.

See Figure 3.

- b. A garage where:
 - i. the garage is a single garage, with the door facing the road boundary, accessed from a local road;
 - ii. the garage is a maximum 3.6 metres wide;
 - iii. the garage is fitted with a sectional door that does not intrude into the driveway when open and can be operated with an automatic opener. Where the garage is more than 3.5 metres from the road boundary an automatic opener is not required; and
 - iv. no part of the garage door when opening or shutting extends beyond the site boundary.

See Figure 4.

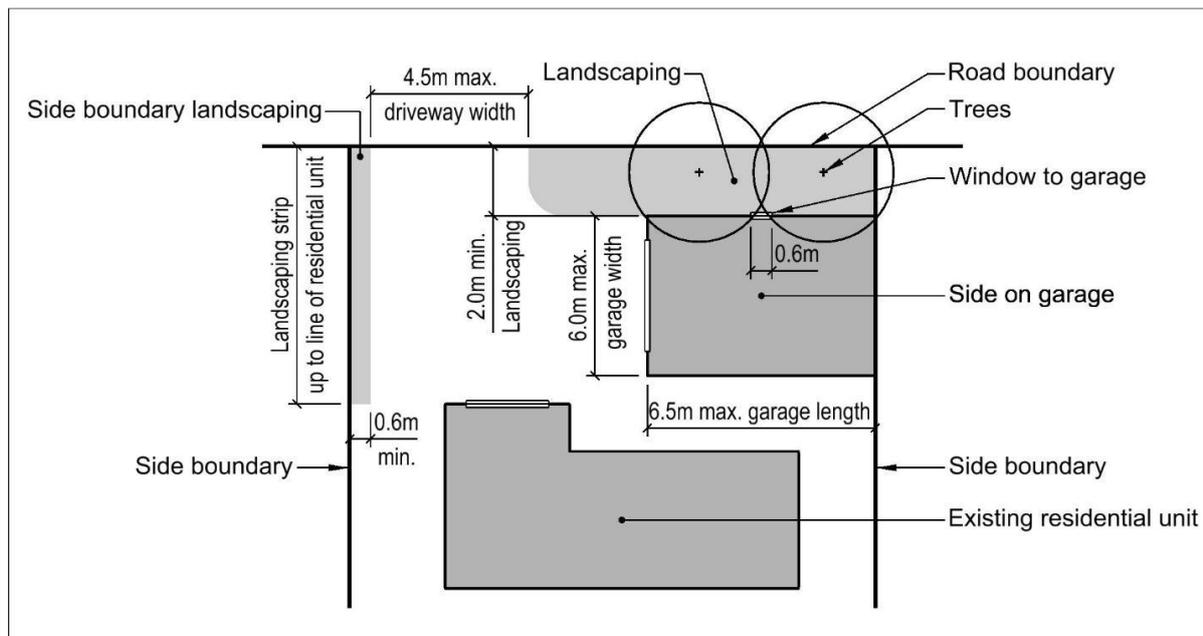


Figure 3: Side extension

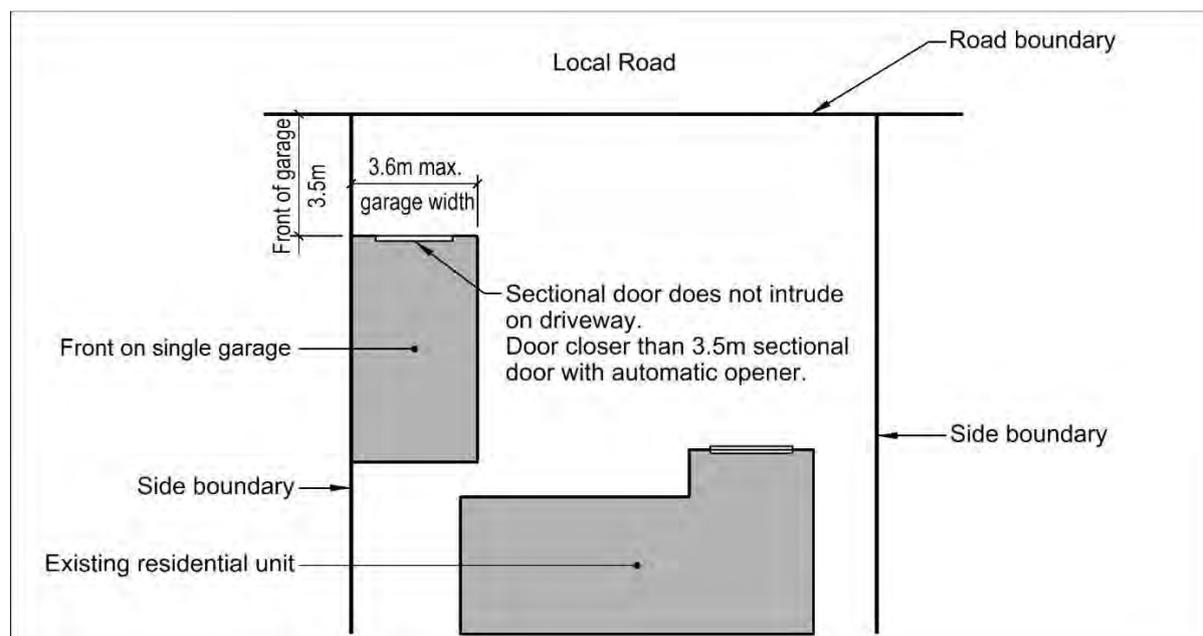


Figure 4: Front extension

14.5.3.9 Street scene amenity and safety – fences

- a. The maximum height of any fence in the required building setback from a road boundary shall be 1.8 metres.
- b. This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential, or residential and commercial or industrial.

Note: For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

14.5.3.10 Building reflectivity

- a. All roof finishes are not to exceed 30% light reflectance value (LRV).

14.5.3.11 Water supply for fire fighting

- a. Sufficient water supply and access to water supplies for fire fighting shall be made available to all residential units via Council's urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008).
- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.

14.5.3.12 Service, storage and waste management spaces

- a. For social housing complexes:
- i. each residential unit shall be provided with at least 2.25m² with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
 - ii. each residential unit shall be provided with at least 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
 - iii. the required spaces in a. and/or b. for each residential unit shall be provided either individually, or within a dedicated shared communal space.

14.5.4 Area specific rules — Residential Hills Zone

The following rules apply to the areas specified. All activities are also subject to the rules in 14.5.2 and 14.5.3 unless specified otherwise.

14.5.4.1 Area specific controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.14, as set out in the following table.

	Location	Controlled activity	The matters over which Council reserves its control
C1	Character Area Overlay	<p>a. The relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development, where it is:</p> <ol style="list-style-type: none"> i. visible from the street; ii. located in that part of the site between the road boundary and the main residential unit on the site; or iii. involves changes to the front façade of the main residential unit of the site. <p>b. This rule does not apply to:</p> <ol style="list-style-type: none"> i. fences that are 1 metre in height or less ii. accessory buildings that are located to the rear of the main residential unit on the site and are less than 5m in height iii. fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space. 	<p>a. Character Area Overlay – Rule 14.14.24</p>

	Location	Controlled activity	The matters over which Council reserves its control
		Any application arising from this rule shall not be limited or publicly notified.	

14.6 *This number is not used*

14.7 Rules — Residential Large Lot Zone

14.7.1 *This number is not used.*

14.7.2 Activity status tables

14.7.2.1 Permitted activities

The activities listed below are permitted activities in the Residential Large Lot Zone if they meet any activity specific standards set out in this table and the applicable built form standards in Rule 14.7.3.

Activities may also be restricted discretionary, discretionary, or non-complying as specified in Rules 14.7.2.3, 14.7.2.4, and 14.7.2.5.

Activity		Activity specific standards
P1	Residential activity, except for boarding houses	<ul style="list-style-type: none"> a. No more than one heavy vehicle shall be stored on the site of the residential activity. 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.
P2	Minor residential unit where the existing site it is to be built on contains only one residential unit	<ul style="list-style-type: none"> a. The site containing the unit shall have a minimum net site area as specified in Rule 14.7.3.2 – Site density. b. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 70m². c. The parking areas of both units shall be accessed from the same access.
P3	The erection of one residential unit on 12A, 12B and 12D Vangioni Lane, Akaroa, as shown in Appendix 14.15.11	<ul style="list-style-type: none"> a. No more than one heavy vehicle shall be stored on the site of the residential activity. 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.
P4	Older person's housing unit	<ul style="list-style-type: none"> a. Any older person's housing unit shall have a maximum gross floor area of 120m².
P5	Home occupation	<ul style="list-style-type: none"> a. The gross floor area of the building, plus the area used for outdoor storage area, occupied by the home occupation shall be less than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two. c. Any retailing shall be limited to the sale of goods grown or produced on the site, or internet-based sales where no customer visits occur. d. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:

Activity		Activity specific standards										
		<ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday; and ii. 0800 – 1900 Saturday, Sunday and public holidays. e. Visitor or staff parking areas shall be outside the road boundary setback. f. Outdoor advertising shall be limited to a maximum area of 2m². 										
P6	Care of non-resident children within a residential unit in return for monetary payment to the carer	<p>There shall be:</p> <ul style="list-style-type: none"> a. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and b. at least one carer residing permanently within the residential unit. 										
P7	Bed and breakfast	<p>There shall be:</p> <ul style="list-style-type: none"> a. a maximum of six guests accommodated at any one time; b. at least one owner of the residential unit residing permanently on site; and c. no guest given accommodation for more than 90 consecutive days. 										
P8	Education activity	The activity shall:										
P9	Pre-schools	a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal, is available;										
P10	Health care facility	b. only occupy a gross floor area of building of less than 250m ² ;										
P11	Veterinary care facility	c. limit outdoor advertising to a maximum area of 2m ² ;										
P12	Places of assembly	<p>d. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of:</p> <table border="1" data-bbox="667 1196 1370 1722"> <tbody> <tr> <td data-bbox="667 1196 935 1391">Education activity</td> <td data-bbox="935 1196 1370 1391"> <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Saturday; and ii. Closed Sunday and public holidays. </td> </tr> <tr> <td data-bbox="667 1391 935 1585">Pre-schools</td> <td data-bbox="935 1391 1370 1585"> <ul style="list-style-type: none"> iii. 0700 – 2100 Monday to Friday, and iv. 0700 – 1300 Saturday, Sunday and public holidays. </td> </tr> <tr> <td data-bbox="667 1585 935 1639">Health care facility</td> <td data-bbox="935 1585 1370 1639">v. 0700 – 2100.</td> </tr> <tr> <td data-bbox="667 1639 935 1693">Veterinary care facility</td> <td data-bbox="935 1639 1370 1693"></td> </tr> <tr> <td data-bbox="667 1693 935 1722">Places of assembly</td> <td data-bbox="935 1693 1370 1722"></td> </tr> </tbody> </table> <ul style="list-style-type: none"> e. in relation to pre-schools, limit outdoor play areas and facilities to those that comply with the Group 1 acoustic standard for residential zones; f. in relation to pre-schools, veterinary care facilities, health care facilities and places of assembly: <ul style="list-style-type: none"> i. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential 	Education activity	<ul style="list-style-type: none"> i. 0700 – 2100 Monday to Saturday; and ii. Closed Sunday and public holidays. 	Pre-schools	<ul style="list-style-type: none"> iii. 0700 – 2100 Monday to Friday, and iv. 0700 – 1300 Saturday, Sunday and public holidays. 	Health care facility	v. 0700 – 2100.	Veterinary care facility		Places of assembly	
Education activity	<ul style="list-style-type: none"> i. 0700 – 2100 Monday to Saturday; and ii. Closed Sunday and public holidays. 											
Pre-schools	<ul style="list-style-type: none"> iii. 0700 – 2100 Monday to Friday, and iv. 0700 – 1300 Saturday, Sunday and public holidays. 											
Health care facility	v. 0700 – 2100.											
Veterinary care facility												
Places of assembly												

Activity		Activity specific standards
		<p>neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and</p> <p>ii. only locate on residential blocks where there are no more than two non-residential activities already within that block;</p> <p>Note: See Figure 1.</p> <p>g. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;</p> <p>h. in relation to places of assembly, entertainment facilities shall be closed Sunday and public holidays; and</p> <p>i. not include the storage of more than one heavy vehicle on the site of the activity.</p>
P13	Spiritual facilities	<p>The facility shall:</p> <p>a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either formal or informal, is available;</p> <p>b. only occupy a gross floor area of building of less than 250m²;</p> <p>c. limit the hours of operation to 0700-2100; and</p> <p>d. not include the storage of more than one heavy vehicle on the site of the activity.</p>
P14	Community welfare facilities	<p>The facility shall:</p> <p>a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either formal or informal, is available;</p> <p>b. only occupy a gross floor area of building of less than 250m²;</p> <p>c. limit the hours of operation when the site is open to patients or clients and deliveries to between the hours of 0700 – 2100;</p> <p>d. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and</p> <p>e. not include the storage of more than one heavy vehicle on the site of the activity.</p>
P15	Emergency services facilities	Nil
P16	Conservation activity	
P17	Farming activity	
P18	Passive recreation activity	
P19	Indigenous vegetation clearance in the Akaroa Hillslopes Density Overlay	<p>a. Any indigenous vegetation clearance undertaken in any continuous period of five years shall not exceed:</p> <p>i. 300m² per site, provided that where a site is already partially cleared, the total amount of land cleared on the site over the period shall not exceed 300m²; or</p>

Activity		Activity specific standards
		ii. 300m ² where a site is greater than 1 hectare in area.
P20	Repair or rebuild of multi-unit residential complexes damaged by the Canterbury earthquakes of 2010 and 2011 on properties with cross leases, company leases or unit titles as at the date of the earthquakes	<p>a. Where the repair or rebuild of a building will not alter the building footprint, location, or height, the building need not comply with any of the built form standards.</p> <p>b. Where the building footprint, location, or height is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer:</p> <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.7.3.2 – Building height and 14.7.3.4 – Daylight recession planes; ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes. <p>Clarification: examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.</p> <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>Any application arising not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified only to adjoining property owners (where the consent authority considers this is required, and absent written approval).</p> <p>Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.</p>
P21	Relocation of a building	Nil
P22	Temporary military or emergency service training activities	
P23	Market gardens, community gardens, and garden allotments	

14.7.2.2 *This number is not used.*

14.7.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as specified, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any new building, and associated activity, within the Akaroa Hillslopes Density Overlay with a gross floor area greater than 100m ² .	a. Residential design principles – Rule 14.14.1
RD2	Residential unit contained within its own separate site with a minimum net site area that does not meet the standard specified in Rule 14.7.3.1 – Site density by up to 10%. Any application arising from this rule shall not be limited or publicly notified.	a. Site density and site coverage – Rule 14.14.2
RD3	Minor residential unit where the minor unit does not meet the activity specific standards in Rule 14.7.2.1 P2 a., b., c., or d.	a. Minor residential units - Rule 14.14.23
RD4	Older person's housing units that do not comply with the activity specific standard in Rule 14.7.2.1 P4 a.	a. Scale of activity – Rule 14.14.5
RD5	Retirement villages	a. Retirement villages – Rule 14.14.10
RD6	Activities and buildings that do not comply with any one or more of the activity specific standards in Rule 14.7.2.1 (except P8-P12 activity standard i. relating to storage of heavy vehicles, (refer to D2)) for: a. P8 Education activity b. P9 Pre-schools; c. P10 Health care facility; d. P11 Veterinary care facility; e. P12 Places of assembly; f. P13 Spiritual facilities; and g. P14 Community welfare facilities Any application arising from this rule shall not be limited or publicly notified.	As relevant to the breached rule: a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD7	Activities and buildings that do not comply with any one or more of the activity specific standards in Rule 14.7.2.1 for: a. P5 Home occupation b. P6 Care of non-resident children within a residential unit in return for monetary payment to the carer; and c. P7 Bed and breakfast.	As relevant to the breached rule: a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD8	Clearance of vegetation that does not comply with the activity specific standards in Rule 14.7.2.1 P19	a. Indigenous vegetation clearance in Akaroa Hillslopes Density Overlay – Rule 14.14.25
RD9	Buildings that do not comply with Rule 14.7.3.2 – Building height up to 9m.	a. Impacts on neighbouring property – Rule 14.14.3 b. Residential design principles – Rule 14.14.1.g – Hillside and small settlement areas

Activity		The Council's discretion shall be limited to the following matters:
RD10	Activities and buildings that do not comply with Rule 14.7.3.3 – Site coverage where the site coverage is exceeded by 10% or less.	a. Site density and site coverage – Rule 14.14.2
RD11	Buildings that do not comply with Rule 14.7.3.4 – Daylight recession planes	a. Impacts on neighbouring property – Rule 14.14.3
RD12	Buildings that do not comply with Rule 14.7.3.5 – Minimum building setbacks from internal boundaries	a. Impacts on neighbouring properties – Rule 14.14.3 b. Minimum building, window and balcony setbacks – Rule 14.14.19
RD13	Buildings that do not comply with Rule 14.7.3.6 – Road boundary building setback. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
RD14	Buildings that do not comply with Rule 14.7.3.7 – Building reflectivity and colour. Any application arising from this rule shall not be limited or publicly notified.	a. Residential design principles – Rule 14.14.1.g
RD15	Residential units that do not comply with Rule 14.7.3.8 – Water supply for firefighting. 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).	a. Water supply for fire fighting – Rule 14.14.8
RD16	Activities that do not comply with Rule 14.7.3.9 – Landscaped areas – Worsleys Road. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18

14.7.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity
D2	Activities that do not comply with any one or more of the activity specific standards in Rule 14.7.2.1 for: a. P1 Residential activity; b. Storage of more than one heavy vehicle for P8-P12, P13 or P14.
D3	Show homes
D4	Residential unit contained within its own separate site with a minimum net site area that does not meet the standard specified in Rule 14.7.3.1 – Site density by more than 10%
D5	Activities and buildings that do not comply with Rule 14.7.3.3 – Site coverage where the site coverage is exceeded by more than 10%

14.7.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Buildings over 9m in height
NC2	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or ii. within 5 metres of the centre line of a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5m of a 66kV electricity distribution line, a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.

14.7.3 Built form standards

14.7.3.1 Site density

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

	Area	Standard
1.	In all parts of the Residential Large Lot Zone except as specified below	1500m ²
2.	Residential Large Lot Density Overlay	3000m ²
3.	Akaroa Hillslopes Density Overlay	5000m ²
4.	Allandale Density Overlay	In accordance with the Development Plan in Appendix 8.6.13

	Area	Standard
5.	Samarang Bay Density Overlay	In accordance with the Development Plan in Appendix 8.6.12.
6.	Older person's housing units Retirement village	There shall be no minimum net site area for any site for any residential unit or older person's housing unit

14.7.3.2 Building height

The maximum height of any building shall be:

	Activity	Standard
1.	All buildings unless specified below	8 metres
2.	Minor residential units in the Residential Large Lot Zone	5.5 metres and of a single storey only

14.7.3.3 Site coverage

The maximum percentage of the net site area covered by buildings excluding:

- a. fences, walls and retaining walls;
- b. eaves and roof overhangs up to 600mm in width from the wall of a building;
- c. uncovered swimming pools up to 800mm in height above ground level; and
- d. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - i. are no more than 800mm above ground level and are uncovered or unroofed; or
 - ii. where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site;

shall be as follows:

	Zone/activity	Standard
1.	All activities in the Residential Large Lot Zone unless specified below	40% or 300m ² , whichever is the lesser
2.	All activities in the Akaroa Hillslopes Density Overlay, and Worsleys Road as shown in Appendix 14.15.9	10% or 250m ² whichever is the lesser
3.	All activities in the Samarang Bay Density Overlay	
4.	All activities in the Allandale Density Overlay	10% or 500m ² whichever is the lesser
5.	Market gardens	55%

14.7.3.4 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.15.2 Diagram F, from points 2.3 metres above:
 - i. ground level at the internal boundaries; or
 - ii. where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3 metres above ground level at the furthest boundary of the access lot or access strip or any combination of these areas; or
 - iii. where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
- b. The recession plane shall only apply to the midpoint of each section of wall and roof of a building, as shown in Appendix 14.15.2B.
- c. Except in Worsleys Road where the recession planes shall commence from points 2.3m above a line at ground level 5 metres inside internal boundaries.

Note: For the purpose of this rule, a section of roof means a continuous part of the roof with the same slope.

Refer to Appendix 14.15.2 for permitted intrusions.

14.7.3.5 Minimum building setbacks from internal boundaries

The minimum building setback from internal boundaries shall be as follows:

1.	All buildings not listed in table below	3 metres
2.	All buildings in the Allandale Density Overlay and Samarang Bay Density Overlay	15 metres
3.	All buildings in the Akaroa Hillslopes Density Overlay, and Worsleys Road as shown in Appendix 14.15.9	5 metres
4.	Accessory buildings where the total length of walls or parts of the accessory building within 1.8 metres of each internal boundary does not exceed 10.1 metres in length	Nil
5.	Decks and terraces at or below ground floor level	Nil
6.	Buildings that share a common wall along an internal boundary	Nil
7.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre

14.7.3.6 Road boundary building setback

The minimum road boundary building setback shall be:

1.	Any buildings with a garage vehicle door facing the road	5.5 metres
2.	Buildings without a garage vehicle door facing the road	5 metres
3.	All buildings in the Akaroa Hillslopes Density Overlay, and Worsleys Road as shown in Appendix 14.15.9	5 metres

4.	All buildings in the Allandale Density Overlay and Samarang Bay Density Overlay	15 metres
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14.7.3.7 Building reflectivity and colour

- a. All roof finishes are not to exceed 30% light reflectance value (LRV).
- b. Within the Worsleys Road area as shown in Appendix 14.15.9:
 - i. any building or structure or any addition or alteration to a building or structure (excluding trim which does not exceed 200mm in more than one dimension, doors which do not exceed 1.2 x 2.2m, or guttering), shall be limited to a colour and reflectivity as specified in Appendix 14.15.9; and
 - ii. any trim or guttering not exceeding 200mm in more than one dimension, or door which does not exceed 1.2 x 2.2m is not required to comply with the colour requirements specified in Rule 14.7.3.7.b.i. above provided that its reflectivity is less than 70%.
- c. Within the Samarang Bay Density Overlay and the Allandale Density Overlay, all buildings shall be finished in colours complying with the colour palette described in Appendix 14.15.10.

14.7.3.8 Water supply for fire fighting

- a. Sufficient water supply and access to water supplies for fire fighting shall be made available to all residential units via Council's urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008).
- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.

14.7.3.9 Landscaped areas - Worsleys Road

- a. A minimum of 6 trees shall be planted within 20m of each residential unit located in the Worsleys Road shown in Appendix 14.15.9.
- b. All landscaping/trees required by this rule shall be in accordance with the provisions in Appendix 6.11.6 (Rules and guidance for landscaping and tree planting)
- c. In addition to 14.7.3.9b. above the following trees shall not be planted:
 - i. *Fraxinus excelsior* 'Aurea' (Golden Ash) (or similar yellow ash species)
 - ii. *Gleditsia tricanthos* 'Sunburst' (Honey Locust) (or similar yellow varieties of the honey locust)
 - iii. *Robinia pseudoacacia* 'Frisia' (Black Locust) (or similar yellow varieties of the black locust)
 - iv. *Ulmus procera* 'Louis van Houtte' (Golden Elm) (or similar yellow elm varieties)

- v. *Arucaria heterophylla* (Norfolk Pine)
- vi. Any eucalyptus (gum) species and any conifer species such as *Chamaecyparis spp*, *Cupressocyparis leylandii spp*. (eg. Golden Macrocarpa), *Pinus spp*, *Thuja spp*. but conifers which are indigenous to New Zealand (eg. rimu and totara) are not excluded from being planted under this rule.

14.8 Rules — Residential Small Settlement Zone

14.8.1 *This number is not used.*

14.8.2 Activity status tables

14.8.2.1 Permitted activities

The activities listed below are permitted activities in the Residential Small Settlement Zone if they meet any activity specific standards set out in this table and the applicable built form standards in Rule 14.7.3.

Activities may also be controlled, restricted discretionary, discretionary, or non-complying as specified in Rules 14.8.2.2, 14.8.2.3, 14.8.2.4, and 14.8.2.5.

Activity		Activity specific standards
P1	Residential activity, except for boarding houses	<ul style="list-style-type: none"> a. No more than one heavy vehicle shall be stored on the site of the residential activity. 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.
P2	Minor residential unit where the existing site it is to be built on contains only one residential unit	<ul style="list-style-type: none"> a. The site containing the unit shall have a minimum net site area of 1000m². b. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 70m². c. The parking areas of both units shall be accessed from the same access.
P3	Older person's housing unit	<ul style="list-style-type: none"> a. Any older person's housing unit shall have a maximum gross floor area of 120m².
P4	Home occupation	<ul style="list-style-type: none"> a. The gross floor area of the building, plus the area used for outdoor storage area, occupied by the home occupation shall be less than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two. c. Any retailing shall be limited to the sale of goods grown or produced on the site, or internet-based sales where no customer visits occur. d. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday; and ii. 0800 – 1900 Saturday, Sunday and public holidays. e. Visitor or staff parking areas shall be outside the road boundary setback. f. Outdoor advertising shall be limited to a maximum area of 2m².
P5	Care of non-resident children within a residential unit in	<p>There shall be:</p> <ul style="list-style-type: none"> a. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and

Activity	Activity specific standards										
return for monetary payment to the carer	b. at least one carer residing permanently within the residential unit.										
P6 Bed and breakfast	There shall be: a. a maximum of six guests accommodated at any one time; b. at least one owner of the residential unit residing permanently on site; and c. no guest given accommodation for more than 90 consecutive days.										
P7 Education activity	The activity shall:										
P8 Pre-schools	a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal, is available;										
P9 Health care facility											
P10 Veterinary care facility	b. only occupy a gross floor area of building of less than 200m ² , or in the case of veterinary care facility 250m ² ;										
P11 Places of assembly	<p>c. limit outdoor advertising to a maximum area of 2m²;</p> <p>d. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of:</p> <table border="1" data-bbox="608 864 1310 1391"> <tbody> <tr> <td data-bbox="608 864 874 1055">Education activity</td> <td data-bbox="874 864 1310 1055">i. 0700 – 2100 Monday to Saturday; and ii. Closed Sunday and public holidays.</td> </tr> <tr> <td data-bbox="608 1055 874 1245">Pre-schools</td> <td data-bbox="874 1055 1310 1245">iii. 0700 – 2100 Monday to Friday, and iv. 0700 – 1300 Saturday, Sunday and public holidays.</td> </tr> <tr> <td data-bbox="608 1245 874 1296">Health care facility</td> <td data-bbox="874 1245 1310 1296">v. 0700 – 2100.</td> </tr> <tr> <td data-bbox="608 1296 874 1348">Veterinary care facility</td> <td data-bbox="874 1296 1310 1348"></td> </tr> <tr> <td data-bbox="608 1348 874 1391">Places of assembly</td> <td data-bbox="874 1348 1310 1391"></td> </tr> </tbody> </table> <p>e. in relation to pre-schools, limit outdoor play areas and facilities to those that comply with the Group 1 acoustic standard for residential zones;</p> <p>f. in relation to pre-schools, veterinary care facilities, health care facilities and places of assembly:</p> <p>i. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and</p> <p>ii. only locate on residential blocks where there are no more than two non-residential activities already within that block;</p> <p>Note: See Figure 1.</p> <p>g. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;</p> <p>h. in relation to places of assembly, entertainment facilities shall be closed Sunday and public holidays; and</p>	Education activity	i. 0700 – 2100 Monday to Saturday; and ii. Closed Sunday and public holidays.	Pre-schools	iii. 0700 – 2100 Monday to Friday, and iv. 0700 – 1300 Saturday, Sunday and public holidays.	Health care facility	v. 0700 – 2100.	Veterinary care facility		Places of assembly	
Education activity	i. 0700 – 2100 Monday to Saturday; and ii. Closed Sunday and public holidays.										
Pre-schools	iii. 0700 – 2100 Monday to Friday, and iv. 0700 – 1300 Saturday, Sunday and public holidays.										
Health care facility	v. 0700 – 2100.										
Veterinary care facility											
Places of assembly											

Activity		Activity specific standards
		i. not include the storage of more than one heavy vehicle on the site of the activity.
P12	Spiritual facilities	The facility shall: <ul style="list-style-type: none"> a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either formal or informal, is available; b. only occupy a gross floor area of building of less than 250m²; c. limit the hours of operation to 0700-2100; and d. not include the storage of more than one heavy vehicle on the site of the activity.
P13	Community welfare facilities	The facility shall: <ul style="list-style-type: none"> a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either formal or informal, is available; b. only occupy a gross floor area of building of less than 250m²; c. limit the hours of operation when the site is open to patients and clients and deliveries to between the hours of 0700 – 2100; d. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and e. not include the storage of more than one heavy vehicle on the site of the activity.
P14	Emergency services facilities	Nil
P15	Reserves	
P16	Heli-landing areas	<ul style="list-style-type: none"> a. Sites shall be greater than 3000m² in area. b. The number of flights shall not exceed 12 (24 movements) in any calendar year. c. The flights shall not take place on more than five days in any one month period. d. The flights shall not exceed three in any one week. e. Any movements shall only occur between 0800 and 1800hrs. f. No movements shall take within 25 metres of any residential unit unless that residential unit is owned and occupied by the helicopter user. g. A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the Council when requested.
P17	Repair or rebuild of multi-unit residential complexes damaged by the Canterbury earthquakes of 2010 and 2011 on properties with cross	<ul style="list-style-type: none"> a. Where the repair or rebuild of a building will not alter the building footprint, location, or height, the building need not comply with any of the built form standards. b. Where the building footprint, location, or height is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer:

Activity	Activity specific standards
leases, company leases or unit titles as at the date of the earthquakes	<p>i. the only built form standards that shall apply are those specified in Rules 14.8.2.2 – Building height and 14.8.3.4 – Daylight recession planes;</p> <p>ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres;</p> <p>iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes.</p> <p>Clarification: examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.</p> <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>Any application arising from non-compliance with standards a. and b.i. shall not be publicly notified, and may be limited notified only to adjoining property owners (where the consent authority considers this is required, and absent written approval).</p> <p>Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.</p>
P18 Relocation of a building	Nil
P19 Temporary military or emergency service training activities	
P20 Market gardens, community gardens, and garden allotments	

14.8.2.2 Controlled activities

The activities listed below are controlled activities.

Unless otherwise specified, controlled activities shall not be limited or publicly notified.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.14, as set out in the following table.

Activity	The Council's control is reserved to the following matters:
C1 Residential units (including any sleep-outs) containing more than 6 bedrooms in total	<p>a. Scale of activity – Rule 14.14.5</p> <p>b. Traffic generation and access safety - Rule 14.14.6</p>

14.8.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as specified, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Residential unit contained within its own separate site with a minimum net site area that does not meet the standard specified in Rule 14.8.3.1 – Site density.	a. Site density and site coverage – Rule 14.14.2
RD2	Minor residential unit that does not comply with any one or more of the activity specific standards in Rule 14.8.2.1 P2 a., b., or c.	a. Minor residential units - Rule 14.14.23
RD3	Older person's housing units that do not comply with the activity specific standard in Rule 14.8.2.1 P3 a.	a. Scale of activity – Rule 14.14.5
RD4	Retirement villages able to provide a legal on-site treatment and disposal system or be able to be serviced by the Council's wastewater system while ensuring there is adequate capacity within the Council's system to service the existing zoned land.	a. Retirement villages – Rule 14.14.10 Note: Geriatric hospice and hospital care are subject to health care facility provisions.
RD5	Residential units within the Takamatua Overlay Area and Robinsons Bay Overlay Area. Any application arising from this rule shall not be limited or publicly notified.	a. Layout in accordance with the Development Plan in Appendix 8.6.10 and Appendix 8.6.11
RD6	Convenience activities	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22 d. Residential design principles – Rule 14.14.1
RD7	Camping grounds	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD8	Activities and buildings that do not comply with any one or more of the activity specific standards in Rule 14.8.2.1 (except P7-P11 activity standard i. relating to storage of heavy vehicles, (refer to D2)) for: a. P7 Education activity b. P8 Pre-schools; c. P9 Health care facility; d. P10 Veterinary care facility; e. P11 Places of assembly;	As relevant to the breached rule: a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22

Activity	The Council's discretion shall be limited to the following matters:
f. P12 Spiritual facilities; and g. P13 Community welfare facilities. Any application arising from this rule shall not be limited or publicly notified.	
RD9 Activities and buildings that do not comply with any one or more of the activity specific standards in Rule 14.8.2.1 for: a. P4 Home occupation b. P5 Care of non-resident children within a residential unit in return for monetary payment to the carer; and c. P6 Bed and breakfast. Any application arising from this rule shall not be publicly notified but may be limited notified to affected persons.	As relevant to the breached rule: a. Scale of activity - Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD10 Buildings that do not comply with Rule 14.8.3.2 – Building height up to 9m.	a. Impacts on neighbouring property – Rule 14.14.3 b. Residential design principles – Rule 14.14.1.g – Hillside and small settlement areas
RD11 Activities and buildings that do not comply with Rule 14.8.3.3 – Site coverage	a. Site density and site coverage – Rule 14.14.2
RD12 Buildings that do not comply with Rule 14.8.3.4 – Daylight recession planes	a. Impacts on neighbouring property – Rule 14.14.3
RD13 Buildings that do not comply with Rule 14.8.3.5 – Minimum building setbacks from internal boundaries	a. Impacts on neighbouring properties – Rule 14.14.3 b. Minimum building, window and balcony setbacks – Rule 14.14.19
RD14 Buildings that do not comply with Rule 14.8.3.6 – Road boundary building setback. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
RD15 Buildings that do not comply with Rule 14.8.3.7 – Building reflectivity and colour	a. Residential design principles – Rule 14.14.1.g
RD16 Residential units that do not comply with Rule 14.8.3.8 – Water supply for firefighting. 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).	a. Water supply for fire fighting – Rule 14.14.8

14.8.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity
D2	Activities that do not comply with any one or more of the activity specific standards in Rule 14.8.2.1 for: <ul style="list-style-type: none"> a. P1 Residential activity; b. Storage of more than one heavy vehicle for P7- P13.
D3	Heli-landing areas that do not comply with the activity specific standards in Rule 14.8.2.1 P16.

14.8.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Buildings over 9m in height
NC2	<ul style="list-style-type: none"> a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or ii. within 5 metres of the centre line of a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line or within 5 metres of a foundation of an associated support structure. b. Fences within 5m of a 66kV electricity distribution line, a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line. <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.

14.8.3 Built form standards

14.8.3.1 Site density

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

	Area	Standard
1.	Residential Small Settlement Zone except as specified below.	1000m ²
2.	Allotments created before October 2014 and less than 1000m ² but greater than 500m ²	No more than 1 residential unit per site
3.	For that part of the Residential Small Settlement Zone identified in Appendix 8.6.10 Takamatua development plan	No more than 1 residential unit per site
4.	For that part of the Residential Small Settlement Zone identified in Appendix 8.6.10 Takamatua Outline development plan on those properties located at 1 Lushingtons Road and 6 Kotare Lane	No more than 1 residential unit per site
5.	Within the Kainga Density Overlay Area 1 and 2	450m ²
6.	Older person's housing units Retirement village	There shall be no minimum net site area for any site for any residential unit or older person's housing unit

14.8.3.2 Building height

The maximum height of any building shall be:

	Activity	Standard
1.	All buildings unless specified below	8 metres
2.	Accessory buildings	4.5 metres
3.	Buildings in the Kainga Overlay Area 2	5 metres

14.8.3.3 Site coverage

The maximum percentage of the net site area covered by buildings excluding:

- a. fences, walls and retaining walls;
- b. eaves and roof overhangs up to 600mm in width from the wall of a building;
- c. uncovered swimming pools up to 800mm in height above ground level; and
- d. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - i. are no more than 800mm above ground level and are uncovered or unroofed; or
 - ii. where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site;

shall be as follows:

	Zone/activity	Standard
1.	All activities in the Residential Small Settlement Zone unless specified below	25%, or 250m ² ground floor area to a total maximum of 350m ² total floor areas, whichever is the lesser

	Zone/activity	Standard
2.	Kainga Overlay Area 2	40%

14.8.3.4 Daylight recession planes

- a. No part of any building shall project beyond a building envelope contained by a 45 degree recession plane measured at any point 2 metres above any adjoining site boundary that is not a road boundary.
- b. Within the Kainga Overlay Area 1 and 2 and the Spencerville Overlay Area, buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.15.2 Diagram A, from points 2.3 metres above:
 - i. ground level at the internal boundaries; or
 - ii. where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3 metres above ground level at the furthest boundary of the access lot or access strip or any combination of these areas; or
 - iii. where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.

14.8.3.5 Minimum building setbacks from internal boundaries

- a. The minimum building setback from internal boundaries shall be as follows:

1.	Side and rear internal boundaries	3 metres
2.	Side and rear internal boundaries in the Spencerville Overlay Area and the Kainga Overlay Areas 1 and 2	2 metres

- b. There shall be no minimum setback from internal boundaries for accessory buildings where the length of any wall located within the setbacks specified in clause a. above is less than 6 metres.

14.8.3.6 Road boundary building setback

The minimum road boundary building setback shall be:

1.	Any buildings with a garage vehicle door facing the road	5 metres
2.	Buildings without a garage vehicle door facing the road	4.5 metres
3.	In the Kainga Overlay Area 2	3 metres from the common boundary of the leased land and the internal road

14.8.3.7 Building reflectivity and colour

- a. All roof finishes are not to exceed 30% light reflectance value (LRV).

14.8.3.8 Water supply for fire fighting

- a. Sufficient water supply and access to water supplies for fire fighting shall be made available to all residential units via Council's urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008).
- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.

14.9 Rules – Residential New Neighbourhood Zone

14.9.1 *This number is not used.*

14.9.2 Activity status tables

14.9.2.1 Permitted activities

The activities listed below are permitted activities in the Residential New Neighbourhood Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 14.9.3

Activities may also be controlled, restricted discretionary, discretionary, or non-complying as specified in Rules 14.9.2.2, 14.9.2.3, 14.9.2.4, and 14.9.2.5.

Activity		Activity specific standards
P1	Residential activity, except for boarding houses	<ul style="list-style-type: none"> a. No more than one heavy vehicle shall be stored on the site of the residential activity. 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.
P2	Minor residential unit where the minor unit is a detached building and the existing site it is to be built on contains only one residential unit	<ul style="list-style-type: none"> a. The existing site containing both units shall have a minimum net site area of 450m². b. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 80m². c. The parking areas of both units shall be accessed from the same access. d. 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 6 metres. This total space can be provided as: <ul style="list-style-type: none"> i. a single continuous area; or ii. 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>Note: This requirement replaces the general outdoor living space requirements set out in Rule 14.9.3.3</p>
P3	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil
P4	Older person's housing unit	<ul style="list-style-type: none"> a. A maximum gross floor area of 120m².

Activity		Activity specific standards						
P5	Home occupation	<p>a. The gross floor area of the building, plus the area used for outdoor storage area, occupied by the home occupation shall be less than 40m².</p> <p>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</p> <p>c. Any retailing shall be limited to the sale of goods grown or produced on the site, or internet-based sales where no customer visits occur.</p> <p>d. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:</p> <ol style="list-style-type: none"> 0700 – 2100 Monday to Friday; and 0800 – 1900 Saturday, Sunday and public holidays. <p>e. Visitor or staff parking areas shall be outside the road boundary setback.</p> <p>f. Outdoor advertising shall be limited to a maximum area of 2m².</p>						
P6	Care of non-resident children within a residential unit in return for monetary payment to the carer	<p>There shall be:</p> <ol style="list-style-type: none"> a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and at least one carer residing permanently within the residential unit. 						
P7	Bed and breakfast	<p>There shall be:</p> <ol style="list-style-type: none"> a maximum of six guests accommodated at any one time; at least one owner of the residential unit residing permanently on site; and no guest given accommodation for more than 90 consecutive days. 						
P8	Education activity	<p>The activity shall:</p> <ol style="list-style-type: none"> only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal, is available; only occupy a gross floor area of building of less than 200m², or in the case of a health care facility, less than 300m²; limit outdoor advertising to a maximum area of 2m²; limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of: <table border="1" data-bbox="630 1579 1316 2016"> <tbody> <tr> <td>Education activity</td> <td> <ol style="list-style-type: none"> 0700–2100 Monday to Saturday; and Closed Sunday and public holidays. </td> </tr> <tr> <td>Pre-school</td> <td> <ol style="list-style-type: none"> 0700–2100 Monday to Friday, and 0700–1300 Saturday, Sunday and public holidays. </td> </tr> <tr> <td>Health care facility</td> <td></td> </tr> </tbody> </table>	Education activity	<ol style="list-style-type: none"> 0700–2100 Monday to Saturday; and Closed Sunday and public holidays. 	Pre-school	<ol style="list-style-type: none"> 0700–2100 Monday to Friday, and 0700–1300 Saturday, Sunday and public holidays. 	Health care facility	
Education activity	<ol style="list-style-type: none"> 0700–2100 Monday to Saturday; and Closed Sunday and public holidays. 							
Pre-school	<ol style="list-style-type: none"> 0700–2100 Monday to Friday, and 0700–1300 Saturday, Sunday and public holidays. 							
Health care facility								
P9	Pre-schools							
P10	Health care facility							
P11	Veterinary care facility							
P12	Places of assembly							

Activity		Activity specific standards				
		<table border="1" data-bbox="630 248 1315 416"> <tr> <td data-bbox="630 248 858 331">Veterinary care facility</td> <td data-bbox="858 248 1315 331">v. 0700–2100</td> </tr> <tr> <td data-bbox="630 331 858 416">Places of assembly</td> <td data-bbox="858 331 1315 416"></td> </tr> </table> <p data-bbox="584 427 1406 488">e. in relation to a pre-school, limit outdoor play areas and facilities to those that meet the Group 1 acoustic standard for residential zones;</p> <p data-bbox="584 499 1406 560">f. in relation to a pre-school, veterinary care facilities and places of assembly:</p> <p data-bbox="624 584 1406 752">i. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and</p> <p data-bbox="624 763 1406 831">ii. only locate on residential blocks where there are no more than two non-residential activities already within that block;</p> <p data-bbox="584 853 794 887">Note: See Figure 1.</p> <p data-bbox="584 898 1406 958">g. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;</p> <p data-bbox="584 969 1406 1030">h. in relation to places of assembly, entertainment facilities shall be closed Sunday and public holidays;</p> <p data-bbox="584 1041 1406 1102">i. in relation to noise sensitive activities, not be located within the 50 dBA Ldn Air Noise Contour as shown on the Planning Maps; and</p> <p data-bbox="584 1113 1406 1173">j. not include the storage of more than one heavy vehicle on the site of the activity.</p>	Veterinary care facility	v. 0700–2100	Places of assembly	
Veterinary care facility	v. 0700–2100					
Places of assembly						
P13	Spiritual facilities	<p data-bbox="584 1216 772 1249">The facility shall:</p> <p data-bbox="584 1261 1123 1294">a. limit the hours of operation to 0700-2200; and</p> <p data-bbox="584 1305 1406 1366">b. not include the storage of more than one heavy vehicle on the site of the activity.</p>				
P14	Community corrections facilities	<p data-bbox="584 1391 772 1424">The facility shall:</p> <p data-bbox="584 1435 1302 1496">a. limit the hours of operation when the site is open to clients and deliveries to between the hours of 0700–1900; and</p>				
P15	Community welfare facilities	<p data-bbox="584 1507 1062 1541">b. limit signage to a maximum area of 2m².</p>				
P16	Emergency services facilities	Nil				
P17	<p data-bbox="264 1639 549 1798">Temporary lifting or moving of earthquake damaged buildings where the activity does not meet one or more of Rules:</p> <p data-bbox="264 1809 520 1870">a. 14.9.3.1 – Building height;</p> <p data-bbox="264 1881 469 1942">b. 14.9.3.2 – Site coverage;</p> <p data-bbox="264 1953 517 2022">c. 14.9.3.3 – Outdoor living space;</p>	<p data-bbox="584 1639 868 1673">a. Buildings shall not be:</p> <p data-bbox="624 1695 1378 1832">i. moved to within 1 metre of an internal boundary and/or within 3 metres of any waterbody, scheduled tree, listed heritage item, natural resources and Council owned structure, archaeological site, or the coastal marine area; or</p> <p data-bbox="624 1843 1305 1912">ii. lifted to a height exceeding 3 metres above the applicable recession plane or height control.</p> <p data-bbox="584 1935 1394 1995">b. The building must be moved or lowered back to its original position, or a position compliant with the District Plan or consistent with a resource</p>				

Activity	Activity specific standards
<p>d. 14.9.3.4 – Daylight recession planes; or</p> <p>e. 14.9.3.5 – Minimum building setbacks from internal boundaries and railway lines.</p>	<p>consent, within 12 weeks of the moving or lifting works having first commenced.</p> <p>c. In all cases of a building being moved or lifted, the owners/occupiers of land adjoining the sites shall be informed of the work at least seven days prior to the move or lift of the building occurring. The information provided shall include details of a contact person, details of the move or lift, and the duration of the move or lift.</p> <p>d. The Council’s Resource Consents Manager shall be notified of the moving or lifting of the building at least seven days prior to the move or lift of the building occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
P18 Relocation of a building	Nil
P19 Temporary military or emergency service training activities	
P20 Market gardens, community gardens, and garden allotments	
P21 All permitted activities in the Commercial Local Zone - Rule 15.3.2.1, within an area identified for this purpose on an approved subdivision consent plan.	<p>a. The area identified for commercial activities shall not exceed 2,000m² in gross floor area.</p> <p>b. Activities shall meet the following standards of the Commercial Local Zone:</p> <ul style="list-style-type: none"> i. Rule 15.3.3.1 Maximum building height ii. Rule 15.3.3.2 Building setback from road boundaries iii. Rule 15.3.3.3 Minimum building setback from residential zones iv. Rule 15.3.3.4 Sunlight and outlook with a residential zone v. Rule 15.3.3.5 Outdoor storage areas vi. Rule 15.3.3.6 Landscaping and trees vii. Rule 15.3.3.7 Water supply for fire fighting viii. Rule 15.3.3.8 Minimum building setback from railway corridor <p>The built form standards in Rule 14.9.3 do not apply</p>
P22 All permitted activities in the Rural Urban Fringe Zone - Rule 17.3.2.1 Permitted activities	<p>a. Activities shall meet the following standards of the Rural Urban Fringe Zone:</p> <ul style="list-style-type: none"> i. Rule 17.3.3.2 Maximum building height ii. Rule 17.3.3.3 Minimum building setback from road boundaries iii. Rule 17.3.3.4 Minimum building setback from internal boundaries iv. Rule 17.3.3.8 Maximum site coverage <p>The built form standards in Rule 14.9.3 do not apply.</p>

Activity		Activity specific standards
P23	Show homes	a. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ol style="list-style-type: none"> <li data-bbox="624 338 1070 371">i. 0700 – 2100 Monday to Friday; and <li data-bbox="624 389 1238 423">ii. 0800 – 1900 Saturday, Sunday and public holidays.

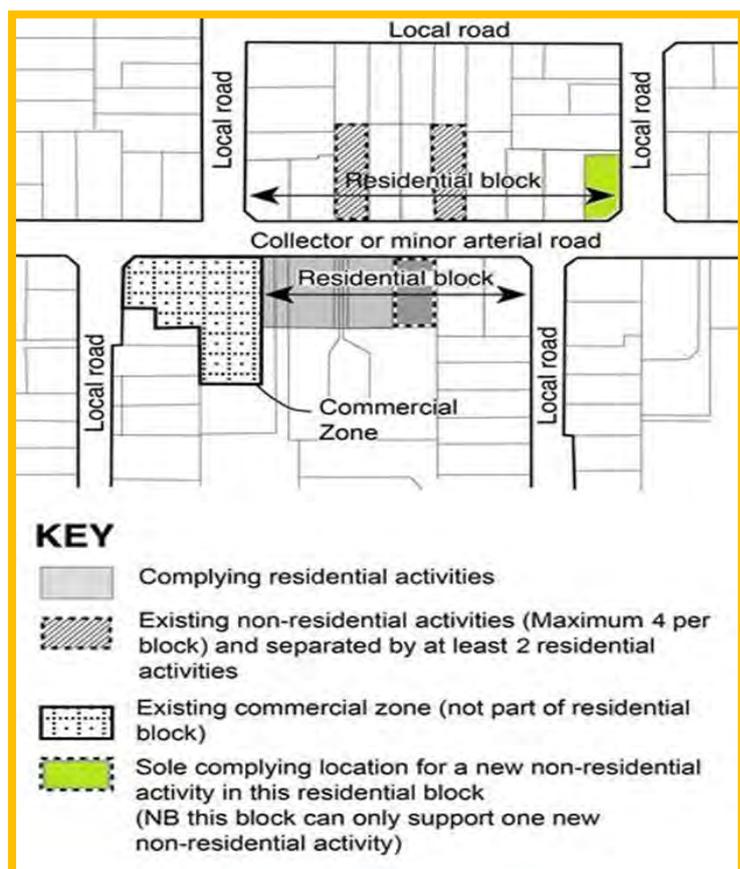


Figure 1: Residential coherence

14.9.2.2 Controlled activities

The activities listed below are controlled activities.

Unless otherwise specified, applications for controlled activities shall not be limited or publicly notified.

Discretion to impose conditions is restricted to the matters of control set out in Rule 14.14, as set out in the following table.

Activity		The matters over which Council reserves its control:
C1	Retirement villages that meet all applicable built form standards in Rule 14.9.3	a. Retirement villages - Rule 14.14.10

Activity		The matters over which Council reserves its control:
C2	Comprehensive residential development that meet all applicable built form standards in Rule 14.9.3	a. Comprehensive residential development in the Residential New Neighbourhood Zone - Rule 14.14.37
C3	Development of the sites marked as controlled within the Awatea Outline Development Plan area – Tangata whenua layer where: <ol style="list-style-type: none"> a cultural assessment has been supplied with a resource consent application; and the development meets all built form standards in Rule 14.9.3. 	<ol style="list-style-type: none"> Matters arising from consultation undertaken with tangata whenua representatives in the design phase of the works and preparation of the cultural assessment The means of incorporating the findings of the cultural assessment in the design and implementation of the works The development requirements set out in the Awatea Outline Development Plan.
C4	Residential units (including any sleep outs) containing more than six bedrooms in total.	<ol style="list-style-type: none"> Scale of activity – Rule 14.14.5 Traffic generation and access safety – Rule 14.14.6
C5	Activities and buildings that do not meet any one or more of the following Rules in 14.9.3: Rule 14.9.3.7 - Landscaping Rule 14.9.3.8 – Fencing in the road boundary setback Rule 14.9.3.12 - Ground floor habitable space and overlooking of street Any application arising from this rule shall not be publicly or limited notified.	a. Street scene – road boundary, building setback, fencing and planting – Rule 14.14.18
C6	Activities and buildings that do not meet Rule 14.9.3.13 – Service, storage and waste management space Any application arising from this rule shall not be publicly or limited notified.	a. Service, storage and waste management spaces – Rule 14.14.20

14.9.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as otherwise specified, as set out in the following table for each activity.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 7 to 9 bedrooms.	a. Scale of activity – Rule 14.14.5
RD2	<i>[deferred to General Rules]</i>	
RD3	Retirement villages that do not meet any one or more of the built form standards in Rule 14.9.3	a. Retirement villages - Rule 14.14.10

Activity	The Council's discretion shall be limited to the following matters:
<p>RD4 Convenience activities where:</p> <ul style="list-style-type: none"> a. the site is located on the corner of a minor arterial road that intersects with either a minor arterial road or collector road; b. the total area occupied by retailing on the site is no more than 50m² public floor area; c. the activity does not include the sale of alcohol; d. signage is limited to no more than 2m² and shall be within the road boundary setback; e. the hours of operation when the site is open to business visitors or clients are limited to between the hours of 0700–2200 Monday to Sunday and public holidays; and f. there is no provision of on-site parking area for visitors or service purposes. 	<ul style="list-style-type: none"> a. Residential design principles - Rule 14.14.1 b. Scale of activity – Rule 14.14.5 c. Non-residential hours of operation – Rule 14.14.22 d. Traffic generation and access safety – Rule 14.14.6
<p>RD5 Comprehensive residential development that does not meet any one or more of the built form standards in Rule 14.9.3. Any application arising from this rule shall not be publicly notified.</p>	<ul style="list-style-type: none"> a. Comprehensive residential development in the Residential New Neighbourhood Zone – Rule 14.14.37
<p>RD6 Buildings that do not meet Rule 14.9.3.1 – Building height.</p>	<ul style="list-style-type: none"> a. Impacts on neighbouring property - Rule 14.14.3
<p>RD7 Buildings that do not meet Rule 14.9.3.4 – Daylight recession plane.</p>	<ul style="list-style-type: none"> a. Impacts on neighbouring property – Rule 14.14.3
<p>RD8 Activities and buildings that do not meet Rule 14.9.3.2 - Site coverage. Any application arising from this rule shall not be publicly notified.</p>	<ul style="list-style-type: none"> a. Site density and coverage – Rule 14.14.2
<p>RD9 Residential units that do not meet Rule 14.9.3.3 - Outdoor living space. Any application arising from this rule shall not be publicly or limited notified.</p>	<ul style="list-style-type: none"> a. Outdoor living space – Rule 14.14.21
<p>RD10 Activities and buildings that do not meet any one or more of the following Rules in 14.9.3: Rule 14.9.3.9 - Parking areas Rule 14.9.3.10 - Garages Any application arising from this rule shall not be publicly or limited notified.</p>	<ul style="list-style-type: none"> a. Street scene – road boundary, building setback, fencing and planting – Rule 14.14.18
<p>RD11 Activities and buildings that do not meet Rule 14.9.3.14 - minimum unit size Any application arising from this rule shall not be publicly or limited notified.</p>	<ul style="list-style-type: none"> a. Minimum unit size – Rule 14.14.4
<p>RD12 Buildings that do not meet Rule 14.9.3.5 - Setback from internal boundaries and railway lines (other than Rule 14.9.3.5(6) – refer to RD13)</p>	<ul style="list-style-type: none"> a. Impacts on neighbouring property - Rule 14.14.3

Activity		The Council's discretion shall be limited to the following matters:
		b. Minimum building window and balcony setbacks – Rule 14.14.19
RD13	Buildings that do not meet Rule 14.9.3.5(6) relating to rail corridor boundary setbacks.	a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over or on the rail corridor.
RD14	Buildings that do not meet Rule 14.9.3.11 - Road boundary building setback. Any application arising from this rule shall not be publicly or limited notified.	a. Street scene – road boundary, building setback, fencing and planting – Rule 14.14.18
RD15	Residential units that do not meet Rule 14.9.3.15 – Water supply for firefighting. 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).	a. Water supply for fire fighting – Rule 14.14.8
RD16	Activities and buildings that do not meet any one or more of the activity specific standards in Rule 14.9.2.1 (except for P8 to P10 activity standard i. relating to noise sensitive activities in the 50 dBA Ldn Air Noise Contour refer to RD26; or P8 to P12 activity standard j. relating to storage of heavy vehicles refer to D2) for: a. P5 Home occupation; b. P8 Education activity c. P9 Pre-school; d. P10 Health care facility; e. P11 Veterinary care facility. Any application arising from this rule shall not be publicly or limited notified.	As relevant to the built form standard that is not met: a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD17	Integrated family health centres where: a. the centre is located on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal is available; b. the centre is located on sites adjoining a Neighbourhood, District or Key activity centre; c. the centre occupies a gross floor area of building of between 301m ² and 700m ² ; d. signage is limited to a maximum area of 2m ² ; and e. the hours of operation when the site is open to patients, or clients, and deliveries is limited to between the hours of 0700–2100.	a. Scale of activity - Rule 14.14.5 b. Traffic generation and access safety - Rule 14.14.6 c. Non-residential hours of operation - Rule 14.14.22
RD18	Community corrections and community welfare facilities that do not meet any one or more of the	As relevant to the built form standard that is not met: a. Scale of activity – Rule 14.14.5

Activity	The Council's discretion shall be limited to the following matters:	
<p>activity specific standards in Rule 14.9.2.1 P14 or P15.</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	<p>b. Traffic generation and access safety – Rule 14.14.6</p> <p>c. Non-residential hours of operation – Rule 14.14.22</p>	
RD19	Boarding house	<p>a. Scale of activity - Rule 14.14.5</p> <p>b. Traffic generation and access safety - Rule 14.14.6</p>
RD20	<p>Spiritual facilities that do not meet the hours of operation in Rule 14.9.2.1 P13.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to directly abutting land owners and occupiers (absent written approval).</p>	<p>a. Non-residential hours of operation – Rule 14.14.22</p>
RD21	<p>Development of the sites marked as controlled within the Awatea Outline Development Plan - Tangata Whenua layer diagram, where no cultural assessment has been supplied with resource consent application.</p>	<p>a. Matters arising from consultation undertaken with tangata whenua representatives and any written approval obtained in the design phase of the works.</p> <p>b. Whether appropriate recognition has been given to the development requirements set out in the Awatea Outline Development Plan.</p>
RD22	<p>In locations to which Rule 14.9.2.1 P21 applies, activities and buildings that are permitted activities in the Local Commercial Zone but do not meet any one or more of the activity specific standards specified in Rule 14.9.2.1 P21.</p>	<p>a. Impacts on neighbouring property -Rule 14.14.3</p> <p>b. Scale of activity – Rule 14.14.5</p> <p>c. Traffic generation and access safety – Rule 14.14.6</p> <p>d. Non-residential hours of operation – Rule 14.14.22</p>
RD23	<p>Activities and buildings that are permitted activities in the Rural Urban Fringe Zone but do not meet any one or more of the activity specific standards specified in Rule 14.9.2.1 P22</p>	<p>a. Whether appropriate recognition has been given to the development requirements set out in the relevant outline development plan and adverse effect of the rural activity on achieving the development requirements in the future.</p>
RD24	Show homes that do not meet Rule 14.9.2.1 P23	<p>a. Non-residential hours of operation – Rule 14.14.22</p>
RD25	<p>Older person's housing units that do not meet the activity specific standard in Rule 14.2.2.1 P4</p>	<p>a. Scale of activity - Rule 14.14.5</p>
RD26	<p>a. Residential activities which are not provided for as a permitted or controlled activity;</p> <p>b. Education activities (Rule 14.9.2.1 P8);</p> <p>c. Pre-school (Rule 14.9.2.1 P9); or</p> <p>d. Health care facilities (Rule 14.9.2.1 P10);</p>	<p>a. The extent to which effects, as a result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be managed, including avoidance of any effect that may limit</p>

Activity	The Council's discretion shall be limited to the following matters:
<p>located within the Air Noise Contour (50 dBA Ldn) as shown on the Planning Maps.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited (absent its written approval).</p>	<p>the operation, maintenance or upgrade of Christchurch International Airport.</p>
<p>RD27 Activities and buildings that do not meet Rule 14.9.3.16 - Outline development plan</p>	<p>a. Outline development plan - Rule 14.14.36</p>

14.9.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity
D2	<p>Activities that do not meet any one or more of the activity specific standards in Rule 14.9.2.1 for:</p> <ul style="list-style-type: none"> a. P1 Residential activity; b. P6 Care of non-resident children in a residential unit; c. P7 Bed and breakfast; d. P12 Places of assembly; or e. Storage of more than one heavy vehicle for P8-P11 and P13.
D3	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing more than 10 bedrooms
D4	Integrated family health centres which do not meet any one of more of the requirements specified in Rule 14.9.2.3 RD17.

14.9.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	<ul style="list-style-type: none"> a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line or within 10 metres of a foundation of an associated support structure; or b. Fences within 5 metres of a National Grid transmission line support structure foundation. <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited (absent written approval).</p> <p>Notes:</p>

Activity	
	<ol style="list-style-type: none"> 1. The National Grid transmission lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines. Buildings and activity in the vicinity of National Grid transmission lines must comply with NZECP 34:2001.
NC2	<ol style="list-style-type: none"> a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): <ol style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; ii. within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres of a foundation of an associated support structure; or iii. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton electricity distribution line (except that this shall not apply to any underground sections) or within 5 metres of a foundation of an associated support structure. b. Fences within 5 metres of a 66kV, 33kV and the 11kV Heathcote to Lyttelton electricity distribution line support structure foundation. <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent written approval).</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.
NC3	Within the Awatea Outline Development Plan Area 2, residential activity and units whilst the Christchurch Kart Club operates from its current Carrs Road location as illustrated on the Awatea Outline Development Plan.
NC4	Quarrying activity

14.9.3 Built form standards

14.9.3.1 Building height

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

1.	All buildings except as specified below.	8m
2.	Comprehensive residential development on any site that meets Rule 14.9.3.17, except where a different maximum height is specified in the areas in (4) or (5) below.	11m
3.	Retirement villages, except where a different maximum height is specified in the areas in (4) or (5) below.	11m
4.	Within the Prestons Outline Development Plan area (Appendix 8.6.25), in Density A and B areas defined in the outline development plan or on an approved subdivision consent granted before 15 July 2016. A. Density A B. Density B	11m 10m
5.	Within the Wigram Outline Development Plan area (Appendix 8.6.29), in Density A and B areas defined in the outline development plan or on an approved subdivision consent granted before 15 July 2016. A. Density A B. Density B	13m 9m
6.	Within the Yaldhurst Outline Development Plan area (Appendix 8.6.28) on an approved subdivision consent granted before 15 July 2016.	11m

14.9.3.2 Site coverage

- a. The maximum percentage of the net site area covered by buildings excluding:
- i. Fences walls and retaining walls;
 - ii. Eaves and roof overhangs up to 600 millimetres in width from the wall of a building;
 - iii. Uncovered swimming pools up to 800 millimetres in height above ground level; and/or
 - iv. Decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - A. are no more than 800 millimetres above ground level and are uncovered or unroofed; or
 - B. where greater than 800 millimetres above ground level and are covered or roofed, are in total no more than 6m² in area for any one site;

shall be as follows:

1.	Sites with a net area of 300m ² and over, except as specified below.	40%
2.	Sites with a net area of under 300m ² , except as specified below.	45%
3.	Comprehensive residential development on any site that does not meet Rule 14.9.3.17 Comprehensive residential development – development site area.	45%
4.	Comprehensive residential development on any site that meets Rule 14.9.3.17 Comprehensive residential development – development site area. The percentage coverage by buildings is to be calculated over the net area of the site of the entire development, rather than over the net area of any part of the development.	50%
5.	Retirement villages	50%

- i. internal boundaries; or
 - ii. where an internal boundary of a site abuts an access allotment or access strip the recession plane may be constructed from points 2.3 metres above the furthest boundary of the access allotment or access strip or any combination of these areas; or
 - iii. where buildings on adjoining sites have a common wall along an internal boundary the recession planes will not apply along that part of the boundary covered by such a wall.
 - iv. Except; buildings on sites in the Density A and B area shown on an approved subdivision consent plan granted before **15 July 2016** in the Yaldhurst Outline Development Plan Appendix 8.6.28 is to calculate recession planes as shown in Appendix 14.15.2 Diagram D.
- b. Where the building is located in an overlay that has a permitted height of more than 11 metres, the recession plane measurement shall commence from points 2.3 metres above internal boundaries and continue on the appropriate angle to points 11 metres above ground level, at which point the recession plane becomes vertical.
- Refer to Appendix 14.15.2 for permitted intrusions
- c. Where the building is located in a Flood Management Area, the exemptions in Rule 5.3.1.3 apply (for activities in P1-P4 in Table 5.3.1.1b).

14.9.3.5 Minimum building setbacks from internal boundaries and railway lines

- a. The minimum building setback from internal boundaries shall be as follows:

1.	All buildings not listed below	1 metre
2.	Where residential buildings on adjoining sites have a ground floor window of a habitable space located within 1.8m of the common internal boundary. Except for Density A and B sites shown on an approved subdivision consent plan granted before 15 July 2016 in the Yaldhurst Outline Development Plan Appendix 8.6.28.	1.8m from neighbouring window for a minimum length of 2m either side of the window. This rule also applies to accessory buildings.
3.	All other accessory buildings where the total length of walls or parts of the accessory building within 1 metre of each internal boundary does not exceed 10.1 metres in length	Nil
4.	Buildings that share a common wall along an internal boundary	Nil
5.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre
6.	Buildings, balconies and decks on sites adjacent or abutting railway lines,	4 metres from the rail corridor boundary
7.	Additional setbacks are required from specified internal boundaries in the Prestons Outline Development Plan.	Refer to Prestons Outline Development Plan

- b. The above setbacks do not apply to the sites shown on an approved subdivision consent plan granted before **15 July 2016** in the Yaldhurst Outline Development Plan Appendix 8.6.28, unless a residential unit constructed on these sites is demolished and rebuilt.

- c. For a retirement village or a comprehensive residential development, this rule applies only to the internal boundaries on the perimeter of the entire development.

14.9.3.6 Minimum setback and distance to living area windows and balconies

- a. The minimum setback from an internal boundary for a living area window, including studio units, shall be 3m (and 4m for living area windows and balconies on floors above ground level).
- b. For a retirement village or a comprehensive residential development, this rule applies only to the internal boundaries on the perimeter of the entire development.

14.9.3.7 Landscaping

- a. The full length of the road frontage not used as vehicle or pedestrian access, shall be landscaped to a minimum depth of 2m.
- b. Landscaping shall be provided in specified areas within the:
 - i. Prestons Outline Development Plan area in accordance with Appendix 8.6.25 narrative section 1; and
 - ii. Highfield Outline Development Plan area in accordance with Appendix 8.6.26 narrative section 8.
- c. This rule does not apply to a comprehensive residential development.

14.9.3.8 Fencing in the road boundary setback

- a. The maximum height of any fence in the required building setback from a road boundary shall be 1.2 metres.
- b. This rule does not apply to fences or other screening structures located on an internal boundary between two properties zoned residential, or residential and commercial or industrial.

For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

Within the Prestons Outline Development Plan area (Appendix 8.6.25), clause (a) shall apply except that the maximum height of any fence shall not exceed 2m where the fence is at least 50% transparent.

- c. Additional fencing requirements in the Prestons Outline Development Plan area are specified in Appendix 8.6.25 narrative section 1.
- d. This rule does not apply to a comprehensive residential development.

14.9.3.9 Parking areas

- a. Parking areas shall be separated from adjoining roads by either planting, fences, or a combination thereof. The standards in Rules 14.9.3.7 (Landscaping) and 14.9.3.8 (Fencing in the road boundary setback) apply.
- b. This rule does not apply to a retirement village or a comprehensive residential development.

14.9.3.10 Garages

- a. Garages shall not comprise more than 50% of the ground floor elevation viewed from any one road boundary on any one site and shall not be more than 6.5m wide. For garages with the vehicle door generally facing a shared access or road boundary the minimum garage setback shall be 5.5m from the shared access (not including access allotments) or road boundary.
- b. This rule does not apply to sites shown on subdivision approval plans RMA92029514 in the Yaldhurst Outline Development Plan Appendix 8.6.28, unless a residential unit constructed on these sites is demolished and rebuilt.
- c. This rule does not apply to a retirement village or a comprehensive residential development.

14.9.3.11 Road boundary building setback

- a. The minimum building setback from road boundaries shall be 4m except where b or c applies.
- b. The minimum building setback from road boundaries shall be 3m on any site within the Prestons Outline Development Plan area (Appendix 8.6.25) or Yaldhurst Outline Development Plan (Appendix 8.6.28).
- c. The minimum building setback from road boundaries shall be 2m on any site in Density A areas within the Wigram Outline Development Plan area (Appendix 8.6.29).
- d. This rule does not apply to a comprehensive residential development.

14.9.3.12 Ground floor habitable space and overlooking of street

- a. The ground floor of a residential unit shall have a habitable space with a window area of at least 2m² facing the road boundary.
- b. This rule does not apply to a retirement village or a comprehensive residential development.

14.9.3.13 Service, storage and waste management spaces

- a. For multi-unit residential complexes and social housing complexes only:
 - i. each residential unit shall be provided with at least 2.25 m², with a minimum dimension of 1.5 metres, of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
 - ii. each residential unit shall be provided with at least 3 m², with a minimum dimension of 1.5 metres, of outdoor space at ground floor level for washing lines; and

- iii. the required spaces in i. and/or ii. for each residential unit shall be provided either individually, or within a dedicated shared communal space.
- b. This rule does not apply to a retirement village, a comprehensive residential development or to residential unit constructed as at 15 July 2016.

14.9.3.14 Minimum unit size

- a. The minimum net floor area (including toilets and bathrooms, but excluding carparking, garaging or balconies) for any residential unit shall be as follows:

	Number of bedrooms	Minimum net floor area
1.	Studio	35m ²
2.	1 bedroom	45m ²
3.	2 bedrooms	60m ²
4.	3 or more bedrooms	90m ²

- b. This rule does not apply to residential units in a retirement village or a comprehensive residential development.

14.9.3.15 Water supply for fire fighting

- a. Sufficient water supply and access to water supplies for fire fighting shall be made available to all residential units via Council's urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008).

14.9.3.16 Outline development plan

- a. Any activity shall be in accordance with the development requirements in a relevant outline development plan.

14.9.3.17 Comprehensive residential developments – development site area

- a. The minimum area of any comprehensive residential development site shall be 6000m².

14.10 Rules - Residential Guest accommodation Zone

[deferred to General Rules]

14.11 Rules — Enhanced development mechanism

14.11.1 *This number is not used.*

14.11.2 Qualifying standards

Qualifying sites shall comply with the following qualifying standards.

14.11.2.1 Zoning qualifying standards

- a. Qualifying sites shall be located in the Residential Suburban Density Transition Zone, or the Residential Medium Density Zone, or the Specific Purpose (School) Zone or the Residential Banks Peninsula Zone.

14.11.2.2 Site size qualifying standards

- a. Qualifying sites shall be:
 - i. of a size greater than 1500m² and less than 10,000m²; and
 - ii. in one continuous block of land.

14.11.2.3 Housing yield qualifying standards

- a. Comprehensive development of a site shall deliver a minimum density of 30 households per hectare (one unit per 330m²), and a maximum density of 65 households per hectare (one unit per 150m²).

14.11.2.4 Location qualifying standards

Accessibility criteria

- a. Qualifying sites shall lie fully within all of the following four criteria:
 - i. 800 metres EDM walking distance of:
 - A. A Central City Business Zone, or Central City Mixed use Zone, or a Commercial Core Zone; or the Commercial Banks Peninsula Zone in Lyttelton; or
 - B. An EDM qualifying supermarket - except that B does not apply to EDM in the Residential Banks Peninsula Zone;
 - ii. 800 metres EDM walking distance of either a primary or intermediate school;
 - iii. 400 metres EDM walking distance of an Open Space 2 Zone or an Open Space 1 Zone that has an area greater than 4000m²; and

- iv. 600 metres EDM walking distance of an EDM core public transport route – except that iv. does not apply to EDM in the Residential Banks Peninsula Zone.

Note: For ii. – iv. above where the walking route is bisected by an arterial road in Chapter 7 Transport Appendix 7.12, the EDM walking distance shall be measured at a formal pedestrian crossing point.

Constraint criteria

- b. No part of a qualifying site shall lie within:
 - i. a Special Amenity Area identified in the City Plan as at 6 December 2013; or
 - ii. 400 metres of the boundary of an Industrial – Heavy Zone; or
 - iii. the tsunami inundation area as shown in Appendix 14.15.5; or
 - iv. the Riccarton Wastewater interceptor catchment. In the identified lower catchment this standard only applies until infrastructure work creating capacity has been completed.

14.11.3 Activity status tables

14.11.3.1 *This number is not used.*

14.11.3.2 *This number is not used.*

14.11.3.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as specified, as set out in the following table.

Until 31 December 2018, resource consent applications in relation to these rules shall not be limited or publicly notified, except as specified in RD3 and RD4 below.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Residential activities utilising the Enhanced development mechanism that comply with all qualifying standards in Rule 14.11.2 and are not in breach of the built form standards in Rule 14.11.4.	a. Residential design principles – Rule 14.14.1
RD2	Residential activities utilising the Enhanced development mechanism that comply with all qualifying standards in Rule 14.11.2 but do not comply with one or more of the built	a. Residential design principles – Rule 14.14.1 b. As relevant to the breached built form standard: <ul style="list-style-type: none"> i. Site density and site coverage – Rule 14.14.2

Activity		The Council's discretion shall be limited to the following matters:
	form standards in Rule 14.11.4 (except 14.11.4.13 and 14.11.4.14; refer to RD3 and RD4 below).	<ul style="list-style-type: none"> ii. Impacts on neighbouring property – Rule 14.14.3 iii. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18 iv. Minimum building, window and balcony setbacks – Rule 14.14.19 v. Outdoor living space – Rule 14.14.21 vi. Minimum unit size and unit mix – Rule 14.14.4 vii. Service, storage and waste management spaces – Rule 14.14.20 viii. Acoustic insulation – Rule 14.14.9 ix. Traffic generation and access safety – Rule 14.14.6
RD3	Residential activities utilising the Enhanced development mechanism that comply with all qualifying standards in Rule 14.11.2 but do not comply with Rule 14.11.4.13. Until 31 December 2018, 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).	<ul style="list-style-type: none"> a. Residential design principles – Rule 14.14.1 b. Water supply for fire fighting – Rule 14.14.8
RD4	Residential activities utilising the Enhanced development mechanism that comply with all qualifying standards in Rule 14.11.2 but do not comply with Rule 14.11.4.14 relating to rail corridor boundary setbacks Until 31 December 2018, any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).	<ul style="list-style-type: none"> a. Residential design principles – Rule 14.14.1 b. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor.

14.11.3.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Residential activities utilising the Enhanced development mechanism where part of the site, but not all of the site, complies with all of the location qualifying standards in Rule 14.11.2.4, and complies with all other qualifying standards in Rule 14.11.2

14.11.3.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Residential activities utilising the Enhanced development mechanism that do not comply with zoning qualifying standards in Rule 14.11.2.1
NC2	Residential activities utilising the Enhanced development mechanism that do not comply with site size qualifying standards in Rule 14.11.2.2
NC3	Residential activities utilising the Enhanced development mechanism that do not comply with housing yield qualifying standards in Rule 14.11.2.3
NC4	Residential activities utilising the Enhanced development mechanism where no part of the site complies with location qualifying standards in Rule 14.11.2.4

14.11.3.6 Prohibited activities

There are no prohibited activities

14.11.4 Built form standards

For the purpose of this rule, site refers to the entire site area being utilised for the Enhanced development mechanism, which may include a number of titles.

14.11.4.1 Building height

Within 15 metres of the site boundary, the maximum height of any building shall be 8 metres where the site adjoins the Residential Suburban Zone. Across the rest of the site area the maximum building height shall be 11 metres.

14.11.4.2 Daylight recession planes

Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above boundaries with other sites as shown in Appendix 14.15.2, diagram C except that:

- a. where an internal boundary of a site abuts an access lot, access strip, or access to a rear lot, the recession plane may be constructed from points 2.3 metres above the furthest boundary of the access lot, access strip, or access to a rear lot or any combination of these areas;
- b. where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.

Note: The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

14.11.4.3 Street scene

Buildings shall be set back a minimum of 4.5 metres from road boundaries, other than where a site has a road boundary that is subject to another standard in this Plan, except that:

- a. where a garage has a vehicle door facing a road the garage door shall be set back a minimum of 4.5 metres unless the garage door(s) provided tilt or swing outwards, in which case the garage door shall be set back a minimum of 5.5 metres;
- b. where a garage has the vehicle door facing a shared access way, the garage door shall be set back a minimum of seven metres measured from the garage door to the furthest formed edge of the adjacent shared access unless the garage door(s) provided tilt or swing outwards, in which case the garage door shall be set back a minimum of eight metres; and
- c. for residential units fronting the street; garages, and other accessory buildings (excluding basement car parking and swimming pools) shall be located at least 1.2 metres further from the road boundary than the front facade of any ground level habitable space of that unit.

14.11.4.4 Separation from neighbours

- a. Buildings that adjoin an access lot, access strip, or access to a rear site shall be set back a minimum of 1 metre from that part of an internal boundary of a site.
- b. Accessory buildings which face the ground floor window of a habitable space on an adjoining site shall be set back a minimum of 1.8 metres from that neighbouring window for a minimum length of two metres either side of the window.
- c. In all other instances buildings shall be set back a minimum of 1.8 metres from internal boundaries of a site, except that:
 - i. no setback is required from an access lot or access strip on the same site, provided that any windows on the ground floor facing and within one metre of the access lot or access strip are non-opening;
 - ii. other than provided in b. above, no setback for accessory buildings is required, provided the total length of walls or parts of accessory buildings facing and located within the setback is less than nine metres;
 - iii. no setback is required along that part of an internal boundary where buildings on adjoining sites have a common wall along the internal boundary; and
 - iv. no setback is required for basements, provided that any part of a basement located within 1.8 metres of an internal boundary is wholly below ground level.
- d. Parts of a balcony or any window of a living area at first floor level or above shall not be located within 4 metres of an internal boundary of a site, except that this shall not apply to a window at an angle of 90 degrees or greater to boundary, or a window or balcony which begins within 1.2 metres of ground level (such as above a garage which is partly below ground level).

14.11.4.5 Minimum unit size, and mix of units

- a. The minimum net floor area (including toilets and bathrooms, but excluding carparking, garaging, or balconies) for any residential unit shall be:

	Number of Bedrooms	Minimum net floor area
1.	Studio	35m ²
2.	1 bedroom	45m ²
3.	2 bedrooms	60m ²
4.	3 or more bedrooms	90m ²

- b. Where the residential activities utilising the Enhanced development mechanism include six or more residential units as part of a social housing complex or a multi-unit residential complex, there shall be a mix of at least 2 unit size types ranging across 1, 2, 3 or more bedrooms. No unit size type shall account for more than two thirds of the overall number of units on a site.

14.11.4.6 Ground floor habitable space

- a. Any residential unit facing a road or public space, unless built over an access way, shall have a habitable space located at ground level.
- b. At least 50% of all residential units within a comprehensive development shall have a habitable space located at the ground level.
- c. Each habitable space located at the ground level shall have a minimum floor area of 9m² and a minimum internal dimension of 3 metres.

14.11.4.7 Outdoor living space

- a. For residential units with 2 or more bedrooms a minimum of 30m² of outdoor living space shall be provided on site for each residential unit, and shall not be occupied by parking or access. The required outdoor living space can be in a mix of private and communal areas, at the ground level or in balconies, provided that:
- i. each unit shall have private outdoor living space of at least 16m² in total. The balance of the outdoor living space required for each residential unit may be provided as communal space;
 - ii. private outdoor living space shall have a minimum dimension of 4 metres when provided at ground level and a minimum dimension of 1.5 metres when provided by a balcony;
 - iii. at least one private outdoor living space shall be directly accessible from a living area of that unit;
 - iv. outdoor living space provided as a communal space shall be accessible for use by all units and shall have a minimum dimension of 4 metres; and
 - v. 50% of the outdoor living space required across the entire site shall be provided at ground level.
- b. For one bedroom residential units on the ground floor a minimum of 16m² private outdoor living space with a minimum dimension of 4 metres shall be provided on site for each residential unit, and shall not be occupied by parking or access.
- c. For one bedroom residential units entirely at an upper level at total of 16m² of outdoor living space shall be provided on site for each residential unit provided that:

- i. one space can be a private balcony with a minimum area of 6m² and a minimum dimension of 1.5 metres;
- ii. the balance 10m² can be provided in a communal space.

14.11.4.8 Service, storage and waste management spaces

- a. For multi-unit residential complexes and social housing complexes only:
 - i. each residential unit shall be provided with at least 2.25m² with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
 - ii. each residential unit shall be provided with at least 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
 - iii. the required spaces in a. and/or b. for each residential unit shall be provided either individually, or within a dedicated shared communal space.

14.11.4.9 Landscaping and tree planting

- a. A minimum of 20% of the site utilising the Enhanced development mechanism shall be provided for landscape treatment (which may include private or communal open space), including a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof. At least one tree shall be planted adjacent to the street boundary.
- b. All trees shall be not less than 1.5 metres high at the time of planting.
- c. All trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.

14.11.4.10 Acoustic insulation

Any habitable space within a residential unit which is within:

- a. 40 metres of the edge of the nearest marked traffic lane of an arterial road, or a railway line; or
- b. 20 metres of the edge of the nearest marked traffic lane of a collector road as defined in Chapter 7 Transportation Appendix 7.12;

shall achieve a minimum internal to external noise reduction of 30dBA (Dtr, 2m, nT)

Note:

1. Compliance with this rule may be achieved by ensuring any construction is in accordance with the acceptable solutions listed in Appendix 14.15.1 Measurement and Assessment of Noise. No alternative ventilation is required in situations where the rule is only met with windows closed. Alternatively, compliance with the rule can be achieved through certification by a qualified acoustic engineer that the design is capable of achieving compliance with the performance standard.

2. Where no traffic lane is marked, the distances stated shall be measured from 2 metres on the road ward side of the formed kerb.

14.11.4.11 Parking space numbers

- a. A minimum of one car parking space shall be provided for each residential unit.
- b. Parking areas shall be screened on internal boundaries by landscaping, wall(s), fence(s), or a combination of these to a minimum height of 1.5 metres from any adjoining site. Where this screening is by way of landscaping it shall be for a minimum depth of 1.5 metres.
- c. A minimum of one cycle space shall be provided at ground level for each residential unit except where parking for that unit is provided in a garage.

Note: this development standard applies in place of any equivalent minimum or maximum car or cycle parking requirement for the underlying zone in Chapter 7 Transportation of this Plan.

14.11.4.12 Maximum building coverage within Enhanced development mechanism areas

The maximum percentage of the gross area covered by buildings within developments using the Enhanced development mechanism shall be 40%.

14.11.4.13 Water supply for fire fighting

Sufficient water supply and access to water supplies for fire fighting shall be made available to all residential units via Council's urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008).

14.11.4.14 Minimum building setbacks from railway lines

The minimum building setback shall:

1.	Buildings, balconies and decks on sites adjacent to or abutting railway lines	4 metres from the rail corridor boundary
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14.11.5 Information requirements for applications

Any application for resource consent using the Enhanced development mechanism must include a detailed 'design statement' (prepared by an expert suitably qualified in architecture or urban design).

14.12 Rules — Community housing redevelopment mechanism

14.12.1 *This number is not used.*

14.12.2 Activity status tables

14.12.2.1 *This number is not used.*

14.12.2.2 *This number is not used.*

14.12.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as specified, as set out in the following table.

Until 31 December 2018, resource consent applications in relation to these rules shall not be limited or publicly notified, except as specified in RD3 and RD4 below.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Residential activities utilising the Community housing redevelopment mechanism on sites located within the CHRM areas shown on Planning Maps 18, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37 and 45 that are not in breach of the built form standards in Rules 14.12.3	a. Residential design principles – Rule 14.14.1
RD2	Residential activities utilising the Community housing redevelopment mechanism on sites located within the CHRM areas shown on Planning Maps 18, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37 and 45 but do not comply with one or more of the built form standards in 14.12.3 (except 14.12.3.15 and 14.12.3.16.1, refer to RD3 and RD4 below; and 14.12.3.13 and 14.12.3.14; refer to NC2 and NC3)	a. Residential design principles – Rule 14.14.1 b. As relevant to the breached built form standard: <ol style="list-style-type: none"> i. Site density and site coverage – Rule 14.14.2 ii. Impacts on neighbouring property – Rule 14.14.3 iii. Street scene - road boundary building setback, fencing and planting – Rule 14.14.18 iv. Minimum building, window and balcony setbacks – Rule 14.14.19 v. Outdoor living space – Rule 14.14.21

Activity	The Council's discretion shall be limited to the following matters:	
	<ul style="list-style-type: none"> vi. Minimum unit size and unit mix – Rule 14.14.4 vii. Service, storage and waste management spaces – Rule 14.14.20 viii. Acoustic insulation – Rule 14.14.9 ix. Traffic generation and access safety – Rule 14.14.6 	
RD3	<p>Residential activities utilising the Community housing redevelopment mechanism on sites located within the CHRM areas shown on Planning Maps 18, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37 and 45 that do not comply with Rule 14.12.3.15.</p> <p>Until 31 December 2018, 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).</p>	<ul style="list-style-type: none"> a. Residential design principles – Rule 14.14.1 b. Water supply for fire fighting – Rule 14.14.8
RD4	<p>Residential activities utilising the Community housing redevelopment mechanism on sites located within the CHRM areas shown on Planning Maps 18, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37 and 45 that do not comply with Rule 14.12.3.16.1 relating to rail corridor boundary setbacks</p> <p>Until 31 December 2018, any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).</p>	<ul style="list-style-type: none"> a. Residential design principles – Rule 14.14.1 b. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor

14.12.2.4 *This number is not used.*

14.12.2.5 Non-complying activities

The activities listed below are a non-complying activity.

Activity	
NC1	Residential activities utilising the Community housing redevelopment mechanism on sites not located within the within the CHRM areas shown on the planning maps
NC2	Residential activities utilising the Community housing redevelopment mechanism that do not comply with Rule 14.12.3.13 – Community housing site size
NC3	Residential activities utilising the Community housing redevelopment mechanism that do not comply with Rule 14.12.3.14 - Community housing unit proportion and yield

14.12.2.6 Prohibited activities

There are no prohibited activities

14.12.3 Built form standards

For the purpose of this rule, site refers to the entire site area being utilised for the Enhanced development mechanism, which may include a number of titles.

14.12.3.1 Building height

Within 15 metres of the site boundary, the maximum height of any building shall not exceed 8m where the site adjoins the Residential Suburban Zone and the Residential Suburban Density Transition Zone. Across the rest of the entire site of the Community House Redevelopment Mechanism area the maximum building height shall not exceed 11 metres.

14.12.3.2 Daylight recession planes

Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above boundaries with other sites as shown in Appendix 14.15.2, diagram C, except that:

- a. where an internal boundary of a site abuts an access lot, access strip, or access to a rear lot, the recession plane may be constructed from points 2.3 metres above the furthest boundary of the access lot, access strip, or access to a rear lot or any combination of these areas; and
- b. where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.

Note: The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

14.12.3.3 Street scene

Buildings shall be set back a minimum of 4.5 metres from road boundaries, other than where a site has a road boundary that is subject to another standard in this Plan, except that:

- a. where a garage has a vehicle door facing a road the garage door shall be set back a minimum of 4.5 metres unless the garage door(s) provided tilt or swing outwards, in which case the garage door shall be set back a minimum of 5.5 metres;
- b. where a garage has the vehicle door facing a shared access way, the garage door shall be set back a minimum of 7 metres measured from the garage door to the furthest formed edge of the adjacent shared access unless the garage door(s) provided tilt or swing outwards, in which case the garage door shall be set back a minimum of 8 metres;
- c. for residential units fronting the street; garages and other accessory buildings (excluding basement car parking and swimming pools) shall be located at least 1.2 metres further from the road boundary than the front facade of any ground level habitable space of that unit; and
- d. on properties fronting Emmet Street the setback shall be 6.5 metres.

14.12.3.4 Separation from neighbours

- a. Buildings that adjoin an access lot, access strip, or access to a rear site shall be set back a minimum of 1 metre from that part of an internal boundary of a site.
- b. Accessory buildings which face the ground floor window of a habitable space on an adjoining site shall be set back a minimum of 1.8 metres from that neighbouring window for a minimum length of two metres either side of the window.

In all other instances buildings shall be set back a minimum of 1.8 metres from internal boundaries of a site, except that:

- i. no setback is required from an access lot or access strip on the same site, provided that any windows on the ground floor facing and within one metre of the access lot or access strip are non-opening;
- ii. other than provided in b above, no setback for accessory buildings is required, provided the total length of walls or parts of accessory buildings facing and located within the setback is less than 9 metres;
- iii. no setback is required along that part of an internal boundary where buildings on adjoining sites have a common wall along the internal boundary; and
- iv. no setback is required for basements, provided that any part of a basement located within 1.8 metres of an internal boundary is wholly below ground level.

Parts of a balcony or any window of a living area at first floor level or above shall not be located within four metres of an internal boundary of a site, except that this shall not apply to a window at an angle of 90 degrees or greater to the boundary, or a window or balcony which begins within 1.2 metres of ground level (such as above a garage which is partly below ground level).

14.12.3.5 Minimum unit size, and mix of units

The minimum net floor area (including toilets and bathrooms, but excluding car parking, garaging or balconies) for any residential unit shall be:

	Number of bedrooms	Minimum net floor area
1.	Studio	35m ²
2.	1 bedroom	45m ²
3.	2 bedrooms	60m ²
4.	3 or more bedrooms	90m ²

14.12.3.6 Ground floor habitable space

- a. Any residential unit facing a road or public space, unless built over an access way, shall have a habitable space located at ground level.
- b. At least 50% of all residential units within a comprehensive development shall have a habitable space located at the ground level.

- c. Each habitable space located at the ground level shall have a minimum floor area of 9m² and a minimum internal dimension of 3 metres.

14.12.3.7 Outdoor living space

- a. For residential units with two or more bedrooms a minimum of 30m² of outdoor living space shall be provided on site for each residential unit, and shall not be occupied by parking or access. The required outdoor living space can be in a mix of private and communal areas, at the ground level or in balconies provided that:
- i. each unit shall have private outdoor living space of at least 16m² in total. The balance of the outdoor living space required for each residential unit may be provided as communal space;
 - ii. private outdoor living space shall have a minimum dimension of 4 metres when provided at ground level and a minimum dimension of 1.5 metres when provided by a balcony;
 - iii. at least one private outdoor living space shall be directly accessible from a living area of that unit;
 - iv. outdoor living space provided as a communal space shall be accessible for use by all units and shall have a minimum dimension of 4 metres; and
 - v. 50% of the outdoor living space required across the entire site shall be provided at ground level.
- b. For one bedroom residential units on the ground floor a minimum of 16m² private outdoor living space with a minimum dimension of 4 metres shall be provided on site for each residential unit, and shall not be occupied by parking or access.
- c. For one bedroom residential units entirely at an upper level at total of 16m² of outdoor living space shall be provided on site for each residential unit provided that:
- i. one space can be a private balcony with a minimum area of 6m² and a minimum dimension of 1.5 metres; and
 - ii. the balance 10m² can be provided in a communal space.

14.12.3.8 Service, storage and waste management spaces

- a. For multi-unit residential complexes and social housing complexes only:
- i. each residential unit shall be provided with at least 2.25m² with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
 - ii. each residential unit shall be provided with at least 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
 - iii. the required spaces in a. and/or b. for each residential unit shall be provided either individually, or within a dedicated shared communal space.

14.12.3.9 Landscaping and tree planting

- a. A minimum of 20% of the site shall be provided for landscape treatment (which may include private or communal open space), including a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof. At least one tree shall be planted adjacent to the street boundary.
- b. All trees required by this rule shall be not less than 1.5 metres high at the time of planting.
- c. All trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.

14.12.3.10 Acoustic insulation

Any habitable space within a residential unit which is within:

- a. 40 metres of the edge of the nearest marked traffic lane of a minor arterial, or major arterial road, or a railway line; or
- b. 20 metres of the edge of the nearest marked traffic lane of a collector road as defined Chapter 7 Transportation Appendix 7.12 shall achieve a minimum internal to external noise reduction of 30 dBA (Dtr, 2m, nT).

Note: Compliance with this rule may be achieved by ensuring any construction is in accordance with the acceptable solutions listed in Appendix 14.15.1. No alternative ventilation is required in situations where the rule is only met with windows closed. Alternatively, compliance with the rule can be achieved through certification by a qualified acoustic engineer that the design is capable of achieving compliance with the performance standard.

Where no traffic lane is marked, the distances stated shall be measured from 2 metres on the road ward side of the formed kerb.

14.12.3.11 Parking space numbers

- a. A minimum of one car parking space shall be provided for each residential unit.
- b. Parking areas shall be screened on internal boundaries by landscaping, wall(s), fence(s), or a combination of these to a minimum height of 1.5 metres from any adjoining site. Where this screening is by way of landscaping it shall be for a minimum depth of 1.5 metres.
- c. A minimum of one cycle space shall be provided at ground level for each residential unit. Except where parking for that unit is provided in a garage.

Note: this development standard applies in place of any equivalent minimum or maximum car or cycle parking requirement for the underlying zone in Chapter 7 Transportation of this Plan.

14.12.3.12 Maximum building coverage within Community House Redevelopment Mechanism Areas

The maximum percentage of the gross area covered by buildings within developments using the Community housing redevelopment mechanism shall be 40%.

14.12.3.13 Community housing site size

Sites utilising the Community housing redevelopment mechanism shall be:

- a. of a size greater than 1500m² and less than 10,000m²; and
- b. in one continuous block of land.

14.12.3.14 Community housing unit proportion and yield

- a. Residential activity utilising the Community housing redevelopment mechanism shall demonstrate that community housing units will comprise:
 - i. at least one third of the residential unit yield; or
 - ii. a quantity equal to the amount of community housing units on the application site either occupied or unoccupied at 6 December 2013;

whichever is the greater.
- b. Residential activity utilising the Community housing redevelopment mechanism shall deliver a minimum density of 30 households per hectare (one unit per 330m²), and a maximum density of 65 households per hectare (one unit per 150m²).

14.12.3.15 Water supply for fire fighting

Sufficient water supply and access to water supplies for fire fighting shall be made available to all residential units via Council's urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008).

14.12.3.16 Minimum building setbacks from railway lines

The minimum building setback shall be as follows:

1.	Buildings, balconies and decks on sites adjacent to or abutting railway lines	4 metres from the rail corridor boundary
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14.12.4 Information requirements for applications

Any application for resource consent using the Community housing redevelopment mechanism must include a detailed 'design statement' (prepared by an expert suitably qualified in architecture or urban design).

14.13 Rules — Residential Central City Zone

14.13.1 This number is not used.

14.13.2 Activity status tables

14.13.2.1 Permitted activities

The activities listed below are permitted activities in the Residential Central City Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 14.13.3.

Activities may also be restricted discretionary, discretionary, or non-complying as specified in Rules 14.13.2.2.3, 14.13.2.2.4, and 14.13.2.5.

Activity		Activity specific standards
P1	Residential activity	<ul style="list-style-type: none"> a. No more than one heavy vehicle shall be stored on the site of the residential activity. b. Any motor vehicles and/or boats built, dismantled, repaired or stored on the site of the residential activity shall be owned by people who live on the same site. c. In relation to the building, dismantling, repair or storage of motor vehicles, the vehicles shall be contained in a building, or, if the vehicles are not contained in a building, there shall be no more than three vehicles involved. d. In relation to the building, dismantling, repair or storage of boats, collectively the boats shall occupy no more than 45m².
P2	Bed and breakfast	<ul style="list-style-type: none"> a. There shall be: <ul style="list-style-type: none"> i. a maximum of six guests accommodated at any one time; ii. at least one owner of the residential unit residing permanently on site; and iii. no guest given accommodation for more than 90 consecutive days.
P3	Relocation of a building	Nil
P4	Development of Lot 1 DP 475662, for the purposes of residential activities. Note: if the activity specific standards are met then no other provisions apply.	<ul style="list-style-type: none"> a. There shall be not less than 50 residential units and not more than 90 residential units developed on the site. b. The development of these units may proceed in stages of not less than 9 residential units at a time, with the first stage to comprise not less than 10 residential units. c. All residential units shall be completed by 30 June 2020. d. No building shall exceed 15m in height. e. The gross floor area of all non-residential activities on the site shall not exceed 525m². f. All non-residential activities shall be situated at ground floor.

Activity		Activity specific standards
P5	Market gardens, community gardens, and garden allotments.	Nil
P6	Repair or rebuild of multi-unit residential complexes damaged by the Canterbury earthquakes of 2010 and 2011 on properties with cross leases, company leases or unit titles as at the date of the earthquakes	<p>a. Where the repair or rebuild of a building will not alter the footprint of the building, location, or height, the building need not comply with any of the built form standards.</p> <p>b. Where the footprint of the building, location, or height is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer:</p> <ol style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.13.3.1 – Building height and 14.13.3.2 – Daylight recession planes; ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes. <p>Note: Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.</p> <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to adjoining property owners, (where the consent authority considers this is required, and absent written approval).</p> <p>Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be publicly or limited notified.</p>
P7	Care of non-resident children within a residential unit in return for monetary payment to the carer	<p>a. There shall be:</p> <ol style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and ii. at least one carer residing permanently within the residential unit.
P8	Any non-residential activity up to 40m ² gross floor area (including any area of outdoor storage) that is otherwise not provided for under Rule 14.13.2.1 P9 and P10.	<p>a. Only those persons who reside permanently on the site can be employed in the activity.</p> <p>b. The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity shall be 40 hours per week, and shall be limited to between the hours of:</p> <ol style="list-style-type: none"> i. 0700 – 2100 Monday to Friday, and ii. 0800 – 1900 Saturday, Sunday, and public holidays. <p>c. The maximum number of vehicle movements per site, other than for residential activities, shall be:</p> <ol style="list-style-type: none"> i. heavy vehicles: 2 per week; and ii. other vehicles: 16 per day.

Activity		Activity specific standards
		<p>d. Boarding animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.</p> <p>e. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a building.</p>
P9	Any education facility, spiritual facility, health care facility, preschool, or guest accommodation up to 40m ² gross floor area (including any area of outdoor storage used for activities other than residential activities), except those activities provided for in Rule 14.13.2.1 P10.	<p>a. Only those persons who reside permanently on the site can be employed in the activity.</p> <p>b. The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity, other than for guest accommodation activities, shall be 40 hours per week, and shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday, and ii. 0800 – 1900 Saturday, Sunday, and public holidays. <p>c. The maximum number of vehicle movements per site, other than for residential activities, shall be:</p> <ul style="list-style-type: none"> i. heavy vehicles: 2 per week; and ii. other vehicles: 16 per day.
P10	Any community facility, preschool facility or guest accommodation on Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Street.	<p>a. The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity shall be 40 hours per week, and shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday, and ii. 0800 – 1900 Saturday, Sunday, and public holidays. <p>Except that these hours of operation do not apply to guest accommodation.</p> <p>b. The maximum number of vehicle movements per site per day for any activity, other than for residential activities, shall be 200.¹</p> <p>¹ Vehicles, other than heavy vehicles associated with any residential activity on the site, shall be included in determining the number of vehicle movements to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicles trips to and from any site.</p>
P11	Fire stations on Lot 1 DP 53863	Nil
P12	Activity associated with a retirement village	Nil
P13	Activity associated with a cultural facility at 52 Rolleston Avenue shown on the overlay on Planning Map 32	<p>a. The hours the site shall be open to visitors, clients or deliveries for any activity other than residential activities shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 0700 - 2100 Monday to Friday, and ii. 0800 - 1900 Saturday, Sunday, and public holidays.

14.13.2.2 *This number is not used*

14.13.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
<p>RD1 Any permitted activity or a cultural facility at 52 Rolleston Avenue shown on the overlay on Planning Map 32, that does not meet one or more of the built form standards in 14.13.3.</p> <p>Any application arising from the following built form Standards shall not be limited or publicly notified:</p> <p>Rule 14.13.3.3 Road boundary building setback</p> <p>Rule 14.13.3.5 Fencing and screening</p> <p>Rule 14.13.3.6 Tree and garden planting</p> <p>Rule 14.13.3.7 Minimum residential unit size</p> <p>Rule 14.13.3.8 Ground floor habitable space</p> <p>Rule 14.13.3.9 Outdoor living space</p> <p>Rule 14.13.3.10 Service space</p> <p>Rule 14.13.3.11 Minimum site density from development and redevelopment of residential units</p> <p>Any application arising from Rule 14.13.3.12 shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval).</p>	<p>As relevant to the built form standard that is not met:</p> <ul style="list-style-type: none"> a. Building height - Rule 14.14.28. b. Daylight recession planes – Rule 14.14.29. c. Street scene and accessways - Rule 14.14.30. d. Minimum building setbacks from internal boundaries - Rule 14.14.31. e. Fencing and screening – Rule 14.14.32. a. Landscaping and tree planting – Rule 14.14.33. b. Minimum unit size - Rule 14.14.4. c. Ground floor habitable space – Rule 14.14.26. d. Outdoor living space - Rule 14.14.21. e. Service space – Rule 14.14.27. f. Minimum site density from development and redevelopment of residential units – Rule 14.14.35. g. Water supply for firefighting – Rule 14.14.8
<p>RD2 Any activity involving the erection of new buildings and alterations or additions to existing buildings, that result in:</p> <ul style="list-style-type: none"> a. three or more residential units; or b. one or two residential units on a site smaller than 300m² gross site area; <p>including all accessory buildings, fences and walls associated with that development.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Urban design in the Residential Central City Zone – Rule 14.14.34
<p>RD3 Cultural facility at 52 Rolleston Avenue shown on the overlay on Planning Map 32.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Urban design in the Residential Central City Zone – Rule 14.14.34

Activity		The Council's discretion shall be limited to the following matters:
RD4	<p>Retirement villages that meet the following built form standards:</p> <p>Rule 14.13.3.1 Building height</p> <p>Rule 14.13.3.2 Daylight recession planes</p> <p>Rule 14.13.3.3 Road boundary building setback</p> <p>Rule 14.13.3.4 Minimum building setbacks from internal boundaries</p> <p>Rule 14.13.3.12 Water supply for firefighting</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	a. Retirement villages – Rule 14.14.10
RD5	<p>Retirement villages that do not meet one or more of the following built form standards:</p> <p>14.13.3.1 Building height</p> <p>14.13.3.2 Daylight recession planes</p> <p>14.13.3.3 Road boundary building setback</p> <p>14.13.3.4 Minimum building setbacks from internal boundaries</p> <p>14.13.3.12 Water supply for firefighting</p> <p>Any application arising from Rule 14.13.3.3 shall not be limited or publicly notified.</p> <p>Any application arising from Rule 14.13.3.12 shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval).</p>	<p>a. Retirement villages – Rule 14.14.10</p> <p>And as relevant to the built form standard that is not met:</p> <p>b. Building height – Rule 14.14.28.</p> <p>c. Daylight recession planes – Rule 14.14.29.</p> <p>d. Street scene and accessways – Rule 14.14.30.</p> <p>e. Minimum building setbacks from internal boundaries – Rule 14.14.31.</p> <p>f. Water supply for firefighting – Rule 14.14.8</p>

14.13.2.4 Discretionary activities

The activities listed below are discretionary activities

Activity	
D1	Development of Lot 1 DP 475662, for the purposes of residential activities as listed in Rule 14.13.2.1P4 that does not meet any one or more of the activity specific standards.
D2	<p>Any education facility, spiritual facility, health care facility, preschool or guest accommodation that is over 40m² but less than 201m² in gross floor area (including any area of outdoor storage used for activities), other than:</p> <p>a. on a site with frontage to Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Streets; or</p> <p>b. on a site with frontage to a local road,</p> <p>provided that the following standards are met:</p> <p>i. For guest accommodation, at least one employee must reside permanently on the site.</p> <p>ii. The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity shall be 40 hours per week, and shall be limited to between the hours of:</p> <p>A. 0700 - 2100 Monday to Friday, and</p>

Activity	
	B. 0800 - 1900 Saturday, Sunday and public holidays. Except that these hours of operation do not apply to guest accommodation
D3	Activities that do not meet any one or more of the activity specific standards in Rule 14.13.2.1 for: <ul style="list-style-type: none"> a. P1 Residential activity b. P2 Bed and breakfast c. P7 Care of non-resident children in a residential unit
D4	Any other activity that is not listed as a permitted, restricted discretionary, or non-complying.

14.13.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any non-residential activity not otherwise provided for as a permitted, restricted discretionary, discretionary or non-complying activity with a gross floor area over 40m ² (including any area of outdoor storage used for that activity).
NC2	Any activity listed in Rule 14.13.2.1 P8 that does not meet any one or more of the activity standards in Rule 14.13.2.1 P8 a.-e.
NC3	Any activity listed in Rule 14.13.2.1 P9 that does not meet any one or more of the activity standards in Rule 14.13.2.1 P9 a.-c.
NC4	Any activity list in Rule 14.13.2.1 P10 that does not meet any one or more of the activity standards in Rule 14.13.2.1 P10 a.-b.
NC5	Any education facility, spiritual facility, health care facility, preschool or guest accommodation with a gross floor area over 40m ² (including any area of outdoor storage) with frontage to a local road.
NC6	Any education facility, spiritual facility, health care facility, preschool or guest accommodation that exceeds a gross floor area of 200m ² (including any area of outdoor storage) other than on a site with frontage to Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Streets
NC7	Any activity listed in Rule 14.13.2.4 D2 that does not meet any one or more of the standards in Rule 14.13.2.4 D2 i.-ii.

14.13.3 Built form standards

14.13.3.1 Building height

The maximum height of any buildings shall be as shown on the Central City Maximum Building Height Planning Map, except that the Central City Maximum Building Height Planning Map does not apply to the following land where a maximum building height of 20 metres shall apply to buildings for a retirement village:

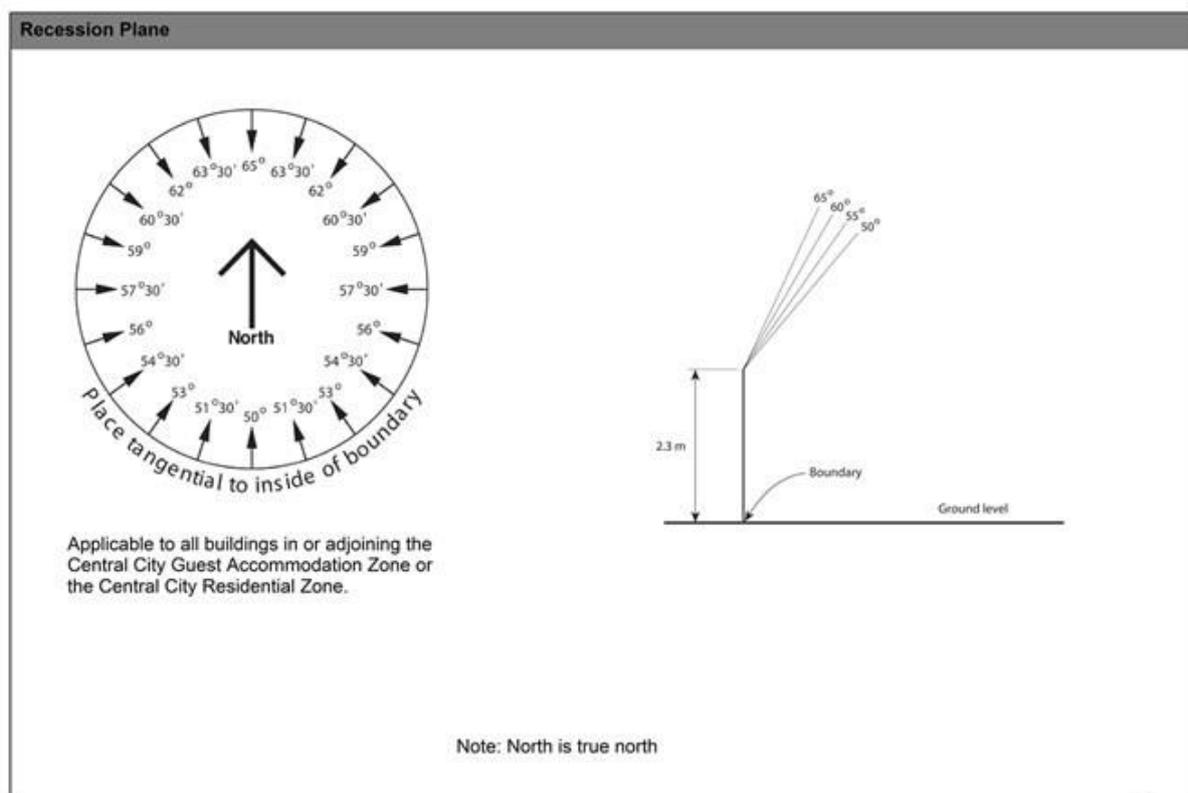
- Lot 1 DP 77997 CT CB46D/74;
- Town Section 118 DP 3780; and

- Town Section 119 DP 3780.

14.13.3.2 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above internal boundaries with other sites as shown in the diagram below, except that:
 - i. Where an internal boundary of a site abuts an access lot, access strip, or access to a rear allotment, the recession plane may be constructed from points 2.3m above the furthest boundary of the access lot, access strip, or access to a rear allotment or any combination of these areas;
 - ii. Where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.

Note: The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.



[diagram requires relabelling to Residential Guest Accommodation Zone and Residential Central City Zone, inserted into appendices rather than rule]

14.13.3.3 Road boundary building setback

- a. For sites fronting Bealey Avenue, buildings shall be set back a minimum of 6 metres from the road boundary of Bealey Avenue;

- b. In the locations indicated as Central City Building Setbacks, on the Central City Active Frontages and Verandas and Building Setback Planning Map, buildings shall be set back a minimum of 4.5 metres from road boundaries;
- c. In all other instances, buildings shall be set back a minimum of 2 metres from road boundaries, except that:
 - i. Where a garage has a vehicle door facing a road, the garage door shall be set back a minimum of 4.5 metres unless the garage door projects outward, in which case the garage door shall be set back a minimum of 5.5 metres;
 - ii. Where a garage has the vehicle door facing a shared accessway, the garage door shall be set back a minimum of 7 metres measured from the garage door to the furthest formed edge of the adjacent shared access unless the garage door projects outwards, in which case the garage door shall be set back a minimum of 8 metres;
 - iii. For street fronting residential units, garages, carports, and other accessory buildings (excluding basement car parking and swimming pools) shall be located at least 1.2 metres further from the road boundary than the front facade of any ground level habitable space of that residential unit.

14.13.3.4 Minimum building setbacks from internal boundaries

- a. Buildings that immediately adjoin an access lot, access strip, or access to a rear site shall be set back a minimum of 1 metres from that part of an internal boundary of a site.
- b. Buildings shall be set back a minimum of 1.8 metres from other internal boundaries of a site, except that:
 - i. no set back is required from an access lot or access strip on the same site, provided that any windows on the ground floor facing and within 1m of the access lot or access strip are non-opening;
 - ii. no setback for accessory buildings is required, provided the total length of walls or parts of accessory buildings facing and located within the set back is less than 10.1 metres and/or where the accessory building faces the ground floor window of a habitable space on the adjoining site it shall be setback a minimum of 1.8 metres from that neighbouring window for a minimum length of 2 metres either side of the window;
 - iii. no set back is required along that part of an internal boundary where buildings on adjoining sites have a common wall along the internal boundary;
 - iv. no set back is required for basements, provided that any part of a basement located within 1.8 metres of an internal boundary is wholly below ground level.
- c. Parts of a balcony or any window of a living area at first floor level or above shall not be located within 4 metres of an internal boundary of a site, except that this shall not apply to a window at an angle of 90o or greater to the boundary, or a window or balcony which begins within 1.2 metres of ground level (such as above a garage which is partly below ground level).

14.13.3.5 Fencing and screening

- a. Parking areas shall be screened on internal boundaries by landscaping, wall(s), fence(s), or a combination of these to a minimum height of 1.5 metres from any adjoining site. Where this screening is by way of landscaping it shall be for a minimum depth of 1.5 metres and the minimum height shall be the minimum height at the time of planting;
- b. Other than for screening of the required area of service space or outdoor living space, fences and other screening structures shall not exceed 1m in height where they are located either:
 - i. within 2 metres of the road boundary; or
 - ii. on the boundary with any land zoned Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone, except that the maximum height shall be 2 metres if the whole fence or screening structure is at least 50% transparent.

Note: For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

14.13.3.6 Tree and garden planting

- a. A minimum of 20% of the site shall be provided for landscape treatment (which may include private or communal open space in residential developments), including a minimum of one native tree for every 250m² of gross site area (prior to subdivision), or part thereof;
- b. all trees shall be not less than 1.5 metres high at the time of planting;
- c. all trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced

14.13.3.7 Minimum residential unit size

- a. The minimum net floor area (including toilets and bathrooms) for any residential unit (excluding car parking, garaging, or balconies allocated to each unit) shall be:
 - i. Studio 35m²
 - ii. 1 Bedroom 45m²
 - iii. 2 Bedroom 70m²
 - iv. 3 or more Bedrooms 90m².

14.13.3.8 Ground floor habitable space

- a. Any residential unit fronting a road or public space, unless built over an accessway or another residential unit, shall have a habitable space located at ground level.
- b. At least 30% of all residential units within a development shall have a habitable space located at ground level.

- c. At least one habitable space located at the ground level of a residential unit shall have a minimum floor area of 12m² and a minimum internal dimension of 3 metres.

14.13.3.9 Outdoor living space

- a. Each residential unit shall provide on site an outdoor living space of at least 24m².
- b. The required outdoor living space for each residential unit can be provided through a mix of private and communal areas, at the ground level or in balconies, provided that:
- i. each residential unit shall have private outdoor living space of at least 8m² in total, not occupied by parking or access;
 - ii. each private outdoor living space dimension shall be a minimum of 4m when provided at ground level and a minimum of 1.5 metres when provided by a balcony;
 - iii. at least one private outdoor living space is to be directly accessible from a living area of that residential unit;
 - iv. each outdoor living space provided as a communal space shall be accessible for use by all on site residents and each dimension shall be a minimum of 4 metres;
 - v. 50% of the outdoor living space required across the entire site shall be provided at ground level;
 - vi. any communal space may be located indoors provided its use is explicitly for a recreation activity for the exclusive use of the residents of, and guests to the units on the site.

14.13.3.10 Service space

- a. Each residential unit shall be provided with at least 3m² of indoor or outdoor service space at ground floor level for the dedicated storage of waste and recycling bins.
- b. The required service space for each residential unit shall be provided either individually, or within a dedicated shared communal space, but shall not be located between the road boundary and any habitable space.
- c. Service space for the storage of waste and recycling bins shall be fully screened from any site, road and outdoor service space which adjoins the service space.

14.13.3.11 Minimum site density from development and redevelopment of residential units

The minimum residential site density to be achieved when a site is developed or redeveloped with a residential unit or units shall be not less than one residential unit for every complete 200m² of site area (e.g. a site area of 399m² requires 1 residential unit, a site area of 400m² requires 2 residential units).

14.13.3.12 Water supply for firefighting

Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via

Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008).

14.14 Rules – Matters of control and discretion

When considering applications for controlled activities, the Council's power to impose conditions on the consent is restricted to the matters over which control is reserved in the relevant rule and as set out for that matter below.

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

14.14.1 Residential design principles

New developments shall be assessed against the **seven** residential design principles a.-g. set out below. Each residential design principle is accompanied by relevant considerations which are a guide to applicants and consent officers when considering an application against the residential design principles themselves.

The relevance of the considerations under each residential design principle will vary from site to site and, in some circumstances, some of the considerations may not be relevant at all. For example, a.ii. is likely to be highly relevant to a development adjacent to heritage buildings; whereas a.ii. might be less relevant to a development in an area void of heritage buildings.

City context and character

- a. Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features.

The relevant considerations are the extent to which the development:

- i. includes, where relevant, reference to the patterns of development in and/or anticipated for the surrounding area such as building dimensions, forms, setbacks and alignments, and secondarily materials, design features and tree plantings; and
- ii. retains or adapts features of the site that contribute significantly to local neighbourhood character, potentially including existing heritage buildings, **Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6**, site contours and mature trees.

Relationship to the street and public open spaces

- b. Whether the development engages with and contributes to adjacent streets, and any other adjacent public open spaces to contribute to them being lively, safe and attractive.

The relevant considerations are the extent to which the development:

- i. orientates building frontages including entrances and windows to habitable rooms toward the street and adjacent public open spaces;
- ii. designs buildings on corner sites to emphasise the corner; and

- iii. avoids street facades that are blank or dominated by garaging.

Built form and appearance

- c. Whether the development is designed to minimise the visual bulk of the buildings and provide visual interest.

The relevant considerations are the extent to which the development:

- i. subdivides or otherwise separates unusually long or bulky building forms and limits the length of continuous rooflines;
- ii. utilises variety of building form and/or variation in the alignment and placement of buildings to avoid monotony;
- iii. avoids blank elevations and facades dominated by garage doors; and
- iv. achieves visual interest and a sense of human scale through the use of architectural detailing, glazing and variation of materials.

Residential amenity

- d. In relation to the built form and residential amenity of the development on the site (i.e. the overall site prior to the development), whether the development provides a high level of internal and external residential amenity for occupants and neighbours.

The relevant considerations are the extent to which the development:

- i. provides for outlook, sunlight and privacy through the site layout, and orientation and internal layout of residential units;
- ii. directly connects private outdoor spaces to the living spaces within the residential units;
- iii. ensures any communal private open spaces are accessible, usable and attractive for the residents of the residential units; and
- iv. includes tree and garden planting particularly relating to the street frontage, boundaries, accessways, and car parking.

Access, parking and servicing

- e. Whether the development provides for good access and integration of space for parking and servicing.

The relevant considerations are the extent to which the development:

- i. integrates access in a way that is safe for all users, and offers convenient access for pedestrians to the street, any nearby parks or other public recreation spaces;
- ii. provides for car parking and garaging in a way that does not dominate the development, particularly when viewed from the street or other public open spaces; and

- iii. provides for suitable storage and service spaces which are conveniently accessible, safe and/or secure, and located and/or designed to minimise adverse effects on occupants, neighbours and public spaces.

Safety

- f. Whether the development incorporates Crime Prevention Through Environmental Design (CPTED) principles as required to achieve a safe, secure environment.

The relevant considerations are the extent to which the development:

- i. provides for views over, and passive surveillance of, adjacent public and publicly accessible private open spaces;
- ii. clearly demarcates boundaries of public and private space;
- iii. makes pedestrian entrances and routes readily recognisable; and
- iv. provides for good visibility with clear sightlines and effective lighting.

Hillside and small settlement areas

- g. Whether the development maintains or enhances the context and amenity of the area.
 - i. The relevant considerations are the extent to which the development:
 - ii. maintains significant and distinctive landforms, geological features, water bodies and courses, indigenous and exotic vegetation, coastal margins and the habitat of indigenous fauna;
 - iii. has regard to and protects historic heritage from inappropriate subdivision use and development, and recognizes the relationship of Ngāi Tahu Manawhenua with their ancestral lands, water and other taonga, including **Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 and access to those sites and** to mahinga kai ;
 - iv. is designed and located in a way that reduces dominance of buildings and structures;
 - v. incorporates environmentally sustainable and low impact subdivision, site and building design;
 - vi. responds to the qualities that are distinct and unique to each small settlement; and
 - vii. where appropriate and possible, maintains views from properties.

14.14.2 Site density and site coverage

- a. Whether the non-compliance is appropriate to its context taking into account:
 - i. whether the balance of open space and buildings will maintain the character anticipated for the zone;
 - ii. any visual dominance of the street resulting from a proposed building's incompatible scale;

- iii. any loss of opportunities for views in the Residential Banks Peninsula Zone; and
 - iv. the proportion of the building scale in relation to the proportion of the site.
- b. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.

14.14.3 Impacts on neighbouring property

- a. Whether the increased height, reduced setbacks, or recession plane intrusion would result in buildings that do not compromise the amenity of adjacent properties taking into account:
 - i. overshadowing of adjoining sites resulting in reduced sunlight and daylight admission to internal and external living spaces beyond that anticipated by the recession plane, and where applicable the horizontal containment requirements for the zone;
 - ii. any loss of privacy through being overlooked from neighbouring buildings;
 - iii. whether development on the adjoining site, such as large building setbacks, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining sites from overshadowing;
 - iv. the ability to mitigate any adverse effects of increased height or recession plane breaches through increased separation distances between the building and adjoining sites, the provision of screening or any other methods; and
 - v. within a Flood Management Area, whether the recession plane infringement is the minimum necessary in order to achieve the required minimum floor level.
- b. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3

14.14.4 Minimum unit size and unit mix

- a. When considering under sized units, whether the reduced unit size is appropriate taking into account:
 - i. the floorspace available and the internal layout and their ability to support the amenity of current and future occupants;
 - ii. other onsite factors that would compensate for a reduction in unit sizes e.g. communal facilities;
 - iii. scale of adverse effects associated with a minor reduction in size in the context of the overall residential complex on the site; and
 - iv. needs of any social housing tenants.

14.14.5 Scale of activity

- a. Whether the scale of activities and their impact on residential character and amenity are appropriate, taking into account:

- i. the compatibility of the scale of the activity and the proposed use of the buildings with the scale of other buildings and activities in the surrounding area;
 - ii. the ability for the locality to remain a predominantly residential one; and
 - iii. the appropriateness of the use in meeting needs of residents principally within the surrounding living environment.
- b. The adverse effects of additional staff, pedestrian and traffic movements during the intended hours of operation on:
- i. the character of the surrounding living environment; and
 - ii. noise, disturbance and loss of privacy of nearby residents.
- c. For home occupations, whether the non-compliance is an integral and necessary part of the home occupation.
- d. For residential units with more than 6 bedrooms, whether there should be a limit on the number of bedrooms over 6 bedrooms based on the impact on the surrounding neighbourhood and residential character.
- e. The ability to avoid, remedy or appropriately mitigate any adverse effects of the extended hours of operation; and other factors which may reduce the effect of the extended hours of operation, such as infrequency of the activity or limited total hours of operation.
- f. The opportunity the activity provides to support an existing nearby commercial centre.
- g. The opportunity the activity provides to support and compliment any existing health related or community activities in the surrounding area.

14.14.6 Traffic generation and access safety

- a. Whether the traffic generated is appropriate to the residential character, amenity, safety and efficient functioning of the access and road network taking into account:
- i. in the case of effects on residential character and amenity:
 - A. any adverse effects in terms of noise and vibration from vehicles entering and leaving the site or adjoining road, and their incompatibility with the noise levels acceptable in the respective living environments;
 - B. any adverse effects in terms of glare from headlights of vehicles entering and leaving the site or adjoining road on residents or occupants of adjoining residential sites;
 - C. any reduction in the availability of on-street parking for residents, occupants or visitors to adjoining residential sites to the point that it becomes a nuisance;
 - D. any adverse effects in terms of fumes from vehicles entering or leaving the site, on residents or occupiers of adjoining residential sites; and
 - E. the ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening and other factors that will reduce the effect of the

additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur; and

- ii. in the case of the safe and efficient functioning of the road network:
 - A. any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity;
 - B. adverse effects of the proposed traffic generation on activities in the surrounding living environment;
 - C. consistency of levels of traffic congestion or reduction in levels of traffic safety with the classification of the adjoining road;
 - D. the variance in the rate of vehicle movements throughout the week and coincidence of peak times with peak traffic movements on the wider network; and
 - E. the location of the proposed access points in terms of road and intersection efficiency and safety, and the adequacy of existing or alternative access points.

14.14.7 Stormwater ponding areas within three kilometres of Christchurch International Airport

[deferred to General Rules]

14.14.8 Water supply for fire fighting

- a. Whether sufficient fire fighting water supply provision to ensure the health and safety of the community, including neighbouring properties, is provided.

14.14.9 Acoustic insulation

- a. Whether a reduction in acoustic insulation is appropriate taking into account:
 - i. a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise impacts through other means, e.g. screening by other structures, or distance from noise sources;
 - ii. there is an ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials; and
 - iii. the provision of a report from an acoustic specialist provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the site.

14.14.10 Retirement villages

For the avoidance of doubt, this is the only matter of discretion that applies to retirement villages.

- a. Whether the developments, while bringing change to existing environments, is appropriate to its context taking into account:
- i. engagement with, and contribution to, adjacent streets and public open spaces, with regard to:
 - A. fencing and boundary treatments;
 - B. sightlines;
 - C. building orientation and setback;
 - D. configuration of pedestrian entrances;
 - E. windows and internal living areas within buildings; and
 - F. if on a corner site is designed to emphasise the corner;
 - ii. integration of access, car parking and garaging in a way that is safe for pedestrians and cyclists, and that does not visually dominate the development, particularly when viewed from the street or other public spaces;
 - iii. retention or response to existing character buildings or established landscape features on the site, particularly mature trees, which contribute to the amenity of the area;
 - iv. appropriate response to context with respect to subdivision patterns, visible scale of buildings, degree of openness, building materials and design styles;
 - v. incorporation of Crime Prevention Through Environmental Design (CPTED) principles, including effective lighting, passive surveillance, management of common areas and clear demarcation of boundaries and legible entranceways;
 - vi. residential amenity for neighbours, in respect of outlook, privacy, noise, odour, light spill, and access to sunlight, through site design, building, outdoor living and service/storage space location and orientation, internal layouts, landscaping and use of screening;
 - vii. creation of visual quality and interest through the separation of buildings, variety in building form, distribution of walls and openings, and in the use of architectural detailing, glazing, materials, and colour; and
 - viii. where practicable, incorporation of environmental efficiency measures in the design, including passive solar design principles that provide for adequate levels of internal natural light and ventilation.
- b. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3

14.14.11 Use of site and buildings — Prestons Road Retirement village Overlay

- a. Whether the use of site and buildings is appropriate taking into account:
- i. enhancement of services of value to the older person's housing complex, or assistance in retaining the viability of the complex;

- ii. the likely effect of any additional activities on traffic generation, and the safety and efficiency of traffic movement within the older person's housing complex and the wider road network; and
- iii. the effect of additional activities on residential amenities in the vicinity, particularly noise, traffic safety, parking congestion and visual amenity.

14.14.12 Concept plan - Prestons Road Retirement village Overlay

- a. Whether the concept plan for the whole site is appropriate taking into account:
 - i. coordination and integration of road and pedestrian access with adjoining networks;
 - ii. provision for landscaping, outdoor living space, passive recreational facilities, and stormwater systems, swales for stormwater soakage, wetlands and retention basins. These must be planted with native species (not left as grass) that are appropriate to the specific use, recognising the ability of particular species to absorb water and filter waste for 165 independent units and a multi storey health facility including 45 services apartments;
 - iii. the provision, and design and layout of pedestrian circulation and connectivity of pedestrian access to Snellings Drain reserve;
 - iv. the efficient design and layout of carparking, vehicle manoeuvring, and garaging;
 - v. the incorporation and enhancement of existing landscape and water features;
 - vi. the external appearance of the health facility and how it respects the character and amenity values of the area, including building colours and materials, roof pitch and the effect and form of façade modulation, while recognising the use and functional nature of the health facility;
 - vii. adequacy of provision of planting for amenity and screening, enhancement of ecological and habitat values, and interface with surrounding areas. The incorporation of a minimum of 60% indigenous endemic species into new plantings;
 - viii. the effectiveness, environmental sensitivity of the stormwater management systems; and
 - ix. the integration of the stormwater management systems with the Council's drainage network.

14.14.13 Vehicular access - Prestons Road Retirement Village Overlay

- a. Whether vehicle access for the whole site is appropriate taking into account:
 - i. the actual or potential level of vehicle and pedestrian traffic likely to be generated from the proposed access;
 - ii. adverse effects on the traffic use of the access on the traffic function or safety of Prestons Road or both;
 - iii. adequate mitigation for the adverse effects of additional vehicle movements on the access; and

- iv. safe ingress and egress in relation to site distances at the access from Prestons Road with reference to the Austroads Guide.

14.14.14 Special setback provision – Residential Suburban Zone Wigram

- a. Whether the location, form and function of the outdoor living area is appropriate taking into account:
 - i. adverse effects on the outdoor living needs of the likely future residents of the site;
 - ii. any alternative provision on, or in close proximity to, the site for outdoor living space to meet the needs of likely future residents of the site;
 - iii. adequacy of mitigation of potential adverse reverse sensitivity effects on current Royal New Zealand Air Force functions and operations through the location of outdoor living space, windows and the provision of fencing and/or landscaping;
 - iv. adequacy of mitigation of adverse effects from current Royal New Zealand Air Force functions and operations through the location of outdoor living space, windows and the provision of fencing and/or landscaping; and
 - v. adequacy of glazing, window design and location in mitigating the potential adverse effects from current Royal New Zealand Air Force functions and operations.

14.14.15 Lyttelton Port Influences Overlay

- a. Whether the development is appropriate taking into account:
 - i. increased potential for reverse sensitivity effects, including complaints, on the port activities resulting from residential outdoor living area activities; and
 - ii. any other methods to reduce the potential for reserve sensitivity effects on the port operator, other than the required acoustic insulation, that have been or can be incorporated into the design of the proposal.

14.14.16 Development plans

- a. Whether the development need be in accordance with the development plan taking into account:
 - i. coordination of development, particularly roading access and cycle linkages, with adjoining land;
 - ii. the adequacy and location, of open space areas within the development;
 - iii. any adverse effects on the visual appearance of development in the zone as seen from outside the zone, particularly where the land is highly visible;
 - iv. adverse effects on the strength of definition of the rural urban boundary;
 - v. any potential adverse effects on the surrounding road network;

- vi. any adverse effects on Christchurch International Airport and its approach path, including any reverse sensitivity complaints;
- vii. any adverse effects on the visual amenity of residents in adjoining areas;
- viii. any adverse effects in terms of the enhancement of waterways within the development;
- ix. effective, efficient and economically viable provision of services; **and**
- x. **any adverse effects on Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6.**

14.14.17 Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings

- a. Whether the relocation of the building is appropriate taking into account:
 - i. the likely appearance of the building upon restoration or alteration;
 - ii. the compatibility of the building with buildings on adjoining properties and in the vicinity;
 - iii. the exterior materials used, and their condition and quality;
 - iv. the period required for restoration work to be undertaken; and
 - v. any requirements to impose a bond or other condition to ensure completion of restoration work to an acceptable standard.
- b. Whether the temporary lifting or moving of the earthquake damaged building is appropriate taking into account:
 - i. the effect of reduced proximity on the amenity and/or operation of any neighbouring sites, water way, coastal marine area, archaeological site, or protected tree;
 - ii. the duration of time that the building will intrude upon the recession plane;
 - iii. any adverse effects on adjoining owners or occupiers relating to shading and building dominance; and
 - iv. occupancy of the neighbouring properties of the duration of the works, the extent to which neighbouring properties are occupied for the duration of the works.

14.14.18 Street scene – road boundary building setback, fencing and planting

- a. The extent to which the proposed building will detract from the coherence, openness and attractiveness of the site as viewed from the street.
- b. The ability to provided adequate opportunity for garden and tree planting in the vicinity of road boundaries.
- c. The ability to provide passive surveillance of the street.

- d. The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site, or the long term protection of **Sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1**, significant trees **listed in Appendix 9.4.7.1**, or natural features on the site.
- e. For fencing, whether solid fencing is appropriate to provide acoustic insulation of living spaces where the road carries high volumes of traffic.
- f. The ability to provide adequate parking and manoeuvring space for vehicles clear of the road or shared access to ensure traffic and pedestrian safety.
- g. The effectiveness of other factors in the surrounding environment in reducing the adverse effects.
- h. **Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.**

14.14.19 Minimum building, window and balcony setbacks

- a. Any effect of proximity of the building on the amenity of neighbouring properties through loss of privacy, outlook, overshadowing or visual dominance of the buildings.
- b. Any adverse on the safe and effective operation of site access.
- c. The ability to provide adequate opportunities for garden and tree plantings around buildings.
- d. The extent to which the intrusion is necessary to enable more efficient cost. Effective and/or practical use of the remainder of the site, or the long term protection of significant trees or natural features on the site.
- e. **Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.**

14.14.20 Service, storage and waste management spaces

- a. The convenience and accessibility of the spaces for building occupiers.
- b. The adequacy of the space to meet the expected requirements of building occupiers.
- c. The adverse effects of the location, or lack of screening, of the space on visual amenity from the street or adjoining sites.

14.14.21 Outdoor living space

- a. The extent to which outdoor living areas provide useable space, contribute to overall on-site spaciousness and enable access to sunlight throughout the year for occupants.
- b. The accessibility and convenience of outdoor living space for occupiers.
- c. Whether the size and quality of communal outdoor living space or other open space amenity compensates for any reduction in private outdoor living space.

- d. The extent to which a reduction in outdoor living space will result in retention of mature on-site vegetation.

14.14.22 Non-residential hours of operation

- a. Whether the hours of operation are appropriate in the context of the surrounding residential environment taking into account:
 - i. traffic or pedestrian movements which are incompatible with the character of the surrounding residential area;
 - ii. any adverse effects of pedestrian activity as a result of the extended hours of operation, in terms of noise, disturbance and loss of privacy, which is inconsistent with the respective living environments;
 - iii. any adverse effects of the extended hours of operation on the surrounding residential area, in terms of loss of security as a result of people other than residents frequenting the area; and
 - iv. the ability to avoid, remedy or appropriately mitigate any adverse effects of the extended hours of operation; and other factors which may reduce the effect of the extended hours of operation, such as infrequency of the activity or limited total hours of operation.

14.14.23 Minor residential units

- a. Whether the minor residential unit is appropriate to its context taking into account:
 - i. location of the minor residential unit so that it is visually hidden from the road leaving the site with a similar street scene to that of a single residential unit;
 - ii. the adverse visual effects associated with parking and access of any additional driveway to accommodate the minor residential unit on the street-scene;
 - iii. the size and visual appearance of the minor residential unit and its keeping with the existing level of buildings in rear gardens or rear sections surrounding the site;
 - iv. the consistency of the number of bedrooms and level of occupancy with a single large residential unit;
 - v. the convenience of the location of outdoor living space in relation the respective residential units; and
 - vi. the adequacy of size and dimension of the outdoor living space to provide for the amenity needs of future occupants.

- b. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.

14.14.24 Character Area Overlay

Area context

- a. Whether development recognises the distinctive landforms, landscape setting and development patterns of the character area in respect to:
 - i. retaining and enhancing the areas' natural features;
 - ii. integrating with the existing pattern and grain of subdivision and building;
 - iii. the extent and scale of vegetation retained and/or provided;
 - iv. the relationship with adjoining sites and buildings, including any recorded heritage values;
 - v. the visual coherence of the area.

Site character and street interface

- b. Whether the development complements the residential character and enhances the amenity of the character area by:
 - i. providing a balance of open space to buildings across the site consistent with the surrounding sites within the block, and to a lesser extent, the wider area ;
 - ii. providing a front yard building setback which is consistent with the overall depth and pattern of the character area, and in particular with other sites within the street;
 - iii. retaining the front yard for outdoor living, open space, tree and garden planting
 - iv. avoiding the location of vehicle access, parking and garaging within the front yard, or where it visually dominates the streetscene;
 - v. having low height or no fencing on the street frontage; and
 - vi. orientating the building on the site to face the street.

Built character

- c. Whether the development supports the residential built character values of the character area in regard to:
 - i. the scale and form of the building, including the roof form;
 - ii. architectural detailing including features such as verandas, materials, window and front entry design and placement;
 - iii. complementary and compatible building design;
 - iv. the recognition of recorded heritage values of adjacent buildings.

Akaroa and Lyttelton

- d. In addition to the matters listed above, in respect to Akaroa and Lyttelton character areas, whether the development:
 - i. retains important views from public places;
 - ii. reduces the potential for visual dominance of the development when viewed from elsewhere within the viewing catchment;
 - iii. responding through the use of the landscape at the street interface to the existing informality or formality of the streetscape;
 - iv. retains residential buildings, including accessory buildings, that were built prior to 1945 and/or that contribute to the architectural traditions and character values;
 - v. reflects the small scale and simple forms of residential building; and
 - vi. recognises any recorded heritage values adjacent and opposite to the development.
- e. **Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3**

14.14.25 Indigenous vegetation clearance in Akaroa Hillslopes Density Overlay

- a. Whether it is necessary to remove indigenous vegetation, including whether the vegetation is removed to manage disease or plant pathogens.
- b. The relationship with other areas of vegetation and whether the proposed removal or alteration would negatively impact on that relationship, including in relation to habitat fragmentation and the effectiveness of any ecological corridor.
- c. Whether the vegetation has a positive effect in managing erosion, slope stability or other hazard.
- d. The extent to which existing vegetation will continue to contain and define the edge of Akaroa township, providing it with a distinct edge.
- e. The degree to which alteration or removal of vegetation will adversely affect soil conservation, water quality or the hydrological function of the catchment and the efficacy of mitigating measures.
- f. The extent of any revegetation proposed and its efficacy in mitigating any adverse effects.

14.14.26 Ground floor habitable space in the Residential Central City Zone

- a. The extent to which engagement between residential activity and ground level open space, including the street, is adversely impacted by the loss or reduction of a habitable space at ground level.

- b. the ability of an undersized habitable space to continue to be used for functional residential activity.

14.14.27 Service space in the Residential Central City Zone

- a. The convenience and accessibility of the spaces for building occupiers.
- b. The adequacy of the space to meet the expected requirements of building occupiers.
- c. The adverse effects of the location, or lack of screening, of the space on visual amenity from the street or adjoining sites.

14.14.28 Building height in the Residential Central City Zone

- a. Compatibility with the scale of other buildings in the surrounding area, and the extent to which building bulk is out of character with the local environment.
- b. Any effect of increased height on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of buildings.
- c. the extent to which an increased height is necessary to enable more efficient, cost effective and/or practical use of the site, or the long term protection of significant trees or natural features on the site.

14.14.29 Daylight recession planes in the Residential Central City Zone

- a. Any effect on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of buildings.
- b. The extent to which the intrusion is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site, or the long term protection of significant trees or natural features on the site.

14.14.30 Street scene and accessways in the Residential Central City Zone

- a. The extent to which the proposed building will detract from the coherence, openness and attractiveness of the site as viewed from the street and adjoining sites, including the ability to provide adequate opportunity for garden and tree planting in the vicinity of road boundaries;
- b. the extent to which the intrusion is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site, or the long-term protection of significant trees or natural features on the site;
- c. the ability to provide adequate parking and maneuvering space for vehicles clear of the road or shared access to ensure traffic and pedestrian safety;

- d. the effectiveness of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites.

14.14.31 Minimum building setbacks from internal boundaries in the Residential Central City Zone

- a. Any effect of proximity of the building on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of buildings.
- b. Any adverse effect on the safe and effective operation of site access.
- c. The ability to provide adequate opportunities for garden and tree plantings around buildings.
- d. The extent to which the intrusion is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site, or the long term protection of significant trees or natural features on the site.

14.14.32 Fencing and screening in the Residential Central City Zone

- a. The extent to which storage facilities and parking areas are visually integrated, screened or otherwise accommodated to minimise adverse amenity or visual impacts on surrounding properties (including units within the same development) or public spaces.
- b. façade extent to which a partial screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security or compromises CPTED principle façade. The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank façaded façade to the street or to an Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone.

14.14.33 Landscaping and tree planting in the Residential Central City Zone

- a. Any reduction in landscaping on the amenity of the site and for neighbouring properties, including the street or other public open spaces.

14.14.34 Urban design in the Residential Central City Zone

- a. The extent to which the development, while bringing change to existing environments:
 - i. engages with and contributes to adjacent streets, lanes and public open spaces.
 - ii. integrates access, car parking and garaging in a way that is safe for pedestrians and cyclists, and that does not dominate the development.

- iii. has appropriate regard to:
 - A. residential amenity for occupants, neighbours and the public, in respect of outlook, privacy, and incorporation of Crime Prevention Through Environmental Design principles; and
 - B. neighbourhood context, existing design styles and established landscape features on the site or adjacent sites.
- iv. provides for human scale and creates sufficient visual quality and interest.

14.14.35 Minimum site density from development and redevelopment of residential units in the Residential Central City Zone

- a. In considering the reduction in the number of residential units to be constructed on a site, the extent to which the opportunity for future development of the site, in accordance with the density standard, is maintained, and
- b. The extent to which accommodating further residential unit(s) to meet the density standard would adversely affect amenity outcomes for occupants of the residential units and/or the adjacent properties, given the size of the site or its configuration.
- c. Whether the minimum development intensification target of an average net density of 50 households per hectare within the Central City is being achieved; and
- d. The extent to which residential activity in the Central City is restored and enhanced through a variety of housing types suitable for a range of individual housing needs, while providing for a progressive increase in residential population

14.14.36 Outline development plan

- a. The appropriateness of the proposal taking into account the outcomes sought by the outline development plan and relevant environmental effects with respect to those outcomes.

14.14.37 Comprehensive residential development in the Residential New Neighbourhood Zone

For the avoidance of doubt, these are the only matters of discretion that apply to comprehensive residential development in the Residential New Neighbourhood Zone.

- a. Whether the comprehensive residential development is consistent with the relevant outline development plan.
- b. Whether the comprehensive residential development demonstrates that every site or residential unit will experience appropriate levels of sunlight, daylight, privacy, outlook and access to outdoor open space and overall a high level of amenity for the development.

- c. Whether sites proposed to exceed the maximum site coverage in Rule 14.9.3.2 are internal to the application site and will not compromise the achievement of a high level of amenity within or beyond the development.
- d. Whether buildings proposed to exceed the maximum permitted height in Rule 14.9.3.1 will contribute positively to the overall coherence, design, layout and density of the development and surrounding sites.
- e. Whether the development engages with and contributes to adjacent streets, lanes and public open spaces, through the building orientation and setback, boundary and landscape treatment, pedestrian entrances, and provision of glazing from living areas.
- f. Whether the development, in terms of its built form and design, generates visual interest through the separation of buildings, variety in building form and in the use of architectural detailing, glazing, materials, and colour;
- g. Whether the development integrates access, car parking and garaging to provide for pedestrian and cyclist safety and the quality of the pedestrian environment, and the access, carparking and garaging does not dominate the development, particularly when viewed from the street or other public spaces;
- h. Whether there is sufficient infrastructure provision to service the development and ensure the health and safety of residents, visitors and neighbouring properties, including water supply for fire fighting purposes; and
- i. In relation to the built form standards that do not apply to comprehensive residential developments, consideration of these standards as a flexible guideline to achieve good design and residential amenity.

14.15 Appendices

14.15.1 Appendix - Measurement and assessment of noise

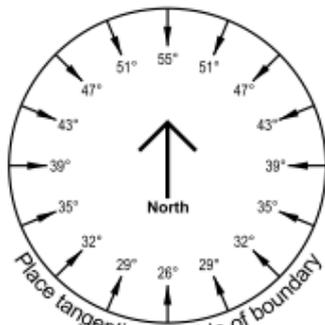
- a. The measurement of noise shall be in accordance with NZS 6801:1991, 'Measurement of Sound' and assessed in accordance with NZS 6802:1991, 'Assessment of Environmental Sound'.
- b. For the purposes of administering these rules the following meanings shall apply:
 - i. dBA means the A-frequency weighted sound pressure level in decibels relative to a reference sound pressure of 20 micro pascals.
 - ii. L10 means the L10 exceedance level set in A-weighted decibels which is equalled or exceeded 10% of the measurement time.
 - iii. Lmax means the period of time between 10pm and 7am the following day.
 - iv. Night-time means the period of time between 10pm and 7am the next day.
 - v. Long-term average sound level shall be the time-average sound level (day-night level) Ldn and shall be determined from the inverse-logarithmic mean of the measured Ldn level for each day over any five day period in a week.
 - vi. The 'notional boundary' of any boundary shall be 20 metres from the façade of that dwelling, or the legal boundary of the site where this is closer to the boundary.

Minimum construction requirements for all central City zones

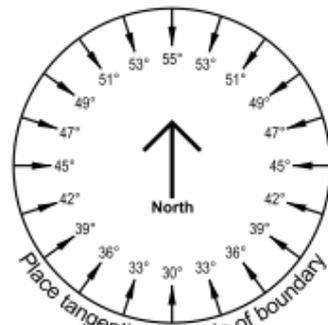
	Building Element	Minimum Construction Requirement
1.	External walls of habitable spaces	<p>a. Walls with cladding: Minimum not to be less than 25kg/m¹ being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs).</p> <p>Assumes minimum 100mm wall cavity. Minimum exterior cladding to be 20mm timber or 9mm compressed fibre cement sheet over timber frame (100mm x 200mm). Fibrous acoustic blanket (Batts or similar) required in cavity for all exterior walls. Interior: One layer of 13mm gypsum plasterboard.</p> <p>Mass walls²: 190mm concrete block, strapped and lined internally with 9.5mm gypsum plaster board OR 150mm concrete wall.</p> <p>Note:</p> <p>¹ (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.</p> <p>² Where exterior wall cladding has a mass of greater than 25kg/m.</p>
2.	Windows of habitable spaces	<p>a. Windows of up to 35% of floor area: 10/12/6 double glazing or 14mm laminate glass or glazing systems of equivalent acoustic performance.</p> <p>b. Window areas greater than 35% of floor area will require a specialist acoustic report to show conformance with the insulation rule.</p> <p>c. Frames to be new aluminium window frames with compression seals or equivalent.</p>
3.	Pitched roof	<p>a. Cladding: 0.55mm profiled steel or tiles or 6mm corrugated fibre cement.</p>

Building Element	Minimum Construction Requirement
	<p>Frame: Timber truss with 100mm acoustic blanket. Fibrous acoustic blanket (Batts or similar) required for all ceilings with combined mass of less than 25kg/m².</p> <p>Ceiling: 13mm gypsum plaster board.</p> <p>Note: (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.</p>
4. Skillion roof	<p>a. Cladding: 0.55mm profiled steel of 6mm fibre cement.</p> <p>Sarking: 20mm particle board (no gaps).</p> <p>Frame: 100mm gap with acoustic blanket.</p> <p>Ceiling: two layers of 9.5mm gypsum plaster board (no through ceiling lighting penetrations unless correctly acoustically rated).</p> <p>Fibrous acoustic blanket (Batts or similar) required for all ceilings with combined mass 25kg/m².</p> <p>Note: (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.</p>
5. External Door to habitable spaces	<p>a. Solid core door (min 24kg/m²) with weather seals (where the door is exposed to exterior noise).</p> <p>Note: (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.</p>
<p>Note:</p> <ol style="list-style-type: none"> Compliance with ventilation requirements of any other Act and these District Plan noise insulation requirements shall be concurrent. Ventilation should be provided in accordance with the provisions of the New Zealand Building Code G4 in a manner which does not compromise sound insulation. To this effect, relying on opening windows for ventilation will compromise the sound insulation performance provided by the District Plan standard. Alternative ventilation methods such as mechanical ventilation or passive methods should be considered. Inlets and outlets for passive and mechanical ventilation systems, and ventilation ductwork, are to be designed to incorporate acoustic insulation to ensure that the acoustic performance of the building facade achieves a minimum noise reduction consistent with the relevant rules. In determining the insulation performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the jointing, capping and guttering detail used in normal construction. 	

14.15.2 Appendix - Recession planes

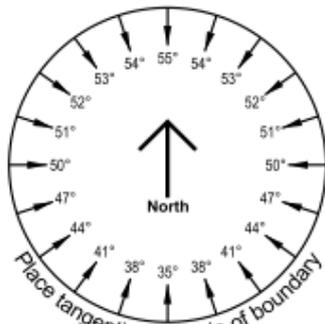


Note: North is true north

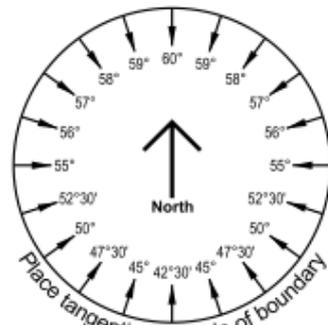


- A** Applicable to all buildings:
- in the Residential Suburban Zone
 - on sites in other non residential zones that adjoin the Residential Suburban Zone
 - in the Residential Small Settlement Zone Kainga Overlay Areas 1 and 2 and Spencerville Overlay Area

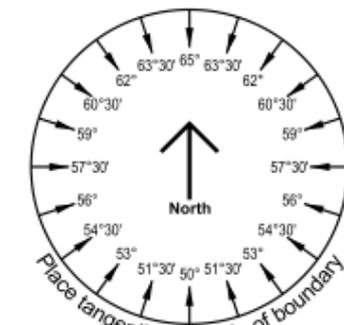
- B** Applicable to all buildings:
- Residential Suburban Density Transition Zone
 - on sites in other non residential zones that adjoin the Residential Suburban Density Transition Zone
 - Residential Hills Zone



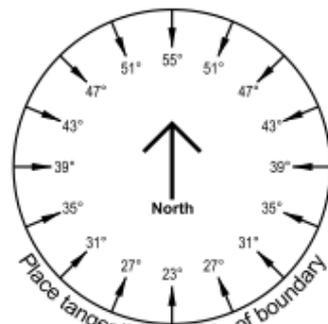
- C** Applicable to all buildings:
- in the Residential Medium Density Zone
 - on sites in other non residential zones that adjoin the Residential Medium Density Zone



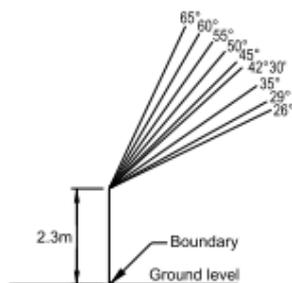
- D** Applicable to all buildings:
- in the medium density higher height limit zones
 - on sites in other non residential zones that adjoin the medium density higher height limit zones
 - in the medium density higher height limit zones (except those buildings over 11 metres in height)
 - on sites in other non residential zones that adjoin the medium density (except those buildings over 11 metres in height)



- E** Applicable to all buildings:
- over 11 metres in height in the medium density higher height limit zones
 - over 11 metres in height on sites in other non residential zones that adjoin the medium density higher height limit zones



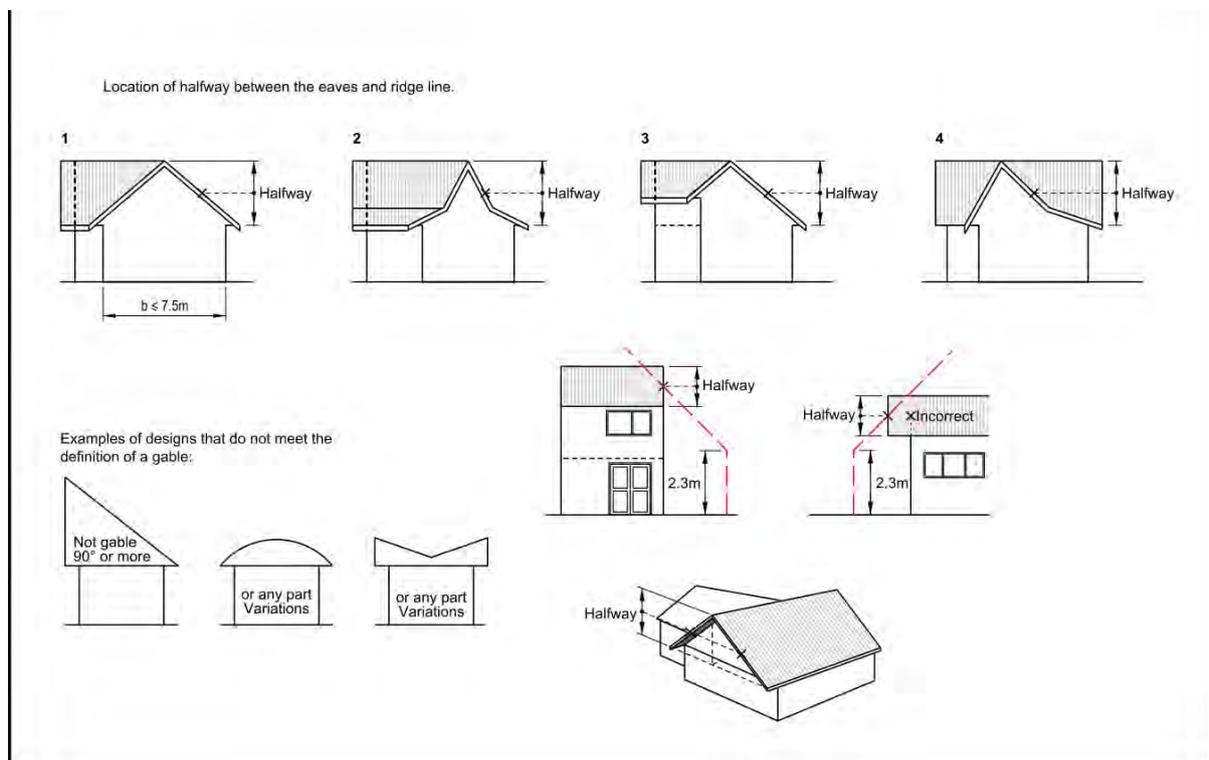
- F** Applicable to all buildings:
- in the Residential Large Lot Zones



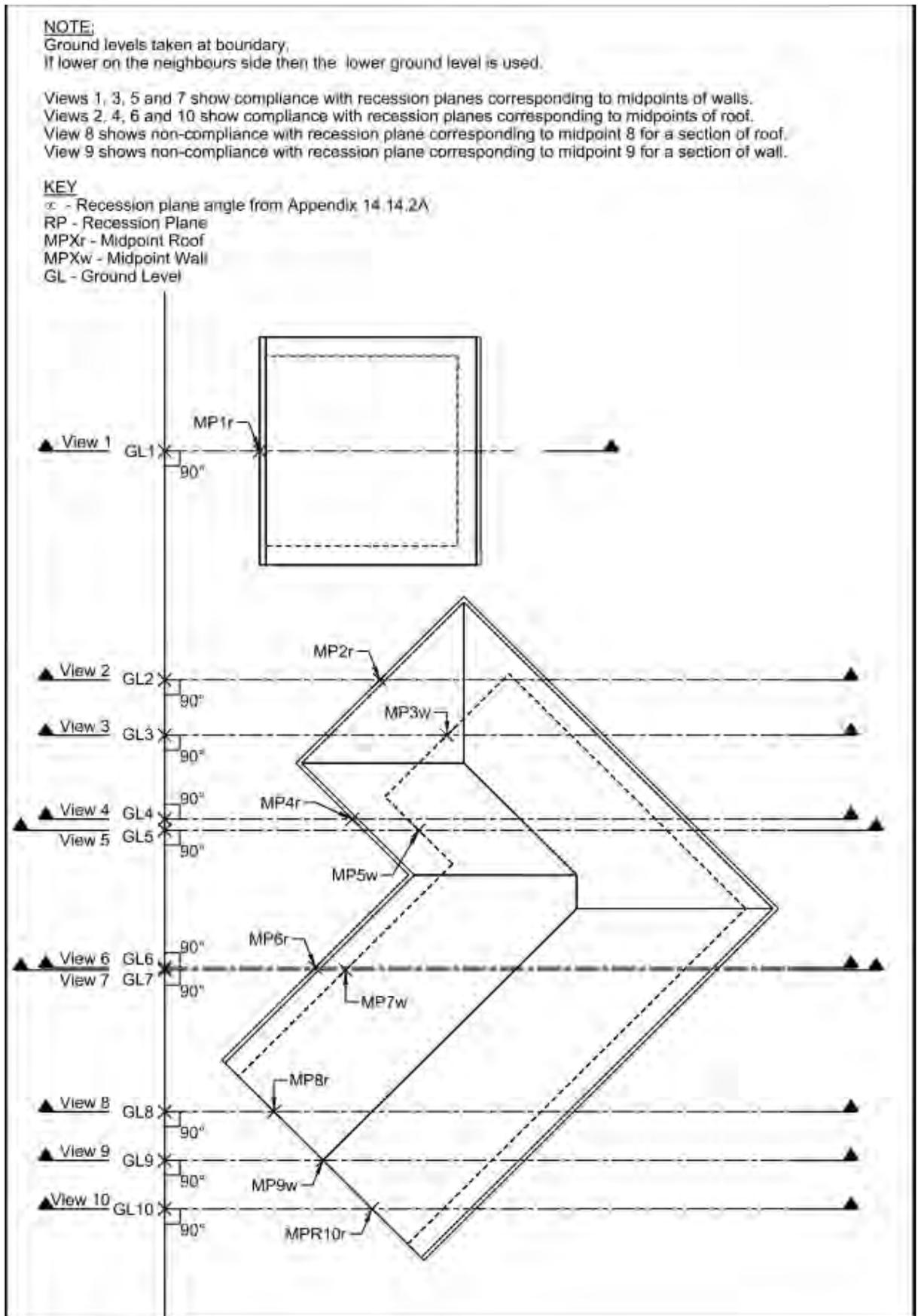
Note: The following intrusions are permitted:

- a. Gutters and eaves by up to 0.2 metres;
- b. Solar panels up to two metres in length per boundary;
- c. Chimneys, ventilation shafts, spires, poles and masts (where poles and masts are less than nine metres above ground level), provided that the maximum dimension thereof parallel to the boundary for each of these structures shall not exceed 1 metre.
- d. Lift shafts, stair shafts, and roof water tanks provided that there is a maximum of one intrusion of a lift shaft or stair shaft or roof water tank (or structure incorporating more than one of these) permitted for every 20 metre length of internal boundary and the maximum dimension thereof parallel to the boundary for this structure shall not be 20 metres, and provided that for buildings over three storeys, such features are contained within or are sited directly against the outside structural walls.
- e. Where a single gable end with a base (excluding eaves) of 7.5 metres or less faces a boundary and a recession plane strikes no lower than half way between the eaves and ridge line, the gable end may intrude through the recession plane.

14.15.2A



14.15.2B



View 1 at MP1w

View 2 at MP2r

View 3 at MP3w

View 4 at MP4r

View 5 at MP5w

NOTE:
Ground levels taken at boundary.
If lower on the neighbours side then the lower ground level is used.

Views 1, 3, 5 and 7 show compliance with recession planes corresponding to midpoints of walls.

Views 2, 4, 6 and 10 show compliance with recession planes corresponding to midpoints of roof.

View 8 shows non-compliance with recession plane corresponding to midpoint 8 for a section of roof.

View 9 shows non-compliance with recession plane corresponding to midpoint 9 for a section of wall.

KEY
 α - Recession plane angle from Appendix 14.14.2A
 RP - Recession Plane
 MPXr - Midpoint Roof
 MPXw - Midpoint Wall
 GL - Ground Level

View 6 at MP6r

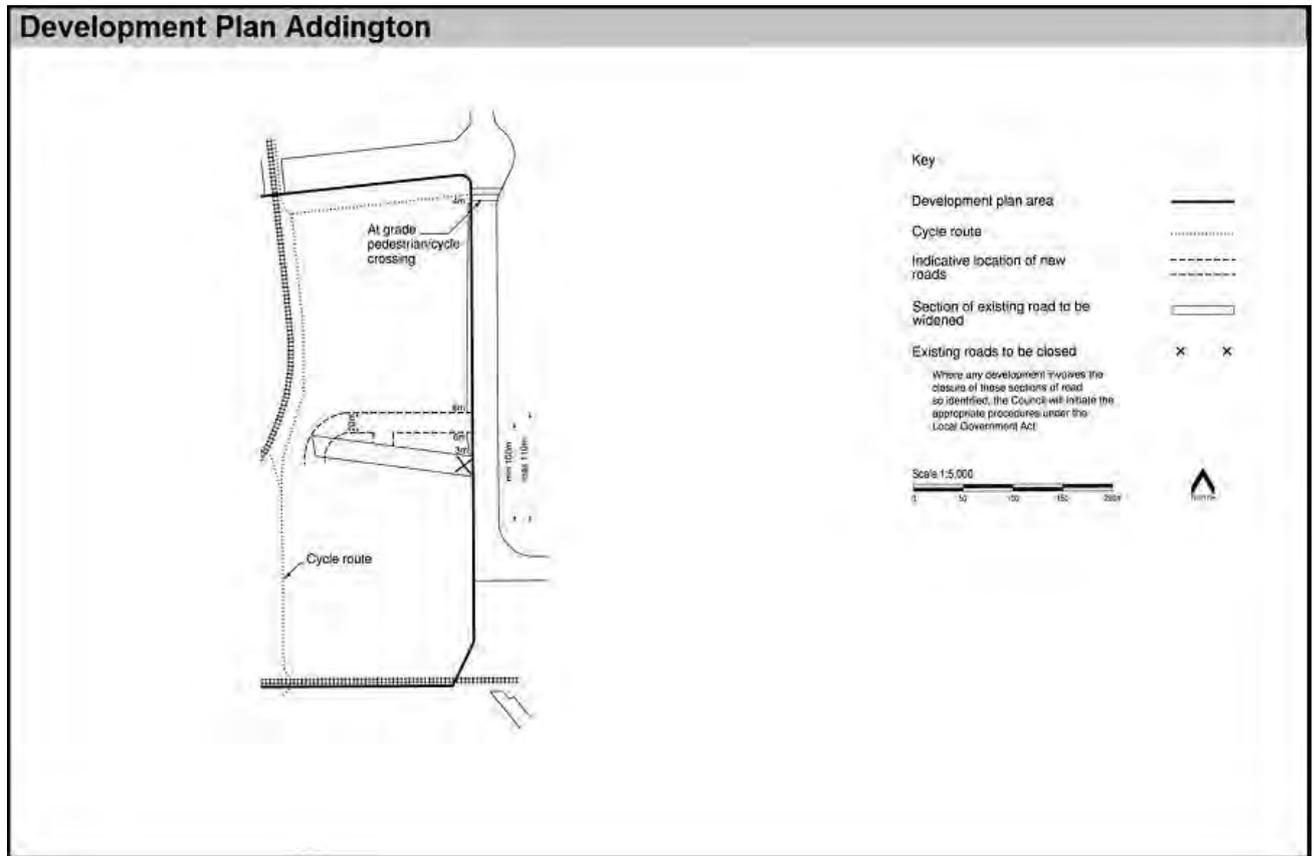
View 7 at MP7w

View 8 at MP8r

View 9 at MP9w

View 10 at MP10r

14.15.3 Appendix - Development plan Addington

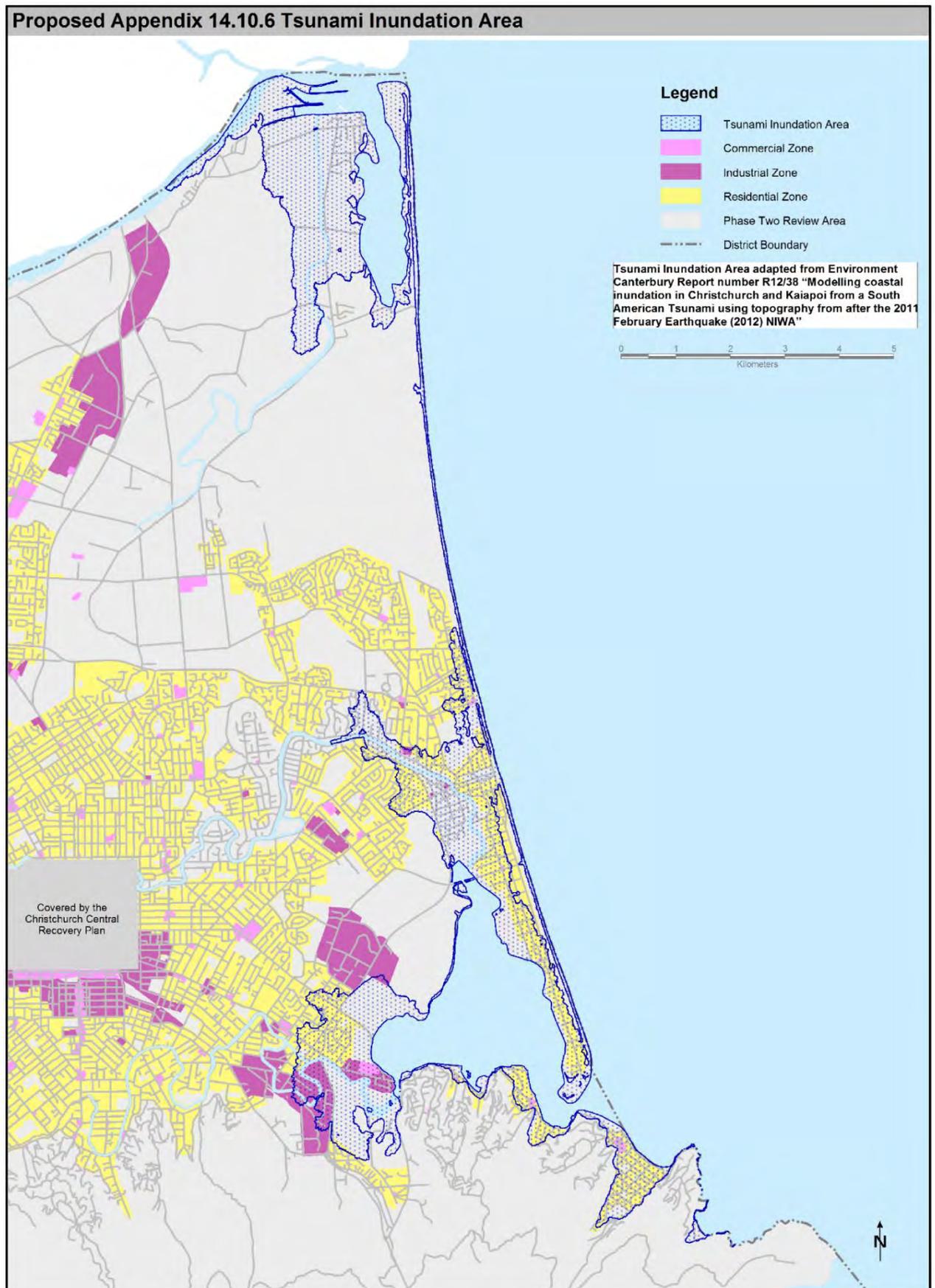


14.15.4 Appendix – Aircraft noise exposure

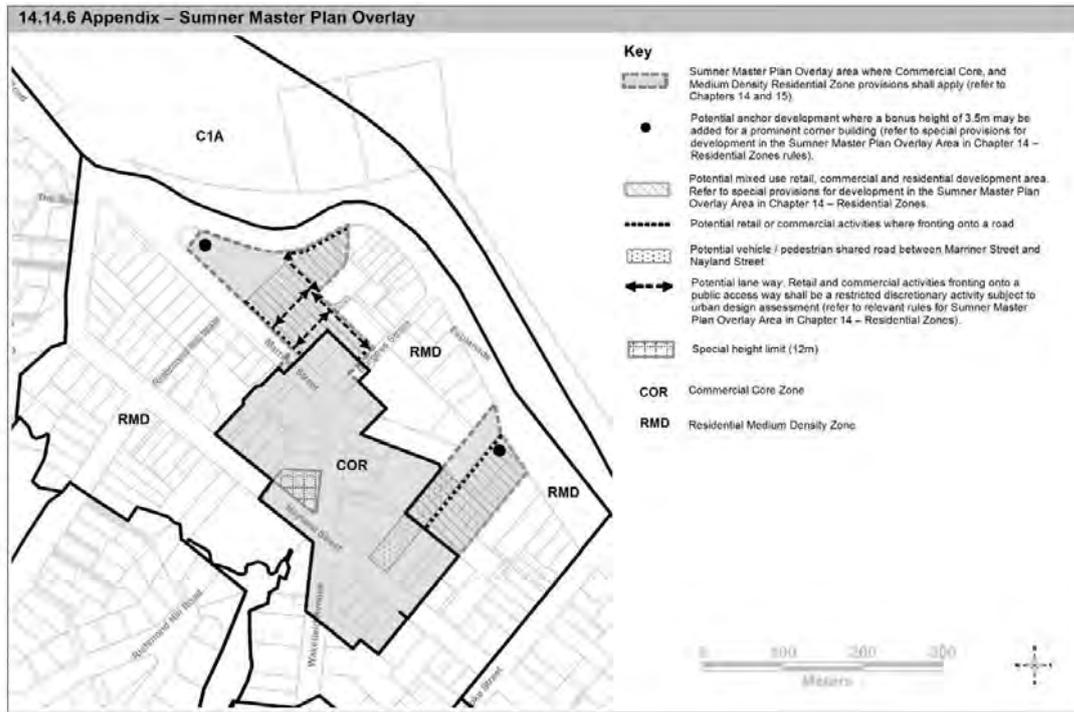
This appendix derives from Rule 14.2.4.4.7.

1.1 Indoor design sound levels		
New buildings and additions to existing buildings located within the 50 dBA Ldn line as shown on the planning maps shall be designed to ensure the indoor sound levels stated in the table below, are not exceeded with all windows and doors closed.		
Indoor design sound levels		
Building type and activity	Indoor design and sound levels	
	SEL dBA	dBA Ldn
Residential units and older person's housing		
Sleeping areas	65	40
Other habitable areas	75	50
Travellers' accommodation, resort hotels, hospitals and health care facilities		
Relaxing or sleeping	65	40
Conference meeting rooms	65	40
Service activities	75	60
Education activities		
Libraries, study areas	65	40
Teaching areas, assembly areas	65	40
Workshops gymnasias	85	60
Retail activities commercial services and offices		
Conference rooms	65	40
Private offices	70	45
Drafting, open offices, exhibition spaces	75	50
Typing, data processing	80	55
Shops, supermarkets, showrooms	85	60
1.2 Noise insulation calculations and verification		
(a) Building consent applications must contain a report detailing the calculations showing how the required sound insulation and construction methods have been determined.		
(b) For the purpose of sound insulation calculations the external noise levels for a site shall be determined by application of the airport noise contours Ldn and SEL. Where a site falls within the contours the calculations shall be determined by linear interpolation between the contours.		
(c) If required as part of the final building inspection, the sound transmission of the facade shall be tested in accordance with ISO 140-5 or ASTM to demonstrate that the required facade sound insulation performance has been achieved. A test report is to be submitted. Should the facade fail to achieve the required standard then it shall be improved to the required standard and re-tested prior to occupation.		

14.15.5 Appendix – Tsunami inundation area

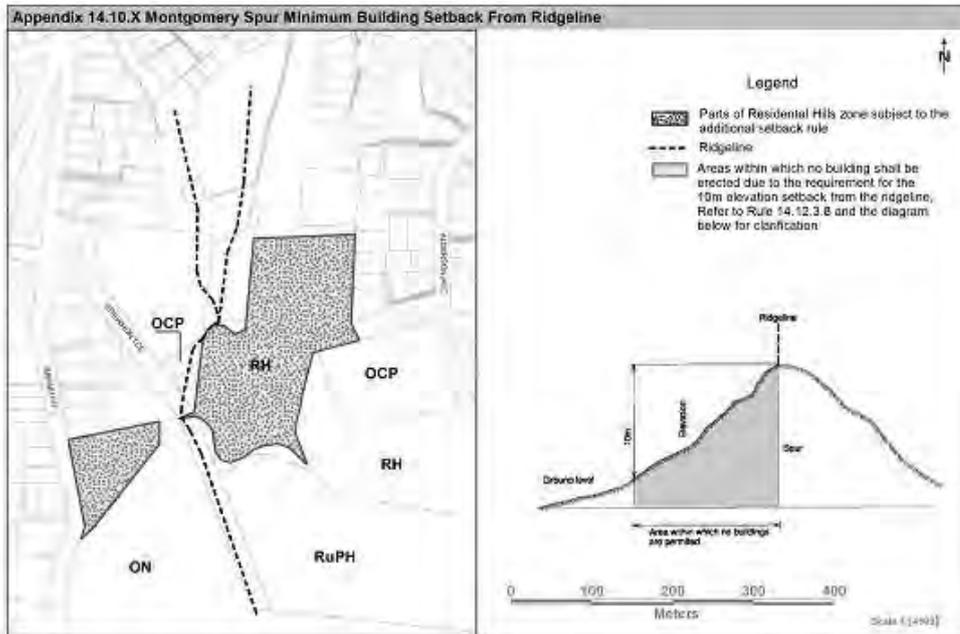


14.15.6 Appendix – Sumner Master Plan Overlay



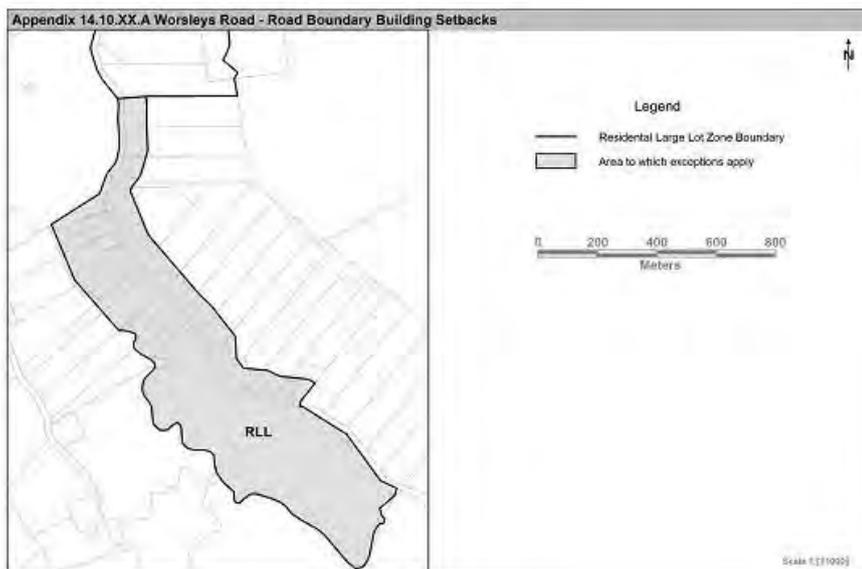
[Image to be updated to refer to correct appendix reference.]

14.15.7 Appendix - Montgomery Spur - minimum building setback from ridgeline



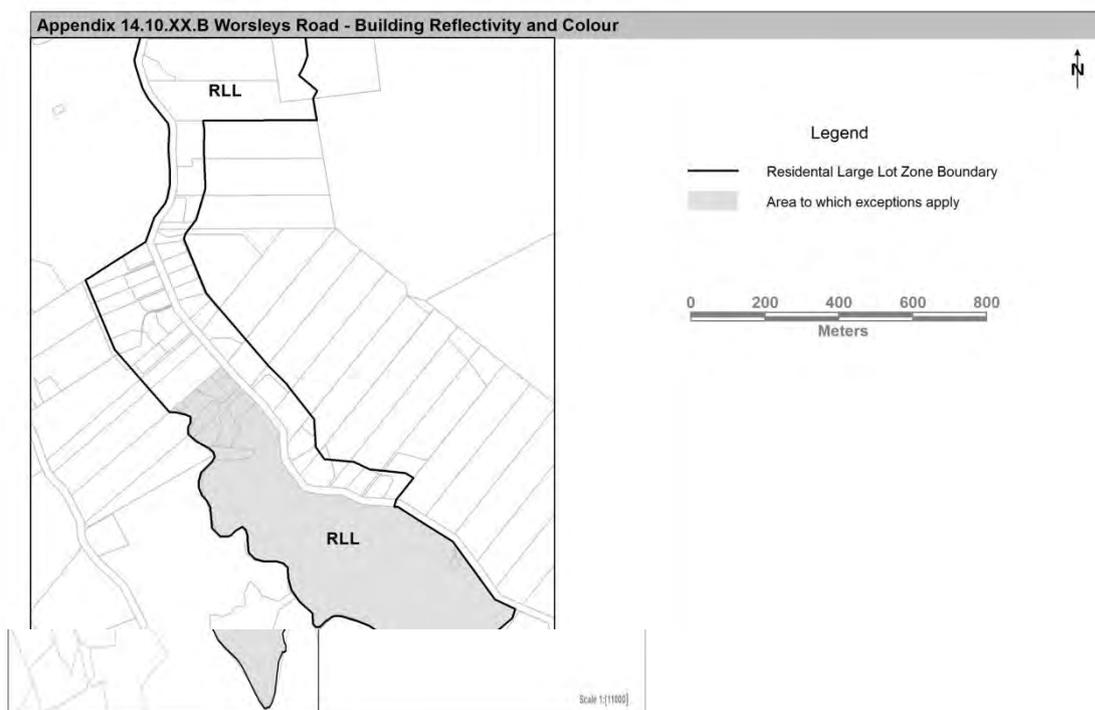
[image to be updated with new rule and provision references]

14.15.8 Appendix - Worsleys Road - area subject to specific building setback and site coverage standards



[image to be updated with new provision references]

Appendix - Worsleys Road - building reflectivity and colour, and landscape areas



[image to be updated with new provision references]

Colour	Reflectivity	Colour	Reflectivity
00 A 13	6%	10 B 29	3%
10 B 27	8%	02 A 11	18%
08 A 14	2%	22 B 25	12%
16 A 07	30%	18 B 23	20%
18 A 14	7%	18 B 21	30%
16 A 11	20%	10 B 23	22%
18 B 27	6%	08 B 23	19%
18 B 29	7%	12 B 29	2%
06 A 07	30%	00 A 09	20%
08 B 25	10%	12 B 27	8%
08 B 29	7%	00 A 11	12%
10 A 11	12%	12 B 23	20%
12 B 21	34%	08 B 21	27%
10 A 07	27%	02 A 07	30%

Colour	Reflectivity	Colour	Reflectivity
10 B 21	30%	08 B 27	8%
10 A 09	20%	18 B 25	13%
00 A 07	30%	06 A 11	12%
12 B 25	12%		

14.15.9 Samarang Bay and Allandale colour palette

Roof Colours, Body/Wall and Trim Colours		
Resene Acrylic Roof Chart	Ebony	10 HA-5
	Thunder	11 HA-12
	Storm Dust	14 HA-25
	Mirage	14 HB-11
	Steel Grey	15 HB-13
	Stratos	10 HC-4.5
	Gulf Blue	11 HC-8
	Cloud Burst	12 HC-14
	Blue Wale0	14 HC-7.5
	Cocoa Brown	10 HD-4
	Clinker	11 HD-7.5
	Rustic Red	10 HF-5
	Jarrah	11 HF-3
	Morocco Brown	10 HE-7
	Hunter Green	10 HH-4
	Green Kelp	11 HH-7.5
	Mikado	12 HH-7.5
	Nordic	10 HI-4
	Seaweed	12 HI-7.5
	Palm Green	12 HI-4
	Gable Green	13 HL-5.5
Stratco Coated Steel Colour Chart	Ironsand	
	Lignite	
	Karaka	
	Permanent Green	

Roof Colours, Body/Wall and Trim Colours		
	New Denim Blue	
	Grey Friars	
Resene	Ship Grey	00 A 11
	Baltic Sea	00 A 13
	Cape Cod	16 A 11
	Rangoon Green	12 B 29
	Black Bean	14 C 40
	Charade	18 B 27
	Cinder	18 B 29
	Blue Bark	18 C 40
	Cardin Green	14 E 58
	Haiti	22 B 29

TRIM AND ACCENT COLOURS

The following colours include those colours that are complementary or of a less grey nature than those derived from the landscape background.

They are accent colours and should only be used in small proportions to add visual interest at close range. Applications include:

1. Fascia boards
2. Doors and door frames
3. Windows and window frames
4. Window sills
5. Spouting and down pipes

Trim and Accent Colours Only		
Resene	Birch	10 B 27
	Kelp	12 B 25
	Scrub	12 B 27
	Turtle Green	12 C 39
	Pine Tree	12 C 40
	Madras	10 C 39

Trim and Accent Colours Only		
	Dark Tan	04 C 39
	Chocolate	04 C 40
	Toledo	02 C 40
	Persian Red	04 E 58
	Pirate Gold	08 E 56
	Rich Gold	06 E 56
	St Tropaz	20 D 44
	Catalina Blue	20 D 45
	Biscay	20 C 39
	Outer Space	20 C 40
	Elm	16 D 43
	Blue Stone	16 D 44
	Cyprus	16 D 45
	Hot Chili	04 D 45
	Wistful	22 D 41
	Martinique	22 B 27
	Mardi Gra	24 C 40
	Plum	24 E 58

14.15.10 Akaroa – 12A, 12B and 12D Vangioni Lane

[Insert Appendix diagram as notified]

Chapter 15 Commercial – incorporating consequential amendments from Natural and Cultural Heritage decisions 21 October 2016

The chapter is amended by our decisions as follows.

This Version is based on Decision 43 Central City - Chapter 15 Commercial, and includes all minor corrections and decisions up until Decision 43.

Red text shows amendments from decisions on Chapter 9 Natural and Cultural Heritage.

Chapter 15 – Commercial

15.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

This chapter relates to commercial and community activities that may occur throughout the City. Objectives, policies, rules, standards and assessment criteria provide for commercial, community and associated activities in each of the different commercial zones identified in this chapter.

This chapter seeks to manage commercial activity in the City through a 'centres-based' approach. The hierarchy of centres comprises the Central City, District, Neighbourhood, Local and Large Format Centres. The 'centres-based' approach gives primacy to the Central City, and recognises its role as a principal employment and business centre for the City and surrounding region. Existing commercial activity in existing office parks and mixed use zones is also recognised.

15.2 Objectives and Policies

15.2.1 Objective – Recovery of commercial activity

- a. The critical importance of commercial activity to the recovery and long term growth of the City is recognised and facilitated in a framework that supports commercial centres.

15.2.2 Objective - Centres-based framework for commercial activities

- a. Commercial activity is focussed within a network of centres (comprising the Central City, District, Neighbourhood, Local and Large Format centres) to meet the wider community's and businesses' needs in a way and at a rate that:
 - i. supports intensification within centres;
 - ii. enables the efficient use and continued viability of the physical resources of commercial centres and promotes their success and vitality, reflecting their critical importance to the local economy;
 - iii. supports the function of District Centres as major focal points for commercial, employment, transport and community activities, and Neighbourhood Centres as a focal point for convenience shopping and community activities;
 - iv. gives primacy to the Central City, followed by District Centres and Neighbourhood Centres identified as Key Activity Centres;
 - v. is consistent with the role of each centre as defined in 15.2.2.1 Policy – Role of centres Table 15.1;

- vi. supports a compact and sustainable urban form that provides for the integration of commercial activity with community, residential and recreational activities in locations accessible by a range of modes of transport;
- vii. supports the recovery of centres that sustained significant damage or significant population loss from their catchment, including the Central City, Linwood, and identified Neighbourhood Centres;
- viii. enhances their vitality and amenity and provides for a range of activities and community facilities;
- ix. manages adverse effects on the transport network and public and private infrastructure;
- x. is efficiently serviced by infrastructure and is integrated with the delivery of infrastructure; and
- xi. recognises the values of, and manages adverse effects on, **Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6** and natural waterways (including waipuna).

15.2.2.1 Policy – Role of centres

- a. Maintain and strengthen the Central City and commercial centres as the focal points for the community and business through intensification within centres that reflects their functions and catchment sizes, and in accordance with a framework that:
 - i. gives primacy to, and supports, the recovery of the Central City;
 - ii. supports and enhances the role of District Centres; and
 - iii. maintains the role of Neighbourhood, Local and Large Format centres

as set out in Table 15.1 – Centre’s role.

Table 15.1 – Centre’s role

	Role	Centre and size (where relevant)
A.	<p>Central Business District</p> <p>Principal employment and business centre for the City and wider region and to become the primary destination for a wide range and scale of activities including comparison shopping, dining and night life, entertainment, guest accommodation, events, cultural and tourism activities.</p> <p>Provides for high density residential activity, recreational and community activities and facilities (including health and social services) as well as civic and cultural venues/ facilities (including museums, art galleries).</p> <p>Serves the district’s population and visitors.</p> <p>The focus for the district, sub-regional and wider transport services with a central public transport</p>	Centre: Central City

	Role	Centre and size (where relevant)
	interchange, providing access to large areas of the district and the surrounding districts of Selwyn and Waimakariri.	
B.	<p>District Centre - Key Activity Centre</p> <p>Major retail destination for comparison and convenience shopping and a focal point for employment (including offices), community activities and facilities (including libraries, meeting places), entertainment (including movie theatres, restaurants, bars), and guest accommodation.</p> <p>Medium density housing is contemplated in and around the centre.</p> <p>Anchored by large retailers including department store(s) and supermarket(s).</p> <p>Accessible by a range of modes of transport, including multiple bus routes. Public transport facilities, including an interchange, may be incorporated.</p> <p>The extent of the centre:</p> <ol style="list-style-type: none"> is the Commercial Core Zone and Commercial Retail Park Zone at Hornby, Belfast/ Northwood and Papanui/Northlands; and is the Commercial Core Zone in all other District centres; and includes community facilities within walking distance (400 metres) of the centre. 	<p>Centres: Riccarton, Hornby, Papanui/Northlands, Shirley/Palms, Eastgate/Linwood, Belfast/ Northwood, North Halswell (emerging) (All Key Activity Centres)</p> <p>Size: Greater than 30,000m²</p>
C.	<p>Neighbourhood Centre</p> <p>A destination for weekly and daily shopping needs as well as for community facilities.</p> <p>In some cases, Neighbourhood Centres offer a broader range of activities including comparison shopping, entertainment (cafes, restaurants and bars), residential activities, small scale offices and other commercial activities. Anchored principally by a supermarket(s) and in some cases, has a second or different anchor store.</p> <p>Serves the immediately surrounding suburbs and in some cases, residents and visitors from a wider area.</p> <p>Medium density housing is contemplated in and around the centre.</p> <p>Accessible by a range of modes of transport, including one or more bus services.</p> <p>The extent of the centre:</p> <ol style="list-style-type: none"> is the Commercial Core Zone in the identified centres, Commercial Local Zone at Wigram and 	<p>Centres: Spreydon/ Barrington (Key Activity Centre), New Brighton (Key Activity Centre), Bush Inn/Church Corner, Merivale, Bishopdale, Prestons (emerging), Ferrymead, Sydenham (Colombo Street between Brougham Street and Moorhouse Avenue); Addington, Avonhead, Sumner, Akaroa, Colombo/Beaumont (Colombo Street between Devon Street and Angus Street), Cranford, Edgeware, Fendalton, Beckenham, Halswell, Lyttelton, Ilam/Clyde, Parklands, Redcliffs, Richmond, St Martins, Stanmore/Worcester, Sydenham South (Colombo Street between Brougham Street and Southampton Street), Wairakei/Greers Road, Wigram</p>

	Role	Centre and size (where relevant)
	<p>Beckenham and Commercial Banks Peninsula Zone at Lyttelton and Akaroa; and</p> <p>b. Community facilities within walking distance (400 metres) of the centre.</p>	<p>(emerging), Woolston, Yaldhurst (emerging), West Spreydon (Lincoln Road), Aranui, North West Belfast.</p> <p>Size: 3,000 to 30,000m².</p>
D.	<p>Large Format Centre</p> <p>Standalone retail centre, comprising stores with large footprints, yard based suppliers, trade suppliers including building improvement centres, and other vehicle oriented activities.</p> <p>Provision of other commercial activities and residential and community uses is limited. This includes limiting office activity to an ancillary function, and at Tower Junction, providing for a limited amount of commercial services.</p> <p>Serves large geographical areas of the city.</p> <p>Not necessarily connected to a residential catchment.</p> <p>Primarily accessed by car with limited public transport services.</p> <p>The extent of the centre is the Commercial Retail Park Zone.</p>	<p>Centres: Moorhouse Avenue, Shirley Homebase, Tower Junction, Langdons Road, Harewood Road.</p>
E.	<p>Local Centre</p> <p>A small group of primarily convenience shops and, in some instances, community facilities.</p> <p>Accessible by walking, cycling from the area served and on a bus route in some instances.</p> <p>Also includes standalone supermarkets serving the surrounding residential community.</p> <p>The extent of the centre is the Commercial Local Zone, except Wainoni and Peer Street where the Commercial Core Zone applies.</p>	<p>Centres: Wainoni (174 Wainoni Road), Upper Riccarton (57 Peer Street), both zoned Commercial Core,</p> <p>All other commercial centres zoned Commercial Local.</p> <p>Size: Up to 3,000m² (Excluding Wainoni and Upper Riccarton)</p>

15.2.2.2 Policy - Comprehensive approach to development of the North Halswell and Belfast/ Northwood Key Activity Centres

- a. Require development within the Belfast/Northwood and North Halswell Key Activity Centre to:
 - i. be planned and co-ordinated in accordance with an outline development plan;
 - ii. provide for a high quality, safe commercial centre which is easily accessible by a range of transport modes and is well connected to the surrounding area; and

- iii. be integrated with the transport network and developed in a manner aligned with improvements to the transport network in order to avoid adverse effects on the safe, efficient and effective functioning of the road network.
- b. Require development within the North Halswell Key Activity Centre to:
- i. be developed to a scale that:
 - A. protects the Central City's role as the region's primary commercial area; and
 - B. ensures the role of District and Neighbourhood centres within the city and commercial centres in Selwyn District is maintained.
 - ii. provide high quality public open spaces, a strong main street with a concentration of finer grain retailing, and strong linkages between key anchor stores;
 - iii. achieve a supply of both large and finer grain retail activity that provides for the long term needs of the population in the south west.
- c. Require development within the Belfast/ Northwood Key Activity Centre to:
- i. provide for Ngāi Tahu/ Manawhenua values through high quality landscaping;
 - ii. avoid adverse effects on the natural character, ecology and amenity values of the Styx River corridor; and
 - iii. for office and retail activity at the Styx Centre, be developed to a scale that:
 - A. protects the Central City's role as the region's primary commercial centre; and
 - B. ensures the role of District and Neighbourhood Centres within the City and commercial centres in the Waimakariri District are maintained.

15.2.2.3 Policy – New centres in residential greenfield areas

- a. In new residential greenfield areas, land identified through zoning and/or on an outline development plan for a commercial centre shall be developed and primarily used for commercial and community activities, including health care facilities, to serve the needs of existing and future residents.
- b. The development of new commercial centres in residential greenfield areas shall recognise and provide for Ngāi Tahu/ Manawhenua values while not impacting on the character, coherence or amenity of the adjoining residential area.

15.2.2.4 Policy – Accommodating growth

- a. Growth in commercial activity is focussed within existing commercial centres.
- b. Any outward expansion of a commercial centre must:
 - i. ensure the expanded centre remains commensurate with the centre's role within a strategic network of centres, while not undermining the function of other centres;
 - ii. be integrated with the provision of infrastructure, including the transport network;

- iii. be undertaken in such a manner that manages adverse effects at the interface with the adjoining zone; and
- iv. be consistent with:
 1. the scale of increasing residential development opportunities to meet intensification targets in and around centres; and
 2. revitalising the Central City as the primary community focal point.

15.2.2.5 Policy – Banks Peninsula commercial centres

- a. Recognise and protect the special character and role of the commercial centres in Banks Peninsula, including Lyttelton and Akaroa, which provide a range of activities and services meeting the needs of their respective communities as well as visitors to the townships and the wider area of Banks Peninsula.

15.2.3 Objective - Office parks and mixed use areas

- a. Recognise the existing nature, scale and extent of commercial activity within the Commercial Office and Commercial Mixed Use Zones, but avoid the expansion of existing, or the development of new, office parks and/or mixed use areas.

15.2.3.1 Policy – Office parks

- a. Recognise and enable office activities in the existing Addington and Russley office parks that are within the Commercial Office Zone.

15.2.3.2 Policy – Mixed use areas

- a. Recognise the existing nature, scale and extent of retail and office activities in Addington, New Brighton, off Mandeville Street and adjoining Blenheim Road, while limiting their future growth and development to ensure commercial activity in the City is focussed within the network of commercial centres.

15.2.4 Objective - Urban form, scale and design outcomes

- a. A scale, form and design of development that is consistent with the role of a centre, and which:
 - i. recognises the Central City and District Centres as strategically important focal points for community and commercial investment;
 - ii. contributes to an urban environment that is visually attractive, safe, easy to orientate, conveniently accessible, and responds positively to local character and context;
 - iii. recognises the functional and operational requirements of activities and the existing built form;
 - iv. manages adverse effects on the surrounding environment; and

- v. recognises Ngāi Tahu/ Manawhenua values through landscaping and the use of low impact urban design, where appropriate.

15.2.4.1 Policy – Scale and form of development

- a. Provide for development of a significant scale and form in the core of District Centres and Neighbourhood Centres, and of a lesser scale and form on the fringe of these centres.
- b. The scale and form of development in centres shall:
 - i. reflect the context, character and the anticipated scale of the zone and centre’s function;
 - ii. increase the prominence of buildings on street corners;
 - iii. for Local Centres, maintain a low rise built form to respect and integrate with their suburban residential context;
 - iv. for Key Activity Centres and Large Format Centres, enable larger floor plates while maintaining a high level of amenity in the centre; and
 - v. manage adverse effects on the surrounding environment, particularly at the interface with residential areas, **Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6** and natural waterways.

15.2.4.2 Policy – Design of new development

- a. Require new development to be well-designed and laid out by:
 - i. encouraging pedestrian activity and amenity along streets and in adjoining public spaces, to a degree that is appropriate to the location and function of the road;
 - ii. providing a principal street facing façade of visual interest that contributes to the character and coherence of a centre;
 - iii. facilitating movement within a site and with the surrounding area for people of all mobilities and ages, by a range of modes of transport through well-defined, convenient and safe routes;
 - iv. enabling visitors to a centre to orientate themselves and find their way with strong visual and physical connections with the surrounding area;
 - v. promoting a safe environment for people and reflecting principles of Crime Prevention through Environmental Design (CPTED);
 - vi. enabling the re-use of buildings and sites while recognising the use for which the building is designed;
 - vii. incorporating principles of low impact design including energy efficiency, water conservation, the reuse of stormwater, on-site treatment of stormwater and/or integration with the wider catchment based approach to stormwater management, where practicable;
 - viii. achieving a visually attractive setting when viewed from the street and other public spaces, while managing effects on adjoining environments; and

- ix. providing adequate and convenient space for storage while ensuring it is screened to not detract from the site's visual amenity.
- b. Recognise the scale, form and design of the existing built form within a site and the immediately surrounding area and the functional and operational requirements of activities.
- c. Require residential development to be well-designed and laid out by ensuring:
 - i. a high quality healthy living environment through:
 - 1. the provision of sufficient and conveniently located internal and outdoor living spaces;
 - 2. good accessibility within a development and with adjoining areas; and
 - 3. minimising disturbance from noise and activity in a centre (and the potential for reverse sensitivity issues to arise).

15.2.4.3 Policy – Suburban centre master plans

- a. Support the recovery and long term growth of, and ensure a high level of amenity in, the following suburban centres:
 - i. Lyttelton;
 - ii. Sydenham;
 - iii. Linwood Village;
 - iv. Selwyn Street shops;
 - v. Sumner;
 - vi. Edgware;
 - vii. Ferry Road
 - viii. Main Road; and
 - ix. New Brighton

by having regard to the relevant suburban centre Master Plan developed by the Council under the Suburban Centres Programme when considering resource consent applications for development within those centres.

15.2.4.4 Policy – Recognition of Ngāi Tahu/ Manawhenua values

- a. To encourage the use of indigenous species, appropriate to the local environment, in landscaping and tree planting to recognise **Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6** and the cultural values **of Ngāi Tahu Manawhenua**.

15.2.4.5 Policy – Greenfield development/ strategic infrastructure

- a. Support a comprehensive approach to the planning, design and implementation of development and infrastructure in greenfield areas, including stormwater management, through measures such as low impact design.
- b. Provide for the effective development, operation, maintenance and upgrade of strategic infrastructure and avoid adverse effects of greenfield development on strategic infrastructure through managing the location of activities and the design of stormwater areas. This includes but is not limited to, avoiding sensitive activities within commercial zones located within the 50 dBA Ldn air noise contour line and within the Lyttelton Port Influences Overlay Area.

15.2.5 Objective - Diversity and distribution of activities in the Central City

- a. A range of commercial, community, cultural, residential and guest accommodation activities are supported in the Central City to enhance its viability, vitality and the efficiency of resources, while encouraging activities in specific areas by:
 - i. Defining the Commercial Central City Business Zone as the focus of retail and office activities and limiting the height of buildings to support an intensity of commercial activity across the zone;
 - ii. Limiting the extent to which retail and office activities occur elsewhere in the Central City;
 - iii. Providing for key anchor projects within and around the Commercial Central City Business Zone;
 - iv. Encouraging entertainment and hospitality activity (including late-night trading) in defined precincts and managing the extent to which these activities occur outside the precincts.

15.2.5.1 Policy - Cathedrals in the Central City

- a. Provide for the individual design, form and function of new spiritual facilities and associated buildings at 100 Cathedral Square and 136 Barbadoes Street that:
 - i. supports their function as a focal point for cultural, social and spiritual activities serving the immediate and wider communities;
 - ii. recognises their contribution to the recovery of the Central City and the City as a whole; and
 - iii. recognises the place that a spiritual facility at 100 Cathedral Square plays in the overall identity of the City and the community's sense of place.

Note: Any demolition or deconstruction of the cathedrals is to be assessed against objectives and policies in Chapter 9 and not Policy 15.2.5.1.

15.2.6 Objective - Role of the Commercial Central City Business Zone

- a. A Commercial Central City Business Zone that re-develops as the principal commercial centre for Christchurch and is attractive for businesses, residents, workers and visitors, consistent with the Strategic Direction outcomes for the built environment.

15.2.6.1 Policy - Diversity of activities and concentration of built development

- a. Ensure the Commercial Central City Business Zone provides for the widest range of commercial, community, cultural, residential and guest accommodation activities and the greatest concentration and overall scale of built development in Christchurch.

15.2.6.2 Policy - Usability and adaptability

- a. Encourage a built form where the usability and adaptability of buildings are enhanced by:
 - i. enabling taller buildings than in other areas of the Central City;
 - ii. setting minimum ground floor heights;
 - iii. setting a minimum number of floors; and
 - iv. prescribing minimum residential unit sizes.

15.2.6.3 Policy - Amenity

- a. Promote a high standard of amenity and discourage activities from establishing where they will have an adverse effect on the amenity values of the Central City by:
 - i. requiring urban design assessment within the Core of the Commercial Central City Business Zone;
 - ii. setting height limits to support the provision of sunlight, reduction in wind, avoidance of overly dominant buildings on the street and an intensity of commercial activity distributed across the zone;
 - iii. prescribing setback requirements at the boundary with any adjoining residential zone;
 - iv. ensuring protection of sunlight and outlook for adjoining residential zones;
 - v. setting fencing and screening requirements;
 - vi. identifying entertainment and hospitality precincts and associated noise controls for these and adjacent areas, and encouraging such activities to locate in these precincts;
 - vii. protecting the efficiency and safety of the adjacent transport networks; and
 - viii. recognising the values of Ngāi Tūāhuriri/ Ngāi Tahu in the built form, and the expression of their narrative.

15.2.6.4 Policy - Residential intensification

- a. Encourage the intensification of residential activity within the Commercial Central City Business Zone by enabling a range of types of residential development with an appropriate level of amenity by including:
 - i. provision for outdoor living space and service areas;
 - ii. screening of outdoor storage and service areas;
 - iii. separation of balconies or habitable spaces from internal site boundaries;
 - iv. prescribed minimum unit sizes; and
 - v. internal noise protection standards.

15.2.6.5 Policy - Pedestrian focus

- a. Ensure compactness, convenience and an enhanced pedestrian environment that is accessible, pleasant, safe and attractive to the public, by:
 - i. identifying a primary area within which pedestrian orientated activity must front the street;
 - ii. requiring development to support a pedestrian focus through controls over building location and continuity, weather protection, height, sunlight admission, and the location of car parking;
 - iii. establishing a slow street traffic environment; and
 - iv. ensuring high quality public space design and amenity.

15.2.6.6 Policy - Comprehensive development

- a. Ensure comprehensive block development in the Central City Retail Precinct to catalyse early recovery and encourage integrated development, reduced development costs, improved amenity, pedestrian connection and economies of scale.

15.2.6.7 Policy - Entertainment and Hospitality Precinct

- a. Provide for an entertainment and hospitality precinct, including late night trading, in the Central City, by:
 - i. encouraging entertainment and hospitality activities to locate within the identified area;
 - ii. protecting the viability of existing entertainment and hospitality investment, particularly that investment which has occurred in the Central City since the Canterbury earthquakes;
 - iii. providing certainty to investors that residential amenity effects related to late night trading will be managed by rules relating to noise and off site effects.

15.2.7 Objective - Role of the Commercial Central City Mixed Use Zone

- a. The development of vibrant urban areas where a diverse and compatible mix of activities can coexist in support of the Commercial Central City Business Zone and other areas within the Central City.

15.2.7.1 Policy - Diversity of activities

- a. Enhance and revitalise the Commercial Central City Mixed Use Zone by enabling:
 - i. a wide range of activities and a continuation of many of the existing business activities;
 - ii. a range of types of residential activities to transition into this area in support of inner city residential intensification;
 - iii. forms of retailing that support business and other activity within the zone, are consistent with consolidating retail activity in the Commercial Central City Business Zone, or are less suited to the Commercial Central City Business Zone environment;
 - iv. larger format retail activity to continue in parts of the zone where that form of retailing has previously existed and/or to an extent that does not threaten the consolidation of retail activity in the Commercial Central City Business Zone;
 - v. opportunities for office and commercial service activity in association with other business and residential activity, or where it is of a small scale so as to not compromise the role of the Commercial Central City Business Zone or the aim of consolidating that area of the Central City;
 - vi. light service industry compatible with other activities envisaged for the zone; and
 - vii. entertainment and hospitality activities of a scale, type and duration that do not conflict with or undermine existing and future residential activity, not undermine the identified hospitality and entertainment precincts.

15.2.8 Objective - Built form and amenity in the Central City Mixed Use Zone

- a. Ensure a form of built development that contributes positively to the amenity values of the area, including people's health and safety, and to the quality and enjoyment of the environment for those living, working within or visiting the area.

15.2.8.1 Policy - Usability and adaptability

- a. Encourage a built form where the usability and adaptability of sites and buildings are enhanced by:
 - i. enabling moderately tall buildings;
 - ii. setting minimum ground floor height and depth; and
 - iii. prescribing minimum residential unit sizes and noise attenuation requirements.

15.2.8.2 Policy - Amenity and effects

- a. Promote a high standard of built form and amenity and discourage activities from establishing where they will have an adverse effect on the amenity values of the Central City, by:
 - i. requiring minimum areas of landscaping and of site frontages not occupied by buildings;
 - ii. setting fencing and screening requirements;
 - iii. prescribing setback requirements at the boundary with any adjoining residential zone;
 - iv. ensuring protection of sunlight and outlook for adjoining sensitive zones;
 - v. protecting the efficiency and safety of the adjacent transport networks; and
 - vi. controlling industrial activity.

15.2.8.3 Policy - Residential development

- a. Provide for residential development within the Commercial Central City Mixed Use Zone in support of, and to encourage, intensification of residential activity in the Central City, and provide for a level of amenity for residents consistent with the intended built form and mix of activities within that environment, by including:
 - i. provision of outdoor living space and service area;
 - ii. screening of outdoor storage and service areas;
 - iii. separation of balconies or habitable spaces from internal site boundaries;
 - iv. prescribed minimum unit sizes; and
 - v. internal noise protection standards.

15.2.9 Objective - Role of the Commercial Central City (South Frame) Mixed Use Zone

- a. The development of a Commercial Central City (South Frame) Mixed Use Zone that provides a clear delineation between the Commercial Central City Business Zone and the Commercial Central City Mixed Use Zone and that:
 - i. enables a compatible mix of activities within a connected, safe and attractive open space landscape;
 - ii. enables a range of activities that do not compromise consolidation of the Commercial Central City Business Zone; and
 - iii. provides for precincts that will accommodate technology based businesses and research and health related activities.

15.2.9.1 Policy - Diversity of activities

- a. Enhance and revitalise land within the Commercial Central City (South Frame) Mixed Use Zone by:
 - i. enabling residential activity to transition into this area in support of inner city residential intensification;
 - ii. enabling educational activities and tertiary education and research facilities to establish throughout the zone;
 - iii. enabling retailing along Colombo Street and High Street, with a limited tenancy size to create boutique retail environments, to support development of the Innovation Precinct and redevelopment of the wider South Frame and to recognise the historic importance of these retail streets to the Central City;
 - iv. enabling limited forms of retailing in other parts of the South Frame that support businesses and other activities within the zone, or that are less suited to the Commercial Central City Business Zone environment, and remain consistent with the objective of consolidating retail activity in the Commercial Central City Business Zone;
 - v. enabling opportunities for office and commercial service activity in the Health and Innovation Precincts, and in other parts of the South Frame where this activity is ancillary to residential activities, or where it is of such a small scale so as not to compromise the role of the Commercial Central City Business Zone or the aim of consolidating that area of the Central City; and
 - vi. discouraging incompatible activities, such as industrial, motor servicing, trade suppliers, wholesalers and yard based suppliers, retail, offices and commercial services beyond the scope provided in this policy.

15.2.10 Objective - Built form and amenity in the South Frame

- a. A form of built development within the Commercial Central City (South Frame) Mixed Use Zone that improves the safety, amenity, vibrancy, accessibility and attractiveness of the Commercial Central City (South Frame) Mixed Use Zone, the South Frame Pedestrian Precinct and the Central City.

15.2.10.1 Policy - Amenity

- a. Promote a high standard of amenity in the Commercial Central City (South Frame) Mixed Use Zone by:
 - i. encouraging buildings to form a clear edge to road boundaries and open space areas such as the South Frame Pedestrian Precinct;
 - ii. requiring minimum areas of landscaping;
 - iii. requiring landscaping in areas that adjoin open spaces and public areas such as the South Frame Pedestrian Precinct, in situations where buildings are not constructed to the boundary of these areas;
 - iv. setting fencing and screening requirements;

- v. ensuring protection of sunlight in open space areas; and
- vi. creating new north to south road linkages between Tuam and St Asaph Streets to provide view shafts into the South Frame Pedestrian Precinct.
- vii. Recognising the values of Ngāi Tūāhuriri/ Ngāi Tahu in the built form, and the expression of their narrative.

15.2.10.2 Policy - Residential development

- a. Provide for a range of types of residential development within the Commercial Central City (South Frame) Mixed Use Zone to support intensification of residential activity within the Central City, and to provide for an appropriate level of amenity for residents, by including:
 - i. provision for outdoor living space and service areas;
 - ii. screening of outdoor storage and service areas; and
 - iii. prescribed minimum residential unit sizes.

15.2.10.3 Policy - Health Precinct

- a. Provide for a Health Precinct that facilitates public and private health education, research, innovation and other health related activities in close proximity to the Christchurch Hospital by:
 - i. enabling health related offices, commercial services and other activities to locate in this area;
 - ii. creating a high quality urban environment for the establishment of health related activities;
 - iii. creating publicly accessible open spaces to create vital community focal points and connectivity on each block; and
 - iv. enabling car parking facilities that support access to and provision of health services while avoiding significant adverse effects on the transport network.

15.2.10.4 Policy - Innovation Precinct

- a. Provide for an Innovation Precinct that facilitates technology based industry and research activities within the vicinity of the High Street Urban Gateway by:
 - i. enabling the development of offices, commercial services and ancillary activities;
 - ii. providing for a range of tenancy sizes to facilitate both small start-up businesses and large anchor innovation companies; and
 - iii. enabling a built form and layout that encourages informal meeting opportunities and easy interaction between companies.

15.2.11 Objective - Role of the Central City Commercial Local Zone

- a. A mix of small scale activities serving the local community which does not compromise the Commercial Central City Business Zone.

15.2.11.1 Policy: Range of activities

- a. Enable small scale, mixed use, commercial activities in the Commercial Local Zone in the Central City that provide for the day-to-day convenience shopping, service and employment needs of the local community and limit the size of any single tenancy to ensure that larger scale tenancies, that would be better located in the Commercial Central City Business Zone, do not establish.

15.2.11.2 Community facilities

- a. Enable the establishment of small scale community facilities, co-located with potential neighbourhood reserves, within the Commercial Local Zone in the Central City.

15.2.11.3 Policy: Residential activity

- a. Enable residential activity to establish in the Commercial Local Zone in the Central City outside of a ground floor frontage area.

15.3 How to interpret and apply the rules

- a. The rules that apply to activities in the various commercial zones are contained in the activity status tables (including activity specific standards) and built form standards in:
 - i. Rule 15.4 – Commercial Core Zone;
 - ii. Rule 15.5 – Commercial Local Zone;
 - iii. Rule 15.6 - Commercial Banks Peninsula Zone;
 - iv. Rule 15.7 – Commercial Retail Park Zone;
 - v. Rule 15.8 – Commercial Office Zone;
 - vi. Rule 15.9 – Commercial Mixed Use Zone;
 - vii. Rule 15.10 – Commercial Central City Business Zone
 - viii. Rule 15.11 – Commercial Central City Mixed Use Zone
 - ix. Rule 15.12 – Commercial Central City Mixed Use (South Frame) Zone;
 - x. Rule 15.13 - Matters of control and discretion

- b. Area specific rules also apply to activities within the Commercial Core Zone and Commercial Local Zone in the following areas:
 - i. Belfast/ Northwood (as identified in Appendix 15.15.1) - Rule 15.5.3.1
 - ii. Ferrymead (as identified in Appendix 15.15.2) - Rule 15.5.3.2,
 - iii. North Halswell (as identified in Appendix 15.15.3) - Rule 15.5.3.3,
 - iv. Prestons - Rule 15.5.3.4
 - v. Yaldhurst - Rule 15.5.3.5
 - vi. Other areas- Rule 15.5.3.6
 - vii. St Albans (as identified in Appendix 15.15.4) – Rule 15.6.3.

- c. The activity status tables and standards in the following chapters also apply to activities in all commercial zones:
 - 5** Natural Hazards;
 - 6** General Rules and Procedures
 - 7** Transport;
 - 8** Subdivision, Development and Earthworks;
 - 9** Natural and Cultural Heritage;
 - 11** Utilities and Energy; and
 - 12** Hazardous Substances and Contaminated Land.

- d. Where the word 'facility' is used in the rules e.g. spiritual facility, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

Similarly, where the word/ phrase defined includes the word 'activity' or 'activities', the definition includes the land and/or buildings for that activity unless expressly stated otherwise in the activity status tables.

15.4 Rules - Commercial Core Zone

15.4.1 Activity status tables- Commercial Core Zone

15.4.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Core Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.4.2. Note, the built form standards do not apply to an activity that does not involve any development.

Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 15.4.1.2, 15.4.1.3, 15.4.1.4 and 15.4.1.5.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

Activity		Activity specific standards
P1	Any new building or addition to a building, for any permitted activity listed in Rule 15.4.1.1 P2 to P23.	Nil
P2	Department store, supermarket, unless specified below. (refer to Rule 15.4.1.4 D2)	
P3	Retail activity excluding supermarket and department store, unless otherwise specified	a. The maximum tenancy size shall be 500m ² GLFA in a Neighbourhood Centre. This clause does not apply to the Key Activity Centre at Spreydon/Barrington.
P4	Trade supplier	
P5	Second-hand goods outlet	
P6	Commercial services	
P7	Entertainment facility	
P8	Food and beverage outlet	
P9	Gymnasium	
P10	Office activity	a. The maximum tenancy size shall be 500m ² GLFA in a Neighbourhood Centre. This clause does not apply to the Key Activity Centre at Spreydon/Barrington.
P11	Guest accommodation	a. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,n}T_w+C_t^f$.

Activity		Activity specific standards
P12	Community facility	Nil
P13	Health care facility	
P14	Education activity	
P15	Pre-school	
P16	Care facility	
P17	Spiritual facility	
P18	Public artwork	
P19	Public transport facility	
P20	Residential activity	

Activity		Activity specific standards																
		<p>between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres.</p> <p>e. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, located immediately outside and accessible from an internal living area of the residential unit.</p> <table border="1"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>6m²</td> <td>1.5 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m²</td> <td>1.5 metres</td> </tr> <tr> <td>iii.</td> <td>More than 3 bedrooms</td> <td>15m²</td> <td>1.5 metres</td> </tr> </tbody> </table> <p>f. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nTw} + C_{tr}$.</p>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m ²	1.5 metres	ii.	2 or 3 bedroom	10m ²	1.5 metres	iii.	More than 3 bedrooms	15m ²	1.5 metres
	Type	Area	Dimension															
i.	Studio, 1 bedroom	6m ²	1.5 metres															
ii.	2 or 3 bedroom	10m ²	1.5 metres															
iii.	More than 3 bedrooms	15m ²	1.5 metres															
P21	Emergency service facilities	Nil																
P22	Parking lot																	
P23	High technology industrial activity																	

15.4.1.2 Controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in Rule 15.4.2.1 b.

C1	Any activity listed in Rule 15.4.1.1 P1-P23 requiring consent under Rule 15.4.2.1 b. Any application arising from this rule shall not be limited or publicly notified.
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15.4.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.13.1, 15.13.2 and 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 15.4.1.1 P20 that does not meet one or more of the activity specific standards a. – e.. Any application arising from this rule shall not be limited or publicly notified.	<ul style="list-style-type: none"> a. Residential activity - Rule 15.13.2.3 b. Activity at ground floor level – Rule 15.13.2.2
RD2	Any activity listed in Rule 15.4.1.1 P1-P23 and Rule 15.4.1.3 RD3 to RD7, that do not meet one or more of the built form standards in Rule 15.4.2.1 c. and Rules 15.4.2.2 – 15.4.2.9, unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: <ul style="list-style-type: none"> a. Urban design –Rule 15.13.1. b. Maximum building height –Rule 15.13.3.1 c. Minimum building setback from road boundaries/ street scene –Rule 15.13.3.2 d. Minimum separation from the internal boundary with a residential zone – Rule 15.13.3.3 e. Sunlight and outlook at boundary with a residential zone –Rule 15.13.3.4 f. Outdoor storage areas –Rule 15.13.3.5 g. Landscaping and trees – Rule 15.13.3.6 h. Water supply for fire fighting – Rule 15.13.3.8 i. Minimum building setback from the railway corridor - Rule 15.13.3.10 j. Refer to Rule 15.4.3 for the matters of discretion for area specific standards.
RD3	Yard-based supplier Any application arising from this rule shall not be limited or publicly notified.	a. Centre vitality and amenity – Rule 15.13.2.4
RD4	Service station Any application arising from this rule shall not be limited or publicly notified.	
RD5	Drive-through services Any application arising from this rule shall not be limited or publicly notified.	a. Drive-through services – Rule 15.13.3.12
RD6	Any activity listed in Rule 15.4.1.1 P3 – P10 that do not meet the activity specific standards. Any application arising from this rule shall not be limited or publicly notified.	<ul style="list-style-type: none"> a. Maximum tenancy size – Rule 15.13.2.1 b. Centre vitality and amenity - Rule 15.13.2.4
RD7	Parking building Any application arising from this rule shall not be limited or publicly notified.	a. Urban design – Rule 15.13.1.

15.4.1.4 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, restricted discretionary or non-complying activity.
D2	A department store or supermarket on the sites at 75 London Street (Lot 1 DP 69452) and 311 Stanmore Road (Lot 2 DP 67066)

15.4.1.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any residential activity or guest accommodation that does not meet Rules 15.4.1.1 P11 activity specific standard a. or P20 activity specific standard f.
NC2	Sensitive activities within the air noise contour (50 dBA Ldn) as defined on the planning maps.
NC3	<p>a. Sensitive activities within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure.</p> <p>b. Buildings on greenfield sites within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure.</p> <p>c. Buildings, other than those in (b) above, within 10 metres of the foundation of an associated support structure.</p> <p>d. Fences within 5 metres of a 66kV electricity distribution line support structure foundation.</p> <p>Any application arising from this rule shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Notes:</p> <p>i. The 66kV electricity distribution lines are shown on the planning maps.</p> <p>ii. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</p> <p>iii. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation the electricity distribution line. Buildings and activities in the vicinity of electricity distribution lines must comply with the NZECP 34:2001.</p>

15.4.2 Built form standards - Commercial Core Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activities RD3- RD7 unless otherwise stated.

15.4.2.1 Urban design

	Activity status	Applicable to	Matters of control or discretion
a.	Permitted activity	Any new building or addition to a building for activities listed in Rule 15.4.1.1 P1 to P23 that does not exceed: <ul style="list-style-type: none"> i. 4,000m² GLFA where located in a District Centre as identified in Table 15.1; or ii. 1,000m² GLFA where located in neighbourhood centre identified in Table 15.1. 	Nil
b.	Controlled activity	Any new building or addition to a building for activities listed in Rule 15.4.1.1 P1 to P23 that exceed permitted standards a. i or ii and is certified by a qualified urban design expert on a Council approved list as meeting each of the urban design provisions / outcomes in Rule 15.13.1 Urban design i-xiii. Certification shall include sufficient detail to demonstrate how the relevant urban design provisions / outcomes in Rule 15.13.1 have been met.	The Council's control is restricted to the following matters: <ul style="list-style-type: none"> a. That the new building or addition to a building is built in accordance with the urban design certification.
c.	Restricted discretionary activity	Any new building or addition to a building that is not a permitted or controlled activity under 15.4.2.1 (a) or (b).	a. Urban design – Rule 15.13.1

Any application arising from this rule shall not be limited or publicly notified.

Note:

1. Any building or an addition to a building requiring resource consent under Rule 15.4.2.1 is exempt from meeting Rule 15.4.2.3.
2. The following forms of development are exempt from compliance with this rule:
 - i. Repairs, maintenance, and seismic, fire and/or access building code upgrades; or
 - ii. Refurbishment, reinstatement works.
3. The following activities in Rule 15.4.1.1 are exempt from compliance with this rule:
 - i. P12 Community facility; P13 Health care facility; P14 Education activity; P15 Pre-school; P16 Care facility; P17 Spiritual facility; P21 Emergency service facility.

15.4.2.2 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All sites in a District Centre	20 metres
b.	Any building in a District Centre within 30 metres of an internal boundary with a residential zone	12 metres
c.	All sites in a Neighbourhood Centre	12 metres
d.	Other locations	17 metres

Any application arising from this rule shall not be publicly notified.

15.4.2.3 Building setback from road boundaries/ street scene

The minimum building setback from road boundaries shall be as follows:

	Standard
a.	<p>On the road frontage of a site identified as a Key Pedestrian Frontage (identified on the planning maps), all buildings shall:</p> <ul style="list-style-type: none"> i. be built up to the road boundary except for: <ul style="list-style-type: none"> A. a setback of up to a maximum of 4 metres from the road boundary for a maximum width of 10 metres. B. any pedestrian or vehicle access. ii. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street. iii. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street. iv. This rule shall not apply to emergency service facilities (P21). v. On Colombo Street, between Moorhouse Ave and Brougham Street, buildings shall be set back no more than 2 metres from the road boundary and the setback shall not be used for car parking.
b.	<p>On the road frontage of a site that is not identified as a Key Pedestrian Frontage on the planning maps, all buildings shall:</p> <ul style="list-style-type: none"> i. be set back a minimum distance of 3 metres from the road boundary unless the building is built up to the road boundary; and ii. have visually transparent glazing for a minimum of 40% of the ground floor elevation facing an arterial or collector road. <p>On sites opposite a residential zone:</p> <ul style="list-style-type: none"> iii. the road frontage shall have a landscaping strip with a minimum width of 1.5 metres, and a minimum of 1 tree for every 10 metres of road frontage or part thereof, for that part of the building not built up to the road boundary.
c.	<p>On the road frontage of a site that is not identified as a Key Pedestrian Frontage on the planning maps and is opposite a residential zone, and/or has a road frontage to a local road:</p> <ul style="list-style-type: none"> i. the road frontage shall have a landscaping strip with a minimum width of 1.5 metres, and a minimum of 1 tree for every 10 metres of road frontage or part thereof for that part of the

	Standard
	frontage not built up to the road boundary.

Any application arising from this rule shall not be limited or publicly notified.

15.4.2.4 Minimum building setback from the internal boundary with a residential zone

The minimum building setback from the internal boundary with a residential zone shall be as follows:

	Activity	Standard
a.	All buildings within sites which share an internal boundary with a residential zone.	3 metres

Any application arising from this rule shall not be publicly notified.

15.4.2.5 Sunlight and outlook at boundary with a residential zone

- a. Where an internal boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal boundary in accordance with the diagrams in Appendix 15.15.9.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

Any application arising from this rule shall not be publicly notified.

15.4.2.6 Outdoor storage areas

- a. Any outdoor storage areas shall:
- i. be screened by 1.8 metre high fencing or landscaping from any adjoining site; and
 - ii. not be located within the setback specified in Rule 15.4.2.4

This rule shall not apply where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year.

Any application arising from this rule shall not be limited or publicly notified.

15.4.2.7 Landscaping and trees

Landscaping and trees shall be provided as follows:

	Standard
a.	i. On sites adjoining a residential zone, trees shall be provided adjacent to the shared internal

	Standard
	<p>boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced extending to the road boundary within the setback.</p> <p>ii. On all sites, one tree shall be planted for every 5 car parking spaces provided between buildings and the street. Trees shall be planted within or adjacent to the car parking area at the front of the site.</p> <p>iii. All landscaping / trees required under these rules shall be in accordance with the provisions in Appendix 16.6.1.</p>

Any application arising from clause (ii) shall not be limited or publicly notified.

15.4.2.8 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.4.2.9 Minimum building setback from railway corridor

- a. The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.4.3 Area specific rules – Commercial Core Zone

The following rules apply to the areas specified. All activities specified are also subject to the rules in 15.4.1 and 15.4.2 unless specified otherwise in 15.4.3.

15.4.3.1 Rules - Commercial Core Zone (Belfast/ Northwood) Outline Development Plan area

15.4.3.1.1 Activity status tables - Commercial Core Zone (Belfast/ Northwood) Outline Development Plan area

15.4.3.1.1.1 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.4.3.1.3, 15.13.1 and 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity or building in the Commercial Core Zone (Belfast/ Northwood): a. that meets the built form standards in Rules 15.4.2 (excluding Rule 15.4.2.1) and 15.4.3.1.2.	<ul style="list-style-type: none"> a. Matters of discretion for Belfast/ Northwood Outline Development Plan area – Rule 15.4.3.1.3 b. The extent to which development is in general accordance with the outline development plan in Appendix 15.15.1 c. Urban design - Rule 15.13.1
RD2	Any activity or building that does not meet one or more of the built form standards in Rule 15.4.3.1.2, unless otherwise specified in Rule 15.4.3.1.1.2 D1 or Rule 15.4.3.1.1.3 NC1. Refer to relevant built form standard for provisions regarding notification.	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Maximum building height – Rule 15.13.3.1 b. Landscaping – Rule 15.4.3.1.3.3 c. Roading, access and parking – Rule 15.4.3.1.3.4 d. Maximum total number of vehicles exiting the site – Rule 15.4.3.1.3.6 <p>and</p> <ul style="list-style-type: none"> e. Matters of discretion for Belfast/ Northwood Outline Development Plan area – Rule 15.4.3.1.3 f. The extent to which development is in general accordance with the outline development plan in Appendix 15.15.1 g. Urban design – Rule 15.13.1 h. Maximum retail / office activity thresholds – Rule 15.4.3.1.3.5

15.4.3.1.1.2 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity or building that does not meet Rule 15.4.3.1.2.6 (Maximum threshold for office activities).

15.4.3.1.1.3 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity or building that does not meet Rule 15.4.3.1.2.2 (Building setback and size).

15.4.3.1.2 Built form standards- Commercial Core Zone (Belfast/ Northwood) Outline Development Plan area

15.4.3.1.2.1 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	Land within area identified as 'Special Area A' on the outline development plan in Appendix 15.15.1.	12 metres
b.	Land within area identified as 'Special Area B' on the outline development plan in Appendix 15.15.1.	5 metres

Any application arising from this rule shall not be publicly notified.

15.4.3.1.2.2 Building setback and size

The minimum building setback and building size shall be as follows:

	Standard
a.	Any buildings shall be set back a minimum distance of 20 metres from the outer edge of any esplanade reserve adjoining the Styx River.
b.	Any buildings shall be set back a minimum distance of 150 metres from the southern boundary of the zone.
c.	Any buildings between 150 metres and 200 metres from the southern boundary of the zone shall not exceed a gross floor area of 500m ² .

Any application arising from this rule shall not be publicly notified.

15.4.3.1.2.3 Landscaping

- a. For any sites adjoining the Styx River, the setback required under clause (a) of Rule 15.4.3.1.2.2 shall be planted with native species prior to any retail activities being open to the public within the zone.

Any application arising from this rule shall not be limited or publicly notified.

15.4.3.1.2.4 Roading, access and parking

- a. All vehicle access points shall only be provided in the locations specified on the outline development plan in Appendix 15.15.1 with a road running between the southernmost access point and access to Radcliffe Road (defined on the outline development plan as 'Vehicle Access Point').
- b. The point marked on the outline development plan in Appendix 15.15.1 for a 'future left in / left out vehicle access point' shall only be provided following the completion and opening of the Northern Arterial.

Any application arising from this rule shall not be publicly notified.

15.4.3.1.2.5 Maximum total number of vehicles exiting the site

- a. The maximum total number of vehicles exiting the site until the Northern Arterial has been constructed and is open to traffic shall be as follows:
 - i. Thursday Evening Peak Hour – 625 vehicles
 - ii. Saturday Peak Hour – 700 vehicles

Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

Note:

1. The traffic volumes emerging from the site shall be based on the trip rates for activities specified in NZTA Research Report 453 or any updated version.
2. For the purpose for estimating trips exiting the site, any traffic going from the Commercial Core Zone (Belfast/ Northwood) to the Commercial Retail Park Zone on the north side of Radcliffe Road shall be excluded from calculations.

15.4.3.1.2.6 Maximum thresholds for office activity

The maximum thresholds for office activity shall be as follows:

	Activity	Standard
a.	Office activity up until 1 February 2020	The total amount of floorspace for office activity within the 'Styx centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 8,000m ² GLFA.
b.	Office activity from 1 February 2020 onwards	The total amount of floorspace for office activity within the 'Styx centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 12,000m ² GLFA.

15.4.3.1.2.7 Maximum thresholds for retail activity

- a. The total amount of floorspace for retail activity within the 'Styx centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 20,000m² GLFA.

15.4.3.1.2.8 Maximum threshold for non- residential activities

- a. The total amount of floorspace for non-residential activities within the 'Styx centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 45,000m² GLFA.

15.4.3.1.3 Matters of discretion - Commercial Core Zone (Belfast/ Northwood) Outline Development Plan area

15.4.3.1.3.1 Outline development plan

- a. Community facilities

- i. Ensures that community facilities are publicly accessible and can be easily accessed from Main North Road and Radcliffe Road; and
 - ii. Ensures that sufficient floor space is provided for community facilities across the zone, being a minimum gross floor area of 1,600m².
- b. Open space
- i. Ensures that external public open space is provided in convenient, publicly accessible locations within the zone; and
 - ii. Ensures that sufficient open space is provided across the zone, being 1200m² of public open space with at least one space making up 1200m² and capable of containing a circle with a minimum diameter of 1.8 metres.
- c. Connectivity
- i. Ensures the proposed development includes and/or provides for future development of an open air main street connecting Main North Road and Radcliffe Road as a route through the site and which provides a high quality pedestrian environment; and
 - ii. Ensures that linkages are made from the development to the Styx River and which contributes to improved public accessibility along the river.
- d. Public transport interchange
- i. Ensures provision is made for the future development of an area for a public transport interchange in the location shown on the outline development plan that is at least 4,000m²; and
 - ii. The degree to which interim uses of land identified for a public transport interchange affect the ability to develop a public transport interchange at a future date.

15.4.3.1.3.2 Design and amenity

- a. Whether any proposed signage, building colours or fences associated with development will adversely impact on the natural character and values of the Styx River;
- b. The visual appearance and attractiveness of the development; and
- c. The extent to which development is consistent with the Styx River/ Purakaunui Area Stormwater Management Plan.

15.4.3.1.3.3 Landscaping

- a. The extent of native and other planting within the Styx River riparian setback to enhance the ecological values associated with the Styx River and to screen buildings adjacent to the Styx River; and
- b. The extent to which the value of the area as mahinga kai and the historic use of the area for market gardening and, horticultural activities is recognised through landscaping or other features.

15.4.3.1.3.4 Roading, access and parking

- a. The extent to which the transport network creates safe and efficient movement within the site and ensures connectivity and convenience for pedestrians and cyclists.
- b. The extent to which any underground or basement car parking structure is integrated into the development to avoid adverse visual effects.
- c. Any adverse effects of vehicle access points on the safe and efficient operation of the transport network.
- d. Any adverse effects of parking areas/access points on adjoining zones and whether mitigation minimises these effects.
- e. The extent to which the location and design of parking, access and manoeuvring areas supports pedestrian safety.

15.4.3.1.3.5 Maximum retail/ office activity thresholds

The extent to which the additional gross leasable floor area:

- a. avoids adverse effects on the function and recovery of the Central City and District Centres within the District and Kaiapoi and Rangiora in Waimakariri District; and
- b. limits adverse effects on people and communities who rely on the Central City and District Centres for their social and economic wellbeing, and allows ease of access to these centres by a variety of transport modes.

15.4.3.1.3.6 Maximum total number of vehicles exiting the site

- a. Prior to the opening of the Northern Arterial motorway, the extent to which any significant adverse effects arise on the safety and efficiency of the transport network as a result of the proposed activity.

15.4.3.2 Commercial Core Zone (Ferryhead) Outline Development Plan area

15.4.3.2.1 Activity status tables- Commercial Core Zone (Ferryhead) Outline Development Plan area

15.4.3.2.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Core Zone (Ferryhead) Outline Development Plan area if they meet any activity specific standards set out in this table and the built form standards in Rule 15.4.3.2.2.

	Activity	Activity specific standards
P1	Any activity or building.	Compliance with: <ol style="list-style-type: none"> a. All the following Key Structuring Elements shown on the Ferryhead Outline Development Plan (see Appendix 15.15.2):

	Activity	Activity specific standards
		<ul style="list-style-type: none"> i. Pedestrian Link ii. Pedestrian Accessway iii. Key Mixed Modal Link iv. Future and Secondary Vehicular and Pedestrian Accessways v. Boundary with Sensitive Environment vi. Pedestrian Interface vii. Key Public Vehicle Access viii. Landscape Setback <p>b. Built form standards in Rule 15.4.3.2.2, and Rule 15.4.2 unless specified otherwise in Rule 15.4.3.2.2</p>
P2	Key Structuring Elements identified on the outline development plan in Appendix 15.15.2.	a. Development is to be in accordance with the Key Structuring Elements on the outline development plan

15.4.3.2.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.4.3.2.3 and 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any retail activity resulting in the total GLFA in the Commercial Core Zone (Ferryhead), excluding 2 Waterman Place (Lot 1 DP305947), to exceed 30,000m ² . Any retail activity resulting in the total GLFA at 2 Waterman Place (Lot 1 DP305947) to exceed 6,500m ² .	a. Maximum retail/office activity thresholds – Rule 15.4.3.2.3.3
RD2	Any activity at 2 Waterman Place (Lot 1 DP305947) that generates more than 250 vehicle trips per day with vehicle egress to Waterman Place.	a. Roading and access – Rule 15.4.3.2.3.2
RD3	Any activity or building that does not comply with one or more of the Key Structuring Elements on the outline development plan in Appendix 15.15.2.	a. Matters of discretion in Rule 15.4.3.2.3
RD4	Any activity or building that does not meet one or more of the built form standards in Rule 15.4.3.2.2 unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	<ul style="list-style-type: none"> a. Maximum building height – Rule 15.13.3.1 b. Landscaping and trees – Rule 15.13.3.6

Note: For RD2, the vehicle trips per day shall be based on the trip rates for activities specified in NZTA Research Report 453 or any updated version.

15.4.3.2.2 Built form standards- Commercial Core Zone (Ferrymead) Outline Development Plan area

15.4.3.2.2.1 Maximum building height

The maximum height of any building shall be as follows:

	Standard
a.	20 metres, unless specified below
b.	12 metres at 2 Waterman Place (Lot 1 DP305947)

Any application arising from this rule shall not be publicly notified.

15.4.3.2.2.2 Landscaping - Minimum width of landscaping strip

- a. A landscaped strip with a minimum width of 5 metres shall be provided adjacent to the boundary with Charlesworth Reserve, using native species.

Any application arising from this rule shall not be limited or publicly notified.

15.4.3.2.3 Matters of discretion - Commercial Core Zone (Ferrymead) Outline Development Plan area

15.4.3.2.3.1 Pedestrian and cycle movement to and from adjoining area

- a. The degree to which safe, landscaped pedestrian and cycle access is provided through the site, to connect with the wider movement network (particularly with the key cycleway along Humphreys Drive and to public transport stops on Ferry Road) and with open spaces (i.e. the Ihutai/Estuary edge, Charlesworth Reserve, the Ōpāwaho/Heathcote River Towpath) while avoiding adverse effects on ecological areas.

15.4.3.2.3.2 Roading and access

- a. The effect of any additional access points on the safety and efficiency of the adjoining road network, having regard to the level and type of traffic that will use the proposed access point, the location and design of the proposed access point and the adequacy of existing or alternative access points;
- b. The extent to which the location of vehicular access points, the design of the transport network including intersection design and connections with the wider network, may individually or cumulatively impact on amenity of the zone and the surrounding area, and the safety and efficiency of the transport network;
- c. The extent to which traffic generated by the development may individually or cumulatively impact on amenity of the zone and the surrounding area, and the safety and efficiency of the transport network; and
- d. The extent to which future access through to Waterman Place for pedestrians and vehicles is enabled.

15.4.3.2.3.3 Maximum retail/office activity thresholds

- a. The extent of adverse effects created by increased vehicular traffic from the development on the adjoining road network, including both access and the wider network; and
- b. The extent to which retail activity above ground floor level creates the potential for over-intensification of the site, decreases the ability to achieve a variety of activities on-site or compromise development of the zone as shown in the outline development plan.

15.4.3.3 Commercial Core Zone (North Halswell) Outline Development Plan area

15.4.3.3.1 Activity status tables- Commercial Core Zone (North Halswell) Outline Development Plan area

15.4.3.3.1.1 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.4.3.3.3 and 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity in the Commercial Core Zone at North Halswell that meets the built form standards in Rules 15.4.2 (excluding Rule 15.4.2.1) and 15.4.3.3.2.	<ol style="list-style-type: none"> a. All matters in Rule 15.4.3.3.3 b. The extent to which development is in general accordance with the Outline Development Plan in Appendix 15.15.3.
RD2	Any activity that does not meet built form standard Rule 15.5.3.3.2.1. Refer to relevant built form standard for provisions regarding notification.	<ol style="list-style-type: none"> a. Maximum building height – Rule 15.13.3.1

15.4.3.3.1.2 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity that does not meet Rule 15.4.3.3.2.3 (Maximum retail activity threshold) and/or Rule 15.4.3.3.2.4 (Maximum office activity threshold)

15.4.3.3.1.3 Non-complying activities

The activities listed below are non-complying activities.

- i. ensures a critical mass of activity is centred upon the open air Main Street including an appropriate balance of large format retailing and concentration of finer grain commercial activities;
- ii. supports a retail mix (large format and finer grain retailing) which ensures the centre meets its role as a District Centre and Key Activity Centre and meets the needs of the catchment population; and
- iii. functions operationally and visually as an integrated commercial entity.

15.4.3.3.3 Design and amenity

- a. The extent to which development :
 - i. provides a strong visual relationship and high quality urban interface with State Highway 75;
 - ii. provides primary active ground floor frontages on all sites intended for commercial and community focussed activity where they face an accessible public open space;
 - iii. enables a continuous frontage of retailing on the main street in order to ensure a high intensity of commercial activity;
 - iv. orientates buildings, streets, and open space to take advantage of solar access and views, and to mitigate other climatic effects such as wind;
 - v. provides high quality public open space, including streets, squares and lanes;
 - vi. provides for a multi-value approach to stormwater management that supports objectives of stormwater retention, water quality treatment, biodiversity enhancement, and landscape amenity, and that recognises Ngāi Tahu/Manawhenua values;
 - vii. provides for the protection of springs and associated Ngāi Tahu/Manawhenua values through the use of landscaping and setbacks;
 - viii. recognises and enables existing land use activities to continue while managing effects on those activities; and
 - ix. At the intersection of Augustine Drive/Halswell Road provides a high quality gateway to the North Halswell Key Activity Centre and a high quality interface with the proposed Spreydon Lodge Heritage Park.

15.4.3.3.4 Transport

- a. The extent to which development:
 - i. provides for an easily accessible, readily visible Public Transport Interchange located centrally within the commercial core of the Key Activity Centre;
 - ii. provides car parking as shared spaces, available for shared use, which does not visually or physically dominate the area;
 - iii. provides for pedestrian priority within the retail core, particularly in respect to the open air main street environment;

- iv. provides a high level of physical connectivity between the Key Activity Centre, surrounding neighbourhoods and the wider area including the need for and effects of the third access point;
- v. identifies safe crossing facilities on Halswell and Sparks Road between the North Halswell Outline Development Plan area and adjacent areas/communities and within the development;
- vi. supports a high level of permeability within the Key Activity Centre;
- vii. supports the strategic importance of the Dunbars Road extension as the primary link through the Outline Development Plan area;
- viii. provides opportunities for walking, cycling and public transport use; and
- ix. supports the construction and operation of the movement network as shown on the Outline Development Plan.

15.4.3.3.5 Civic Square

- a. The extent to which development:
 - i. connects the civic square and the Main Street, both visually and physically;
 - ii. provides for a civic square of a sufficient size to allow for a range of community activities, events and interaction; and
 - iii. provides a high quality civic square laid out and designed in a manner that achieves a high quality and safe, open space environment.

15.4.3.4 Commercial Core Zone (Prestons)

15.4.3.4.1 Activity status tables - Commercial Core Zone (Prestons)

15.4.3.4.1.1 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.4.3.4.3 and 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity or building that does not meet one or more of the built form standards in Rule 15.4.3.4.2 unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	As relevant to the standard that is not met: <ul style="list-style-type: none"> a. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2 b. Minimum separation from the internal boundary with a residential zone – Rule 15.13.3.3 c. Landscaping and trees – Rule 15.13.3.6 d. Staging of development to align with intersection upgrades – Rule 15.4.3.4.3.1

15.4.3.4.1.2 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity that does not meet Rules 15.4.3.4.2.5 (Staged development) and 15.4.3.4.2.6 (Maximum retail activity thresholds)

15.4.3.4.2 Built form standards - Commercial Core Zone (Prestons)

15.4.3.4.2.1 Minimum building setback from road boundaries

- a. The minimum building setback from the Marshland Road boundary shall be 10 metres.

Any application arising from this rule shall not be limited or publicly notified.

15.4.3.4.2.2 Minimum building setback from the zone boundary

- a. The minimum building setback from the southern boundary of the zone, adjoining the Rural Urban Fringe Zone, shall be 3 metres.

Any application arising from this rule shall not be publicly notified.

15.4.3.4.2.3 Landscaping

- a. A landscaped strip with a minimum width as specified shall be provided along and adjacent to the boundary with Marshland Road.

Any application arising from this rule shall not be limited or publicly notified.

15.4.3.4.2.4 Staging of development to align with intersection upgrades

The staging of development shall align with intersection upgrades as follows:

	Standard
a.	No non-residential activities shall occur until upgrade of the Lower Styx Road / Marshland Road (including traffic signals) intersection has commenced.
b.	No more than 7200m ² of non-residential activities (comprising 4000m ² for a supermarket (where an individual tenancy is greater than 1,000m ² GLFA) and 3200m ² for other non-residential activities) shall occur until such time as: <ol style="list-style-type: none"> i. Construction of the Northern Arterial and the 4-laning of QEII Drive between Main North Road and Innes Road together with either the Northern Arterial extension or the Hills Road extension has commenced; and ii. The portion of the main primary road linking Prestons Road to Mairehau Road is open to traffic.

Note:

1. The 7,200m² of non-residential development referred to in this rule is inclusive of existing commercial activities contained within the zone (as at 27 March 2010).
2. For the purposes of this rule, the Northern Arterial is defined as being one of the New Zealand Transport Agency Roads of National Significance, and is a new road extending the existing Christchurch Northern Motorway from just north of Belfast (Chaney's) to connect with QEII Drive. The scheme also includes an extension being progressed by Christchurch City Council from QEII Drive to Cranford Street. The Hills Road extension is a Christchurch City Council roading scheme, extending Hills Road from Innes Road to join QEII Drive east of Philpotts Road.

Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

15.4.3.4.2.5 Staged development

- a. No development shall occur until either:
- i. a comprehensive plan which shows the overall wastewater system for all activities is provided to the Council; or
 - ii. it is demonstrated that such a plan has already been provided to Council pursuant to clause (i) above or as part of a subdivision application.
- and, either:
- iii. an approved wastewater system is established within the zone and as required, beyond the zone to service the activity; or
 - iv. it is demonstrated that such an approved wastewater system has already been established.

Any application arising from this rule shall not be limited or publicly notified.

15.4.3.4.2.6 Maximum retail activity threshold

The maximum GLFA for retail activity shall be as follows:

	Standard
a.	The maximum GLFA for retail activities within the Commercial Core Zone (Prestons) shall be 12,000m ² Note: This includes all existing lawfully established retail activity as at 27 March 2010.
b.	The maximum GLFA of any single tenancy for a retail activity (excluding a supermarket) within the Commercial Core Zone (Prestons) shall be 150m ² .

15.4.3.4.3 Matters of discretion- Commercial Core Zone (Prestons)**15.4.3.4.3.1 Staging of development to align with intersection upgrades**

- a. The nature and extent of any adverse effect arising on the transport network from a proposal that:
 - i. deviates from the design of specific intersection upgrades approved by Council; and/or
 - ii. exceeds the quantum of non-residential activities anticipated as maximums before specific transport network upgrades are commenced.

15.4.3.5 Commercial Core Zone (Yaldhurst)

15.4.3.5.1 Activity status tables- Commercial Core Zone (Yaldhurst)

15.4.3.5.1.1 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity or building that does not meet the built form standards specified in Rule 15.4.3.5.2.

15.4.3.5.2 Built form standards - Commercial Core Zone (Yaldhurst)

15.4.3.5.2.1 Minimum building setback for residential activities on sites adjoining Yaldhurst Road

The minimum building setback for residential activities on sites adjoining Yaldhurst Road shall be as follows:

	Activity	Standard
a.	Residential activities where no acoustic mitigation is provided (as specified in (b) and (c) below).	80 metres
b.	Residential activities where the following measures are proposed: <ol style="list-style-type: none"> i. Mounding, or other physical barrier to noise transmission, capable of reducing traffic noise intrusion to all parts of any site by at least 10dBA is to be provided within 20 metres of the road boundary across the entire width of the site, provided that such mounding or barrier shall be screened from the adjoining road by landscaping; and ii. The landscaping required under (i) shall have a minimum depth of 1.5 metres, a minimum height of 1.8 metres (at the time of planting) and should be located between the mounding or fencing and the adjoining road. 	40 metres
c.	Residential activities where the following measures are proposed: <ol style="list-style-type: none"> i. In addition to (b) above, all external windows and doors of residential units including those installed in the roof should be acoustically treated to achieve an external to internal noise reduction of at least 25dBA with windows and doors closed. 	20 metres

Any application arising from this rule shall not be publicly notified.

15.4.3.5.2.2 Roading and access

- a. Sites having frontage to Yaldhurst Road shall not have any direct vehicular access to Yaldhurst Road, other than in the location marked as “Road access point Fixed location” on the outline development plan in Appendix 8.6.28 - Yaldhurst Outline Development Plan.

Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

15.4.3.6 Other area specific rules - Commercial Core Zone

15.4.3.6.1 Activity status tables- Commercial Core Zone - Other area specific rules

15.4.3.6.1.1 Permitted activities

The activities listed below are permitted activities if they meet the activity specific standards set out in this table.

Activity		Activity specific standards
P1	Any activity or building in the Commercial Core Zone between Huxley Street and King Street (Refer to Appendix 15.15.10)	a. Development is to comply with the outline development plan for the land between Huxley Street and King Street (Refer to Appendix 15.15.10).

15.4.3.6.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity or building not complying with the outline development plan for the land between Huxley Street and King Street (Refer to Appendix 15.15.10)	a. Outline Development Plan for land between Huxley Street and King Street – Rule 15.13.3.11
RD2	Vehicle access from Otarā Street to the Commercial Core Zone (Fendalton)	a. Access off Otarā Street at Commercial Core Zone (Fendalton) – Rule 15.13.3.14

Any application arising from Rule 15.4.3.6.1.2 RD2 shall not be limited or publicly notified.

15.5 Rules - Commercial Local Zone

15.5.1 Activity status tables – Commercial Local Zone

15.5.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Local Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.5.2.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 15.5.1.2, 15.5.1.3 and 15.5.1.4.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

Activity		Activity specific standards
P1	Outside the Central City, any new building or addition to a building for any permitted activity listed in Rule 15.5.1.1 P2 to P24 below, except for any new building or addition to a building requiring resource consent under Rule 15.5.1.2 RD3 below.	Nil
P2	Supermarket outside the Central City	<ul style="list-style-type: none"> a. The maximum tenancy size at ground floor level shall be 1,000m² GLFA unless specified below. b. The maximum size for an individual tenancy in the Commercial Local Zone at Wigram (The Runway) shall be 2,600m² GLFA.
P3	Retail activity excluding supermarket unless otherwise specified	<ul style="list-style-type: none"> a. Outside the Central City, the maximum size for an individual tenancy at ground floor level shall be 350m² GLFA unless specified below. b. The maximum size for an individual tenancy in the Commercial Local Zone at Halswell West (Caulfield Avenue) shall be 1,000m² GLFA c. In the Central City, the maximum tenancy size for an individual tenancy shall be 250m² GLFA.
P4	Yard-based supplier outside the Central City	<ul style="list-style-type: none"> a. The maximum tenancy size at ground floor level shall be 250m² GLFA.
P5	Trade supplier outside the Central City	
P6	Second-hand goods outlet	
P7	Commercial services	
P8	Service station outside the Central City	Nil
P9	Food and beverage outlets	<ul style="list-style-type: none"> a. In the Central City, the maximum tenancy size for an individual tenancy shall be 250m² GLFA.

Activity		Activity specific standards
P10	Office activity	<ul style="list-style-type: none"> a. Outside the Central City, the maximum tenancy shall be 350m² GLFA, except for office activity at 20 Twigger Street (Lot 1 DP78639) which shall not have any GLFA limit. b. In the Central City, the maximum individual tenancy size shall be 250m² GLFA.
P11	Guest accommodation	<ul style="list-style-type: none"> a. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw} + C_{tr}$.
P12	Community facility	<ul style="list-style-type: none"> a. In the Central City, the maximum individual tenancy size shall be 250m² GLFA unless specified below. b. In the Central City, the maximum individual tenancy size for a health care facility shall be 300m² GLFA.
P13	Health care facility	
P14	Education activity	
P15	Care facility	
P16	Pre-school	
P17	Spiritual facility	
P18	Public artwork	
P19	Residential activity In the Central City, any application arising from non-compliance with clause (b) of this rule shall not be limited or publicly notified.	<ul style="list-style-type: none"> a. Outside the Central City, the activity shall be: <ul style="list-style-type: none"> i. located above ground level; or ii. located to the rear of any activity listed in Rule 15.5.1.1 P1 to P17, P21 to P22 on the ground floor frontage to the street, excluding any pedestrian entrance including lobby and/or reception area associated with a residential activity. b. In the Central City, the activity is to be more than 10 metres from the road frontage at ground floor level. c. Any residential activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, car parking, garaging and balconies) per unit of: <ul style="list-style-type: none"> i. Studio 35m² ii. 1 bedroom 45m² iii. 2 bedrooms 60m² iv. 3 or more bedrooms 90m² d. Each residential unit shall be provided with: <ul style="list-style-type: none"> i. an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area; ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metres; and iii. any space designated for waste management, whether private or communal, shall not be

Activity	Activity specific standards																
	<p>located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres.</p> <p>Within the Central City, if a communal outdoor service, rubbish, and recycling space with a minimum area of 10m² is provided within the site, the outdoor service, rubbish and recycling space may reduce to 3m² for each residential unit.</p> <p>e. Outside the Central City, each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, and located immediately outside and accessible from an internal living area of the residential unit.</p> <table border="1" data-bbox="799 891 1353 1048"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>6m²</td> <td>1.5 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m²</td> <td>1.5 metres</td> </tr> <tr> <td>iii.</td> <td>More than 3 bedrooms</td> <td>15m²</td> <td>1.5 metres</td> </tr> </tbody> </table> <p>f. In the Central City, each residential unit shall be provided with a minimum of 30m² of outdoor living space on site and this can be provided through a mix of private and communal areas, at ground level or in balconies, provided that:</p> <ol style="list-style-type: none"> i. each unit shall have private outdoor living space of at least 16m² in total; ii. each dimension of private outdoor living space is a minimum of 4 metres when provided at ground level and a minimum of 1.5 metres when provided by a balcony with a maximum balustrade height of 1.2 metres; iii. each private outdoor living space shall be directly accessible from a habitable space of the residential unit to which it relates and at least one private outdoor living space is to be directly accessible from a living area of that unit; iv. Outdoor living space provided as a communal space shall be accessible for use by all units and each dimension shall be a minimum of 4 metres and capable of containing a circle with a diameter of 8 metres; and v. 50% of the outdoor living space required across the entire site shall be provided at ground level. 		Type	Area	Dimension	i.	Studio, 1 bedroom	6m ²	1.5 metres	ii.	2 or 3 bedroom	10m ²	1.5 metres	iii.	More than 3 bedrooms	15m ²	1.5 metres
	Type	Area	Dimension														
i.	Studio, 1 bedroom	6m ²	1.5 metres														
ii.	2 or 3 bedroom	10m ²	1.5 metres														
iii.	More than 3 bedrooms	15m ²	1.5 metres														

Activity		Activity specific standards
		<p>g. In the Central City, any outdoor service space or outdoor living space shall not be used for car parking or access.</p> <p>h. Outside the Central City, any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw} + C_{tr}$.</p>
P20	Public transport facility	Nil
P21	Activities listed in Rule 15.5.1.1 P1 to P20 in the Commercial Local Zones at East Belfast (Blakes Road), Upper Styx/Highsted (Claridges Road), Redmund Spur and Wigram (The Runway)	<p>a. The maximum amount of GLFA for retail activity in the following local centres shall be as follows:</p> <p>i. East Belfast (Blakes Road) 2,000m²</p> <p>ii. Wigram (The Runway) 6,000m²</p> <p>iii. Upper Styx/Highsted (Claridges Road) 2,000m²</p> <p>iv. Redmund Spur 2500 m²</p>
P22	Emergency service facilities outside the Central City	Nil
P23	Parking lot	
P24	Drive-through services outside the Central City	

15.5.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.13.1 and 15.5.4, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Activities listed in Rule 15.5.1.1 P1 to P24 and Rule 15.5.1.2 RD2, that do not meet one or more of the built form standards in Rule 15.5.2, unless otherwise specified Refer to relevant built form standard for provisions regarding notification.	<p>Outside the Central City, as relevant to the standard that is not met:</p> <p>a. Maximum building height – Rule 15.13.3.1</p> <p>b. For the Commercial Local Zone (Wigram), Building height in the Commercial Local Zone at Wigram – Rule 15.5.4.3</p> <p>c. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2</p> <p>d. Minimum separation distance from the internal boundary with a residential zone – Rule 15.13.3.3</p> <p>e. Sunlight and outlook at boundary with a residential zone– Rule 15.13.3.4</p>

	Activity	The Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> f. Outdoor storage areas – Rule 15.13.3.5 g. Landscaping and trees – Rule 15.13.3.6 h. Water supply for fire fighting – Rule 15.13.3.8 i. Minimum building setback from the railway corridor - Rule 15.13.3.10 <p>In the Central City</p> <ul style="list-style-type: none"> a. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4(a)(iv), (c) b. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.13.3.3 (b) c. Visual amenity and external appearance – Rule 15.13.3.32 d. Minimum building setback from the road boundaries/ street scene - Rule 15.13.3.2 (d) e. Fences and screening structures – Rule 15.13.3.34 f. Water supply for fire fighting – Rule 15.13.3.8
RD2	<p>Outside the Central City, activities listed in Rule 15.5.1.1 P2 - P7, P10, P19 a. d. and P21 that do not meet one or more of the activity specific standards specified in Rule 15.5.1.1.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. For Rule 15.5.1.1 P2 – P7, P10 - Maximum tenancy size – Rule 15.13.2.1. b. For Rule 15.5.1.1 P19 – Activity at ground floor level – Rule 15.13.2.2 c. For Rule 15.5.1.1 P19– Residential activity – Rule 15.13.2.3 d. For Rule 15.5.1.1 P19 in the Commercial Local Zone at Highfield - Residential activities in the Commercial Local Zone at Highfield – Rule 15.5.4.2 e. For Rule 15.5.1.1 P2, P3 and P21 applicable to East Belfast, Halswell West (Caulfield Avenue), Wigram and Upper Styx/ Highsted - Maximum retail activity threshold – Rule 15.5.4.1
RD3	Any new building or addition to a building for any permitted activity listed in listed in Rule 15.5.1.1 P2 to P24 in the Commercial Local Zone at Redmund Spur.	<ul style="list-style-type: none"> a. Urban design – Rule 15.13.1
RD4	Any residential activity in the Central City that does not meet one or more of the activity specific standards specified for Rule 15.5.1.1 P19.	<ul style="list-style-type: none"> a. Residential activity - Rule 15.13.2.3 (a), (b)(iii) and (iv), (d)(iv) and (g).

15.5.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, restricted discretionary, or non-complying activity.
D2	In the Central City, activities listed in Rule 15.5.1.1 P1 to P24 that do not meet Rule 15.5.2.1(a).

15.5.1.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Outside the Central City, any residential activity or guest accommodation that does not meet Rules 15.5.1.1 P11 a. or P19 e.
NC2	Sensitive activity within the air noise contour (50 dBA Ldn) as defined on the planning maps
NC3	<p>a. Sensitive activities</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure. ii. within 5 metres of the centre line of a 33 kV electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Buildings on greenfield sites:</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure. ii. within 5 metres of the centre line of a 33 kV electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>c. Buildings, other than those in (b) above:</p> <ul style="list-style-type: none"> i. within 10 metres of the foundation of a 66kV electricity distribution support structure. ii. Within 5 metres of the foundation of a 33kV electricity distribution support structure. <p>d. Fences within 5 metres of a National Grid transmission line support structure foundation or 5 metres of a 66kV and 33 kV electricity distribution line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified, and shall, absent written approval, be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines and 66kV and 33kV electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid or electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to the National Grid transmission lines and electricity distribution line. Buildings and

	Activity
	activities in the vicinity of National Grid transmission lines or electricity distribution lines must meet with the NZECP 34:2001.
NC4	In the Central City, activities listed in Rule 15.5.1.1 P3, P6, P7, P9, P10, P12 to P17 that do not meet one or more of the activity specific standards. .

15.5.2 Built form standards – Commercial Local Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activity RD2 unless otherwise stated.

15.5.2.1 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All sites unless specified below	8 metres
b.	Commercial Local Zone at Wigram (The Runway) excluding the ‘Special building height area’ defined on the outline development plan in Appendix 15.15.8.	15 metres
c.	Within the ‘Special building height area’ defined on the outline development plan in Appendix 15.15.8.	2 buildings up to 32 metres with a maximum GFA of 800m ² on any single floor
d.	2 Carrs Road, Awatea	11 metres

Outside the Central City, any application arising from this rule shall not be publicly notified.

15.5.2.2 Building setback from road boundaries

The minimum building setback from road boundaries shall be as follows:

	Standard
a.	<p>Outside the Central City, on sites with a road frontage, all buildings shall:</p> <ul style="list-style-type: none"> i. be built up to the road boundary, with buildings occupying the full length of the road frontage of the site, except for any pedestrian or vehicle access or for a setback of up to 3 metres from the road boundary for a maximum width of 6 metres; ii. provide pedestrian access directly from the road boundary; iii. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street; and iv. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street. <p>This rule shall not apply to service stations, drive-through services and emergency service facilities.</p>

	Standard
b.	In the Central City, any building shall be setback 3 metres from the road frontage and the frontage shall be landscaped, where any wall of a building does not have display windows along the full road frontage at ground floor level.

Any application arising from this rule shall not be limited or publicly notified.

15.5.2.3 Minimum building setback from residential zones or guest accommodation zone in the Central City

- a. All buildings within sites which share a boundary with a residential zone, or in the Central City, a residential zone or guest accommodation zone, shall be 3 metres.

In the Central City, no setback is required where there is a shared wall with a building within a Residential Central City Zone or Residential Guest Accommodation Zone.

Outside the Central City, any application arising from this rule shall not be publicly notified.

15.5.2.4 Sunlight and outlook at boundary with a residential zone or guest accommodation zone in the Central City

	Standard
a.	<p>Where an internal boundary adjoins a residential zone, or Residential Guest Accommodation Zone in the Central City, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3m above the site boundary in accordance with the diagrams in Appendix 15.15.9.</p> <p>In the Central City, the level of site boundaries shall be measured from filled ground level, except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.</p>
b.	<p>In the Commercial Local Zone Wigram (The Runway), where a site boundary adjoins a residential zone and</p> <ol style="list-style-type: none"> i. Immediately adjoins an access or part of an access, the recession plane shall be constructed from points 2.3 metres above the far side of the access; and ii. where buildings on adjoining sites have a common wall along an internal boundary or a wall is not setback from the internal boundary, the recession plane shall not apply along that part of the boundary covered by such a wall.

Outside the Central City, where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

Outside the Central City, any application arising from this rule shall not be publicly notified.

In the Central City, any application arising from this rule shall not be limited or publicly notified.

Note. In the Central City, there is no recession plane requirement for sites located in the Central City Commercial Local zone at adjoin sites also zoned Central City Commercial Local zone.

15.5.2.5 Outdoor storage areas

	Standard
a.	<p>Outside the Central City, any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining site.</p> <p>This rule shall not apply where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year.</p>
b.	<p>In the Central City:</p> <ol style="list-style-type: none"> i. Any outdoor storage (excluding storage areas for the sale or hire of vehicles, boats, or caravans) shall be screened by a 1.8 metre high fence; ii. Any outdoor storage area (excluding storage areas for the sale or hire of vehicles, boats, or caravans) shall not be located within the setback specified in Rule 15.5.2.2.

Outside the Central City, any application arising from this rule shall not be limited or publicly notified.

15.5.2.6 Landscaping and trees

Landscaping and trees shall be provided as follows:

	Standard
a.	<p>Outside the Central City:</p> <ol style="list-style-type: none"> i. On sites adjoining a residential zone, trees shall be provided adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced. ii. All landscaping/trees required for these rules shall be in accordance with the provisions in Appendix 16.6.1.
b.	<p>In the Central City:</p> <ol style="list-style-type: none"> i. Where a site adjoins the Residential Central City Zone, Residential Guest Accommodation or Avon River Precinct (Te Papa Ōtākaro) Zone, provision shall be made for landscaping, fence(s), wall(s) or a combination to at least 1.8 metres in height along the length of the zone boundary, excluding any road frontages. Where landscaping is provided it shall be for a minimum depth of 1.5 metres along the zone boundary; and ii. Where the use of any part of a site is not undertaken in a building, that part of the site: <ol style="list-style-type: none"> A. with a road frontage of at least 10 metres shall be planted with a minimum of one tree,

	Standard
	<p>plus one additional tree for every 10 metres of road frontage;</p> <p>B. where three or more trees are required, these shall be planted no more than 15m apart, or closer than 5 metres apart;</p> <p>C. one tree shall be planted for every five car parking spaces provided on the site. Trees shall be planted within or adjacent to the car parking area; and</p> <p>D. any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8m and shall be not less than 1.5 metres high at the time of planting.</p> <p>iii. Any trees required by this rule shall be located within a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres;</p> <p>iv. No more than 10% of any planting protection area shall be covered with any impervious surfaces; and</p> <p>v. Planting protection areas and landscaping adjacent to a road boundary or adjacent to or within a car parking area shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least 1 metre from any tree;</p> <p>vi. any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.</p>

15.5.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.5.2.8 Minimum building setback from railway corridor outside the Central City

- a. The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.5.2.9 Fencing and screening structures in the Central City

- a. Fencing and other screening structures located between any building and the road boundary or Open Space Zone shall not exceed 1.2 metres in height, unless the whole of that structure is at least 50% visually transparent on each boundary; and

- b. No screening structure shall exceed a height of 2 metres.

Note:

1. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.
2. This rule does not apply to fences or other screening structures located on an internal boundary between two properties zoned Residential Central City, Residential Guest Accommodation and Central City Commercial Local.

Any application arising from this rule shall not be limited or publicly notified.

15.5.3 Area specific rules – Commercial Local Zone

The following rules apply to the areas specified. All activities specified are also subject to the Rules 15.5.1 and 15.5.2 unless otherwise specified.

15.5.3.1 Activity tables

15.5.3.1.1 Permitted activities

The activities listed below are permitted activities.

	Activity	Activity specific standards
PI	<p>a. Any activity or building that does not comply with one or more of the Key Structuring Elements on the Commercial Local Zone (St Albans) Outline Development Plan (see Appendix 15.15.4):</p> <ol style="list-style-type: none"> i. Public access and circulation within Commercial Local Zone to enable permeability through the site; and ii. Semi-public access and circulation with Residential Zone. 	Nil

15.5.3.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion in Rule 15.5.3.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity or building that does not comply with one or more of the Key Structuring Elements on the Commercial Local Zone (St Albans) Outline Development Plan (see Appendix 15.15.4)	<ol style="list-style-type: none"> a. Outline Development Plan – Rule 15.5.3.3.1

	Activity	The Council's discretion shall be limited to the following matters:
RD2	Any activity or building that does not meet one or more of the built form standards in Rule 15.5.3.2.1.	a. Maximum retail activity threshold – Rule 15.5.3.3.2

15.5.3.2 Area specific built form standards

15.5.3.2.1 Maximum non-residential floorspace limits in the Commercial Local Zone (St Albans)

The maximum GLFA for non-residential activity in the Commercial Local Zone (St Albans) shall be as follows:

	Standard
a.	There shall be a maximum 3500m ² GLFA of non-residential activities within combined areas A and B defined on the Commercial Local Zone (St Albans) Outline Development Plan (see Appendix 15.15.4); and <ul style="list-style-type: none"> i. one individual tenancy in areas A and B shall have a maximum of 800m² GLFA of retail activity; and ii. no other individual tenancy in areas A and B shall have greater than 450m² GLFA of retail activity.

Any application arising from this rule shall not be limited or publicly notified.

15.5.3.3 Matters of discretion – Commercial Local Zone (St Albans)

15.5.3.3.1 Outline development plan

- a. The extent to which comprehensive, mixed-use development would continue to be achieved;
- b. The nature and degree of any adverse effects caused by proposals not in accordance with the outline development plan;
- c. The relationship and integration of proposals with any other existing development within the block;
- d. Whether the scale and nature of development is consistent with that anticipated for a local centre;
- e. The degree to which vehicle, cycle and pedestrian access has provided for internal pedestrian and cycle circulation, including the connections with that part of the blocked zoned Residential Medium Density Zone;
- f. The extent to which comprehensive design enables greater use of open space within the development than would be the case with piecemeal development; and
- g. The extent to which stormwater treatment areas are integrated with open space.

15.5.3.3.2 Maximum retail activity threshold

- a. The effects of any larger floor space for non-residential activity on District and Neighbourhood Centres.
- b. Any effects in terms of traffic generation and access.
- c. The maintenance of permeability within the block for internal pedestrian and cycle circulation including the connections with that part of the block within the residential zone.
- d. Form, amenity and function of the Commercial Local Zoned area as a local centre would be maintained.
- e. Any potential for the role of other commercial centres to be eroded by development or urban form effects, and any wider transport network effects from any associated transport generation.

15.5.4 Matters of discretion for Commercial Local Zone in greenfield areas

15.5.4.1 Maximum retail activity threshold at East Belfast (Blakes Road), Halswell West (Caulfield Avenue), Wigram (the Runway) and Upper Styx/ Highsted (Claridges Road)

- a. The extent to which the local centre will remain dominated by finer grain retailing;
- b. The potential for strategic effects on the function and amenity values of the Central City, District and Neighbourhood centres and their role in providing for the future needs of their communities;
- c. Any adverse effects, created by increased vehicular traffic from the development, on the adjoining road network;
- d. Any adverse effects on the amenity of neighbouring residential properties; and
- e. In Wigram, the extent to which convenient access to retailing and community uses may be positively or adversely affected by the proposed quantum of retail activity.

15.5.4.2 Residential activities in the Commercial Local Zone at Highfield

- a. The impact of any additional residential accommodation on the ability of existing or future permitted commercial activities to operate or to establish without undue constraint;
- b. The effects of establishing any residential accommodation on the amenity, safety and convenience of on-site residents, having regard to existing or future potential business activities;
- c. The effect of any residential buildings or units on the development scope of the site or adjoining sites;
- d. The impact on the amenity values and community function of the centre resulting from the use of ground floor space for residential activity;

- e. Any beneficial effects of residential units as a buffer for adjoining zones while still permitting commercial development on the site or adjoining sites; and
- f. The site layout, building specifications, nature and/or purpose of the proposed residential accommodation, and the need or likely demand for residential accommodation of that kind in the general area.

15.5.4.3 Building height in the Commercial Local Zone at Wigram

- a. Whether the additional building bulk and activities will have an adverse effect on the amenity of the town centre and surrounds;
- b. The extent to which the character of the residential areas surrounding the Commercial Local Zone (Wigram) remains reasonably open rather than being dominated by buildings; and
- c. The extent to which the additional height results in a built form which would strengthen the role of the Commercial Local Zone as the physical, visual and activity centre for the community.

15.6 Rules – Commercial Banks Peninsula Zone

15.6.1 Activity status tables – Commercial Banks Peninsula Zone

15.6.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Banks Peninsula Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.6.2. Note the built form standards do not apply to an activity that does not involve any development.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 15.6.1.2, 15.6.1.3 and 15.6.1.4.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

	Activity	Activity specific standards
P1	In Lyttelton or Akaroa, the use of an existing building for activities listed in Rule 15.6.1.1 P3-P21.	Nil
P2	The erection of a building, relocatable building or relocation of a building, external additions, alterations, and repairs for activities listed in Rule 15.6.1.1 P3-P21 at Governors Bay, Diamond Harbour, Church Bay and Little River.	Nil
P3	Retail activity	Nil
P4	Second-hand goods outlet	
P5	Supermarket	
P6	Commercial services	
P7	Office activity	
P8	Entertainment facility	
P9	Gymnasium	
P10	Community facility	
P11	Health care facility outside the Lyttelton Port Influences Overlay Area defined on the planning maps	The following shall apply in Lyttelton only: <ol style="list-style-type: none"> Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB Dtr,2m,nTw+Ctr. Any bedroom or area occupied by beds for overnight care shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr.

	Activity	Activity specific standards
P12	Education activity outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>The following shall apply in Lyttelton only:</p> <p>a. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nT_w+C_{tr}}$.</p> <p>b. Any bedroom or area occupied by beds shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nT_w+C_{tr}}$.</p>
P13	Care facility outside the Lyttelton Port Influences Overlay Area defined on the planning maps	
P14	Pre-school outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>a. The following shall apply in Lyttelton only:</p> <p>i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nT_w+C_{tr}}$.</p> <p>ii. Any bedroom or area occupied by beds shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nT_w+C_{tr}}$.</p>
P15	Public artwork	Nil
P16	Residential activity outside the Lyttelton Port Influences Overlay Area	<p>a. The activity shall:</p> <p>i. be located above ground floor level or at the rear of a commercial activity. In Akaroa this shall only apply to sites fronting Beach Road between Rue Jolie and Bruce Terrace; and</p> <p>ii. have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, car parking, garaging and balconies) per unit of:</p> <p>A. Studio 35 m²</p> <p>B. 1 bedroom 45 m²</p> <p>C. 2 bedrooms 60 m²</p> <p>D. 3 or more bedrooms 90 m²; and</p> <p>b. Each residential unit shall be provided with:</p> <p>i. an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area;</p> <p>ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre; and</p> <p>iii. any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5 metres.</p>

	Activity	Activity specific standards																
		<p>c. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as follows, located immediately outside and accessible from an internal living area of the residential unit.</p> <table border="1"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>6m²</td> <td>1.5 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m²</td> <td>1.5 metres</td> </tr> <tr> <td>iii.</td> <td>3 or more bedrooms</td> <td>15m²</td> <td>1.5 metres</td> </tr> </tbody> </table> <p>d. In Lyttelton:</p> <ol style="list-style-type: none"> i. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw+Ctr}$. ii. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nTw+Ctr}$. 		Type	Area	Dimension	i.	Studio, 1 bedroom	6m ²	1.5 metres	ii.	2 or 3 bedroom	10m ²	1.5 metres	iii.	3 or more bedrooms	15m ²	1.5 metres
	Type	Area	Dimension															
i.	Studio, 1 bedroom	6m ²	1.5 metres															
ii.	2 or 3 bedroom	10m ²	1.5 metres															
iii.	3 or more bedrooms	15m ²	1.5 metres															
P17	Guest accommodation outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>a. In Akaroa:</p> <ol style="list-style-type: none"> i. Guest accommodation shall be located above ground floor level or to the rear of a commercial activity on Beach Road, between Rue Jolie and Bruce Terrace, except for a pedestrian entrance/ ground floor lobby/ reception area. <p>b. In Lyttelton:</p> <ol style="list-style-type: none"> i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nTw+Ctr}$. ii. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw+Ctr}$. 																
P18	Public transport facility	Nil																
P19	Emergency service facilities																	
P20	Parking building																	
P21	Parking lot																	
P22	Port activities, within that part of Lyttelton south west of the intersection of Norwich Quay and Oxford Street.		Unless otherwise permitted by Rule 15.6.2.1, shall only occur within the period, or part of the period, up to 1 January 2026.															

15.6.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion listed in Rule 15.13, as set out in the table below

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>Activities listed in Rule 15.6.1.1 P3-P21 and Rule 15.6.1.2 RD2 that do not meet one or more of the built form standards in Rule 15.6.2, unless otherwise specified.</p> <p>Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Maximum building height – Rule 15.13.3.1 b. Site coverage – Rule 15.13.3.7 c. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2 d. Minimum separation from the internal boundary with a residential zone (for non-compliance with Rule 15.6.2.4) – Rule 15.13.3.3 e. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4 f. Outdoor storage areas – Rule 15.13.3.5 g. Water supply for fire fighting – Rule 15.13.3.8 h. Minimum building setback from the railway corridor - Rule 15.13.3.10
RD2	<p>Activities listed in Rule 15.6.1.1 P11-P14, P16 and P17 that do not meet one or more of the activity specific standards in Rule 15.6.1.1, unless otherwise specified.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. For Rule 15.6.1.1 P16 Residential activity – <ul style="list-style-type: none"> i. Residential activity - Rule 15.13.2.3 ii. Activity at ground floor level – Rule 15.13.2.2 b. For Rules 15.6.1.1 P11- P14 and P17 - Rule 15.13.2.3 (f)
RD3	<p>Activities listed in Rule 15.6.1.1 P3 to P21 in Lyttelton or Akaroa which involve the erection of a building, relocatable building or relocation of a building, external additions or alterations to a building, which meet the activity specific standards in Rule 15.6.1.1 and built form standards in Rule 15.6.2, unless specified otherwise in Rule 15.6.2.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p> <p>This rule shall not apply where the development is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades.</p>	<ul style="list-style-type: none"> a. Urban design – Rule 15.13.1. b. Lyttelton Design Guidelines (Appendix 15.15.6) and Akaroa Design Guidelines (Appendix 15.15.5). c. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.

15.6.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Activities listed in Rule 15.6.1.1 P3 to P21 in Lyttelton or Akaroa which involve the erection of a building, relocatable building or relocation of a building, external additions or alterations to a building, which do not meet one or more of the built form standards in Rule 15.6.2 or activity specific standards in Rule 15.6.1.1. Refer to relevant built form standard for provisions regarding notification.
D2	Industrial activity Any application arising from this rule shall not be limited or publicly notified.
D3	Service station Any application arising from this rule shall not be limited or publicly notified.
D4	Trade supplier Any application arising from this rule shall not be limited or publicly notified.
D5	Any activity not provided for as a permitted, restricted discretionary, or non-complying activity. or prohibited activity
D6	Port activities within that part of Lyttelton south west of the intersection of Norwich Quay and Oxford Street, beyond 1 January 2026.

15.6.1.4 Non-complying activities

The activities listed below are non-complying activities.

NC1	Sensitive activities in the Lyttelton Port Influences Overlay Area defined on the planning maps.
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15.6.2 Built form standards – Commercial Banks Peninsula Zone

The following built form standards shall be met by all permitted activities and for restricted discretionary activity RD2 unless otherwise stated.

15.6.2.1 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All sites in Lyttelton unless specified below	12 metres
b.	All other parts of the Commercial Banks Peninsula Zone including Akaroa	8 metres

Any application arising from this rule shall not be publicly notified.

15.6.2.2 Maximum site coverage

- a. The maximum site coverage for sites in all areas shall be 65% of the net site area.

Any application arising from this rule shall not be limited or publicly notified.

Within that part of Lyttelton south west of the intersection of Norwich Quay and Oxford Street, this rule only applies to buildings.

15.6.2.3 Building setback from road boundaries/ street scene

- a. All buildings shall:
- i. be built up to the road frontage with buildings occupying the full length of the road frontage of the site, except where necessary to provide pedestrian or vehicle access to the rear of the site;
 - ii. provide pedestrian access directly from the road boundary;
 - iii. provide a veranda or other means of weather protection along the full width of the building fronting a road;
 - iv. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street, and
 - v. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street.

This rule shall not apply to Akaroa or to emergency service facilities.

Any application arising from this rule shall not be limited or publicly notified.

15.6.2.4 Minimum building setback from the boundary with Residential Banks Peninsula, Residential Conservation Zones

- a. The minimum building setback from the boundary with the Residential Banks Peninsula Zone or Residential Conservation Zone shall be 3 metres.

Any application arising from this rule shall not be publicly notified.

15.6.2.5 Sunlight and outlook at boundary with a residential zone or any public space

- a. Where a site boundary adjoins a residential zone, or public space (other than a road) in the block between London Street, Norwich Quay, Oxford Street and Canterbury Street, no part of any building shall project beyond a building envelope contained by a 45 degree recession plane measured at any point 2 metres above the site boundary, unless specified below.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

Any application arising from this rule shall not be publicly notified.

15.6.2.6 Outdoor storage areas

- a. Any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining site.

This rule shall not apply:

- i. where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year; and
- ii. to activities permitted in accordance with Rule 15.6.1.1 P22.

Any application arising from this rule shall not be limited or publicly notified.

15.6.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.6.2.8 Minimum building setback from railway corridor

- a. The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.7 Rules – Commercial Retail Park Zone

15.7.1 Activity status tables – Commercial Retail Park Zone

15.7.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Retail Park Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.7.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 15.7.1.2, 15.7.1.3 and 15.7.1.4.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

	Activity	Activity specific standards
P1	Any new building or addition to a building for any permitted activity listed in Rule 15.7.1.1 P2 to P17 and P19-P20 below.	Nil
P2	Retail activity, unless specified below	a. The minimum tenancy size of any single retail activity shall be 450m ² GLFA.
P3	Supermarket	Nil
P4	Trade supplier	
P5	Yard-based supplier	
P6	Second-hand goods outlet	
P7	Service station	
P8	Food and beverage outlet	
P9	Ancillary office activity on the same site as a permitted activity	
P10	Public transport facility	Nil
P11	Emergency service facilities	
P12	Health care facility	
P13	Pre-school	
P14	Gymnasium	
P15	Drive-through services	
P16	Parking lot	
P17	Parking building	
P18	Any activity within the Commercial Retail Park Zone located north of Langdons Road.	a. All activities within the zone shall not result in more than 950 trips per hour being generated during the Thursday PM peak period of 4.00pm to 6.00pm. Compliance with this rule is to be determined by undertaking traffic counts at the zone during the Thursday PM peak period of 4.00pm to 6.00pm over a consecutive three week period. The peak hour within each surveyed two hour period is to

	Activity	Activity specific standards
		be determined from count data. The 950 trip value used for compliance assessment purposes is to be determined from the average peak hour value from the three week data set.
P19	Office activity within the Commercial Retail Park Zone located north of Langdons Road.	a. The activity shall be limited to a total of 10,000m ² GFA in the Commercial Retail Park Zone north of Langdons Road.
P20	Commercial services within the Commercial Retail Park Zone located at Tower Junction.	a. The maximum tenancy size shall be 250 m ² GLFA. b. The maximum GLFA of commercial services within the Commercial Retail Park Zone at Tower Junction shall be 10% of the total GLFA.
P21	Any permitted activity within the Commercial Retail Park Zone at 121 Briggs Road (Lot 2 DP16288).	a. Use of this site shall be limited to access and its associated landscaping.

15.7.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.13.1, 15.13.2 and 15.13.3, as set out in the table below.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Activities listed in Rule 15.7.1.1 P2 to P21, and Rule 15.7.1.2 RD2 and RD3, that do not meet one or more of the built form standards in Rule 15.7.2, unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	As relevant to the standard that is not met: a. Maximum building height – Rule 15.13.3.1 b. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2 c. Minimum separation from the internal boundary with a residential zone – Rule 15.13.3.3 d. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4 e. Outdoor Storage Areas – Rule 15.13.3.5 f. Landscaping and trees- Rule 15.13.3.6 g. Water supply for fire fighting – Rule 15.13.3.8. h. Minimum building setback from the railway corridor - Rule 15.13.3.10.
RD2	Activity listed in Rule 15.7.1.1 P9 that does not meet the activity specific standard. Any application arising from this rule shall not be limited or publicly notified.	a. For P9 – (Ancillary office activity) - Rule 15.13.2.6

	Activity	The Council's discretion shall be limited to the following matters:
RD3	Activity listed in Rule 15.7.1.1 P18 that does not meet the activity specific standard.	a. Transport effects at Commercial Retail Park Zone (Langdons Road) – Rule 15.13.3.13

15.7.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided as a permitted, restricted discretionary, or non-complying activity.
D2	Activities listed in Rule 15.7.1.1 P19 or P20 that do not meet one or more of the activity specific standards.

15.7.1.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any retail activity listed in Rule 15.7.1.1 P2 that does not meet the activity specific standard.
NC2	Any activity or building not meeting with the activity specific standard for Rule 15.7.1.1 P21.

15.7.2 Built form standards – Commercial Retail Park Zone

The following built form standards shall be met by all permitted activities, and for restricted discretionary activity RD2 and RD3, unless otherwise stated.

15.7.2.1 Maximum building height

- a. The maximum height of any building shall be 15 metres.

Any application arising from this rule shall not be publicly notified.

15.7.2.2 Minimum building setback from road boundaries

The minimum building setback from road boundaries shall be as follows:

	Activity	Standard
a.	Any activity unless specified in b – c below	3 metres
b.	Ancillary office activity	1.5 metres
c.	For sites with frontage to two intersecting roads in the Commercial Retail Park Zone	1.5 metres on one road boundary and 3 metres on the other road boundary

Any application arising from this rule shall not be limited or publicly notified.

15.7.2.3 Minimum building setback from residential or open space zones

- a. Where a site shares a boundary with a residential or open space zone, the minimum building setback from boundaries shall be 3 metres.

Any application arising from this rule shall not be publicly notified.

15.7.2.4 Sunlight and outlook at boundary with a residential zone

- a. Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal boundary, in accordance with the diagrams in Appendix 15.15.9.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

Any application arising from this rule shall not be publicly notified.

15.7.2.5 Outdoor storage areas

- a. Any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining road or adjoining site.

Any application arising from this rule shall not be limited or publicly notified.

15.7.2.6 Landscaping and trees

Landscaping and trees shall be provided as follows:

Standard
<p>a. The area adjoining the road frontage of all sites shall be landscaped in accordance with the following standards:</p> <ul style="list-style-type: none"> i. Minimum width - 1.5 metres ii. Minimum density of tree planting - 1 tree for every 10 metres of road frontage or part thereof, evenly spaced. <p>d. On sites adjoining a residential zone, trees shall be planted adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary.</p> <p>e. 1 tree shall be planted for every 5 car parking spaces within any car parking area and along any pedestrian routes.</p> <p>f. All landscaping / trees required for these rules shall be in accordance with the provisions in Appendix 16.6.1.</p>

Note:

1. Any landscaping required by Rule 15.7.2.6 may be located in common areas, where the development comprises land and/or buildings in separate unit titles.
2. Stormwater facilities that support multiple values such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner.

Any application arising from clauses a. and c. of this rule shall not be publicly or limited notified.

15.7.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.7.2.8 Minimum building setback from railway corridor

- a. The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.8 Rules – Commercial Office Zone

15.8.1 Activity status tables - Commercial Office Zone

15.8.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Office Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.8.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities that are not listed in this table will be restricted discretionary, discretionary or non-complying, as specified in Rules 15.8.1.2, 15.8.1.3 or 15.8.1.4.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

	Activity	Activity specific standards
P1	Any new building or addition to a building for any permitted activity listed in Rule 15.8.1.1 P2 to P12 below.	Nil
P2	Office activity	
P3	Food and beverage outlet	
P4	Commercial services	
P5	Trade and industry training facility	
P6	Public transport facility	
P7	Gymnasium	
P8	Parking lot	
P9	Parking building	
P10	Pre-school	
P11	Community facility	
P12	Emergency service facilities	

15.8.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Activities listed in Rule 15.8.1.1 P1 to P12 that do not meet one or more of the built form standards in Rule 15.8.2. Refer to relevant built form standard for provisions regarding notification.	As relevant to the standard that is not met: <ul style="list-style-type: none"> a. Maximum height of buildings – Rule 15.13.3.1 b. Minimum building setback from road boundaries/street scene – Rule 15.13.3.2 c. Minimum separation from the internal boundary with a residential zone – Rule 15.13.3.3 d. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4 e. Outdoor storage areas – Rule 15.13.3.5 f. Landscaping and trees - Rule 15.13.3.6 g. Water supply for fire fighting – Rule 15.13.3.8 h. Access to the Commercial Office Zone (Wrights Road) – Rule 15.13.3.9. i. Minimum building setback from the railway corridor - Rule 15.13.3.10

15.8.1.3 Discretionary activities

The activities listed below are discretionary activities.

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

15.8.1.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Heavy industrial activity.
NC2	Sensitive activities within the air noise contour (50 dBA Ldn) as defined on the planning maps.

15.8.2 Built form standards – Commercial Office Zone

The following built form standards shall be met by all permitted activities unless otherwise stated.

15.8.2.1 Maximum height for buildings and fences or screening structures

- a. The maximum height of buildings shall be 15 metres.

Any application arising from this rule shall not be publicly notified.

15.8.2.2 Minimum building setback from road boundaries

- a. The minimum building setback from road boundaries shall be 3 metres.

Any application arising from this rule shall not be publicly or limited notified.

15.8.2.3 Minimum building setback from the boundary with a residential zone

- a. The minimum building setback from the boundary with a residential zone shall be 3 metres.

Any application arising from this rule shall not be publicly notified.

15.8.2.4 Sunlight and outlook at boundary with a residential zone

- a. Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal boundary in accordance with the diagrams in Appendix 15.15.9.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

Any application arising from this rule shall not be publicly notified.

15.8.2.5 Outdoor storage of materials/ car parking

- a. Any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining road or adjoining site; and
- b. Outdoor storage areas shall not be located within the setback specified in Rules 15.8.2.2.

This rule shall not apply where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year.

Any application arising from this rule shall not be publicly notified.

15.8.2.6 Landscaped areas

Landscaping shall be provided as follows:

	Standard
a.	The minimum percentage of the site to be landscaped shall be 20%, excluding those areas required to be set aside for trees within or adjacent to parking areas (refer to clause (d) below). This clause shall not apply to emergency service facilities
b.	The area adjoining the road frontage of all sites shall have a landscape strip in accordance with the following standards: <ol style="list-style-type: none"> a. Minimum width - 1.5 metres b. Minimum density of tree planting – 1 tree for every 10 metres of road frontage or part thereof, evenly spaced with shrubs between each tree. This clause shall not apply to emergency service facilities
c.	On sites adjoining a residential zone, trees shall be planted adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary.
d.	In addition to clauses (a), (b) and (c) above, where car parking is located at the front of a site, 1 tree shall be planted for every 5 car parking spaces within any car parking area.
e.	All landscaping/trees required for these rules shall be in accordance with the provisions in Appendix 16.6.1.

Note:

1. Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater.
2. The stormwater facilities, which support multiple values such as stormwater retention, water quality treatment, biodiversity enhancement, Ngāi Tahu/Manawhenua values and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management and the protection of groundwater in an integrated manner. Stormwater treatment sites or treatment facilities should be separated from natural waterways with vegetated buffers to ensure stormwater is treated before it is discharged into natural waterways or natural wetlands.

Any application arising from clauses (a) and (b) of this rule shall not be publicly or limited notified.

15.8.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.8.2.8 Access to Commercial Office Zone (Wrights Road)

Access to the Commercial Office Zone (Wrights Road) shall be as follows:

	Standard
a.	<p>Road connections to the Commercial Office Zone (Wrights Road) on the corner of Wrights Road and Jack Hinton Drive, shall be limited to:</p> <ul style="list-style-type: none"> i. no more than two points of road access from Wrights Road, which shall be at least 50 metres apart and be set back at least 25 metres from the intersection of Jack Hinton Drive and Wrights Road; and ii. one road connection from Jack Hinton Drive, set back at least 15 metres from the intersection of Jack Hinton Drive and Wrights Road.
b.	There shall be no individual site access to Jack Hinton Drive or Wrights Road.

Any application arising from this rule shall not be limited or publicly notified.

15.8.2.9 Minimum building setback from railway corridor

- a. The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

	Activity	Activity specific standards
	a. Existing consented commercial services and associated building; as at the DATE OF DECISION AS NOTIFIED	
P10	a. Existing office activity in an existing building, or b. Existing consented office activity and associated building; as at the DATE OF DECISION AS NOTIFIED	
P11	Ancillary office activity	<p>a. The activity shall:</p> <ul style="list-style-type: none"> i. occupy no more than 500m² or 30% of the GFA of all buildings on the same site, whichever is the lesser; and ii. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation where the office activity fronts the street.
P12	Industrial activity in the Commercial Mixed Use Zone on Blenheim Road and Main South Road	Nil
P13	Warehousing and distribution activities	
P14	Service industry	
P15	High technology industrial activity	
P16	Trade and industry training facility	
P17	Emergency service facilities	
P18	Public transport facility	
P19	Health care facility	
P20	Pre-school	
P21	Gymnasium	
P22	Drive-through services	
P23	Parking lot	
P24	Parking building	
P25	Tertiary education and research activities	
P26	Guest accommodation	
P27	Residential activity in Addington, Mandeville Street and New Brighton	<p>a. The activity shall be:</p> <ul style="list-style-type: none"> i. located above ground floor level; or ii. located to the rear of activities listed in Rule 15.9.1.1 P2 – P12, P14– P23 on the ground floor frontage to the street, excluding <ul style="list-style-type: none"> A. any pedestrian entrance including lobby and/or reception area associated with residential activity; and <p>g. The activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby</p>

	Activity	Activity specific standards																
		<p>and/or reception area, car parking, garaging and balconies) per unit of:</p> <ul style="list-style-type: none"> i. Studio 35m² ii. 1 bedroom 45m² iii. 2 bedrooms 60m² iv. 3 or more bedroom 90m² <p>h. Each residential unit shall be provided with:</p> <ul style="list-style-type: none"> i. an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area; ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre. iii. any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres. <p>i. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, located immediately outside and accessible from an internal living area of the residential unit.</p> <table border="1" data-bbox="799 1238 1398 1644"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>6m²</td> <td>1.5 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m²</td> <td>1.5 metres</td> </tr> <tr> <td>iii.</td> <td>More than 3 bedrooms</td> <td>15m²</td> <td>1.5 metres</td> </tr> </tbody> </table> <p>j. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nTw}+C_{tr}$.</p>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m ²	1.5 metres	ii.	2 or 3 bedroom	10m ²	1.5 metres	iii.	More than 3 bedrooms	15m ²	1.5 metres
	Type	Area	Dimension															
i.	Studio, 1 bedroom	6m ²	1.5 metres															
ii.	2 or 3 bedroom	10m ²	1.5 metres															
iii.	More than 3 bedrooms	15m ²	1.5 metres															

15.9.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters set out in Rule 15.13, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>Activities listed in Rule 15.9.1.1 P1 – P27, and Rule 15.9.1.2 RD2, that do not meet one or more of the built form standards in Rule 15.9.2, unless otherwise specified</p> <p>Refer to relevant built form standard for provision regarding notification.</p>	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Maximum building height – Rule 15.13.3.1 b. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2 c. Minimum separation from the internal boundary with a residential zone – Rule 15.13.3.3 d. Sunlight and outlook at boundary with a residential zone– Rule 15.13.3.4 e. Outdoor storage areas – Rule 15.13.3.5 f. Landscaping and trees- Rule 15.13.3.6 g. Water supply for fire fighting – Rule 15.13.3.8 h. Minimum building setback from the railway corridor - Rule 15.13.3.10
RD2	<p>Activities listed in Rule 15.9.1.1 P3, P11 and P27 (a) – (d) that do not meet one or more of the activity specific standards in Rule 15.9.1.1.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. For Rule 15.9.1.1 P3 and P11 (Ancillary retail and Ancillary office activity): <ul style="list-style-type: none"> i. Ancillary office and retail activity Rule 15.13.2.6 b. For Rule 15.9.1.1 P27 (Residential activity): <ul style="list-style-type: none"> i. Residential activity Rule 15.13.2.3; and i. Activity at ground floor level - Rule 15.13.2.2

15.9.1.3 Discretionary activities

The activities listed below are discretionary activities.

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

15.9.1.4 Non-complying activities

The activities listed below are non-complying activities

NC1	Any residential activity not meeting with Rule 15.9.1.1. P27 (e).
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15.9.2 Built form standards – Commercial Mixed Use Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activities RD2 unless otherwise stated.

15.9.2.1 Maximum building height

- a. The maximum height of any building shall be 15 metres.

Any application arising from this rule shall not be publicly notified.

15.9.2.2 Minimum building setback from road boundaries

The minimum building setback from road boundaries shall be as follows:

	Activity	Standard
a.	Any activity unless specified below	3 metres
b.	For sites with frontage to two intersecting roads in the Commercial Mixed Use Zone	1.5 metres on one road boundary and 3 metres on the other road boundary

Any application arising from this rule shall not be limited or publicly notified.

15.9.2.3 Minimum building setback from residential zones

- a. The minimum building setback from the shared boundary with a residential zone shall be 3 metres.

Any application arising from this rule shall not be publicly notified.

15.9.2.4 Sunlight and outlook at boundary with a residential zone

- a. Where an internal boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal boundary in accordance with the diagrams in Appendix 15.15.9.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

Any application arising from this rule shall not be publicly notified.

15.9.2.5 Outdoor storage areas

- a. Any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining road or adjoining site.

Any application arising from this rule shall not be limited or publicly notified.

15.9.2.6 Landscaping and trees

Landscaping shall be provided as follows:

Standard
<p>a. The area adjoining the road frontage of all sites shall be landscaped in accordance with the following standards:</p> <ul style="list-style-type: none"> i. Minimum width - 1.5 metres ii. Minimum density of tree planting - 1 tree for every 10 metres of road frontage or part thereof, evenly spaced. <p>b. On sites adjoining a residential zone, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary.</p> <p>c. 1 tree shall be planted for every 5 car parking spaces within any car parking area and along any pedestrian routes.</p> <p>d. All landscaping / trees required for these rules shall be in accordance with the provisions in Appendix 16.6.1.</p> <p>Clause (a) shall not apply to emergency service facilities</p>

Note: Stormwater facilities that support multiple values such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner.

Any application arising from clauses a. and c. of this rule shall not be publicly or limited notified.

15.9.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.9.2.8 Minimum building setback from railway corridor

- a. The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.10 Rules — Commercial Central City Business Zone

15.10.1 Activity status tables — Commercial Central City Business Zone

15.10.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Central City Business Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.10.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be controlled, restricted discretionary or discretionary, as specified in Rules 15.10.1.2, 15.10.1.3 or 15.10.1.4.

At 25 Peterborough Street, permitted activities shall be limited to P13, P14 and P17.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

	Activity	Activity specific standards
P1	Retail activity	Nil
P2	Commercial services	Nil
P3	Entertainment facility	Nil
P4	Recreation activity	<p>a. For sites shown on the planning maps as being within active frontage areas, these activities shall not be located at ground floor level within 10 metres of the boundary of a road (excluding access ways and service lanes), except for pedestrian entranceways, which may be located at ground floor level.</p> <p>b. Activity specific standard a. shall not apply to any spiritual facility at 100 Cathedral Square.</p>
P5	Gymnasium	
P6	Community facility	
P7	Education activity	
P8	Day care facility	
P9	Pre-school	
P10	Health care facility	
P11	Spiritual facility	
P12	Office	
P13	Residential activity	

	Activity	Activity specific standards
		<p>c. Each residential unit shall be provided with an outdoor service space contained within the net area of the site with a minimum area of 5m² and each dimension being a minimum of 1.5 metres, except that:</p> <ol style="list-style-type: none"> i. an indoor area or areas with a minimum volume of 3m³ may be provided in lieu of any outdoor service space; or ii. if a communal outdoor service space with a minimum area of 10m² is provided within the site, the outdoor service space may reduce to 3m² for each residential unit. <p>d. The minimum net floor area for any residential unit (including toilets and bathrooms but excluding car parking, garaging, or balconies allocated to each unit) shall be:</p> <ol style="list-style-type: none"> i. studio 35m²; ii. 1 bedroom 45m²; iii. 2 bedrooms 60m²; and iv. 3 or more bedrooms 90m². <p>e. Each residential unit without a habitable space on the ground floor shall have 10m² of outdoor living space provided that:</p> <ol style="list-style-type: none"> i. a minimum of 5m² of the area, with each dimension being a minimum of 1.5 metres, shall be provided as a private balcony located immediately outside, accessible from an internal living area of the residential unit; and ii. the balance of the required 10m² not provided by private balconies can be provided in a communal area, with each dimension being a minimum of 4 metres, that is available for the use of all site residents. <p>Note: Balconies can be recessed, cantilevered or semi-recessed.</p> <p>f. Each residential unit with a habitable space on the ground floor shall have 10m² of outdoor living space immediately outside and accessible from an internal living area of the residential unit.</p> <p>g. Any outdoor service space or outdoor living space shall not be used for car parking or access.</p>
P14	Guest accommodation	<p>a. Shall not be located at ground floor level within 10 metres of the boundary of a road (excluding access ways and service lanes), except for pedestrian entranceways or reception areas, which may be located at ground floor level.</p>

	Activity	Activity specific standards
		b. Activity specific standard a. shall not apply to the Former Christchurch Teachers College building at 25 Peterborough Street
P15	Art studios and workshops	Nil
P16	Retirement village outside the Core (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map) Refer to built form standards for rules that do not apply to retirement villages.	Nil
P17	The following activities in the Former Christchurch Teachers College building at 25 Peterborough Street: <ul style="list-style-type: none"> i. Retail activity ii. Commercial services iii. Entertainment facility iv. Gymnasium v. Education activity vi. Health care facility vii. Office viii. Art studios and workshops 	<ul style="list-style-type: none"> a. The maximum total floorspace used for the specified activities shall not exceed 25% of the total floorspace on the site. b. Entertainment activity shall be limited to performances and exhibitions.

15.10.1.2 Controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

	Activity	The matters over which Council reserves its control:
C1	Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.10.1.1 P1 to P17, which is: <ul style="list-style-type: none"> i. within the Central City Core area; and ii. visible from a publicly owned and accessible space; and 	<ul style="list-style-type: none"> a. That the activity is undertaken in accordance with the urban design certification.

	<p>iii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.13.2.7 Commercial Central City Business Zone Urban Design.</p> <p>Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.13.2.7 have been met.</p> <p>This rule does not apply to any activity requiring consent under C2 below.</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	
<p>C2</p>	<p>Any new building, or external alteration to any existing building, for a spiritual facility, which is:</p> <ul style="list-style-type: none"> i. located at 100 Cathedral Square; and ii. certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.13.4.1 - Buildings at 100 Cathedral Square. <p>Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.13.4.1 have been met.</p> <p>The built form standards in Rule 15.10.2 shall not apply to this activity.</p>	<ul style="list-style-type: none"> a. That the activity is undertaken in accordance with the urban design certification.

Rules C1 and C2 shall not apply to:

- i. demolition, repairs, maintenance, and seismic, fire and access building code upgrades; and
- ii. any building within the Core which is a listed heritage item in which case the applicable rules in Chapter 9 Natural and Cultural Heritage shall apply; and
- iii. any signage.

Note: The Central City Core is identified on the planning map titled “Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map”

15.10.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.13, as set out in the following table.

	Activity	Council’s discretion shall be limited to the following matters:
<p>RD1</p>	<p>Any new building, external alteration to any existing building, or the use of any part of a site not undertaken in a</p>	<ul style="list-style-type: none"> a. Commercial Central City Business Zone urban design – Rule 15.13.2.7

	Activity	Council's discretion shall be limited to the following matters:
	<p>building, for an activity listed in Rule 15.10.1.1 P1 to P17, which:</p> <ul style="list-style-type: none"> i. is within the Central City Core area; and ii. is visible from a publicly owned and accessible space, and iii. is not a controlled activity under Rule 15.10.1.2 C1. <p>This rule does not apply to activities requiring consent under Rule 15.10.1.2 C2 or Rule 15.10.1.3 RD9.</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	
RD2	<p>The erection of any new buildings within the Central City Retail Precinct (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map).</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Commercial Central City Business Zone urban design – Rule 15.13.2.7 b. Commercial Central City Business Zone - Retail Precinct – Rule 15.13.2.8
RD3	<p>Any activity listed in Rule 15.10.1.1 P1 to P17 that does not meet the activity specific standard relating to ground floor activity (active frontage).</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Commercial Central City Business Zone - Activity at ground floor level – Rule 15.13.2.9
RD4	<p>Any activity listed in Rule 15.10.1.1 P1 to P17 that does not meet the activity specific standards relating to residential activities.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Residential activity in the Commercial Central City Business and Central City Mixed Use Zones – Rule 15.13.2.10
RD5	<p>Any activity listed in Rule 15.10.1.1 P1 to P17 and Rules 15.10.1.3 RD1 to RD2 that does not meet one or more of the built form standards in Rule 15.10.2 unless otherwise specified.</p>	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Commercial Central City Business Zone - Building setbacks and continuity – Rule 15.13.3.15 b. Commercial Central City Business Zone and (South Frame) Mixed Use Zones - Verandas – Rule 15.13.3.16 c. Commercial Central City Business Zone - Sunlight and outlook for the street – Rule 15.13.3.17

	Activity	Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> d. Commercial Central City Business Zone and (South Frame) Mixed Use Zone - Minimum number of floors – Rule 15.13.3.18 e. Commercial Central City Business Zone - Minimum floor to floor heights on ground floor – Rule 15.13.3.19 f. Commercial Central City Business Zone - Location of on-site car parking – Rule 15.13.3.20 g. Fencing and screening structures in the Commercial Central City Business and Mixed Use Zones – Rule 15.13.3.21 h. Screening of outdoor storage and service area / spaces – Rule 15.13.3.22 i. Sunlight and outlook at boundary with a Residential Central City or Residential Guest Accommodation Zone – Rule 15.13.3.23 j. Minimum separation from the boundary with a Residential Central City or Residential Guest Accommodation Zone – Rule 15.13.3.24 k. Water supply and access for fire fighting – Rule 15.13.3.8
RD6	Retirement village in the Core (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map).	<ul style="list-style-type: none"> a. Retirement villages - Rule 15.13.2.15 b. Commercial Central City Business Zone urban design – Rule 15.13.2.7
RD7	Retirement village that does not meet any one or more of the built form standards in Rule 15.10.2 unless otherwise specified.	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Commercial Central City Mixed Use Zone - Landscaping and trees – Rule 15.13.3.25 b. Commercial Central City Mixed Use Zone - Maximum building height - Rule 15.13.3.26 c. Commercial Central City Business Zone - Flexibility in building design for future uses – Rule 15.13.3.27 d. Fences and screening structures in the Commercial Central City Business and Mixed Use Zones – Rule 15.13.3.21 e. Screening of outdoor storage and service areas / spaces - Rule 15.13.3.22 f. Sunlight and outlook at boundary with a Residential Central City or Residential Guest Accommodation Zone, and in the Commercial Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone - Rule 15.13.3.23

	Activity	Council’s discretion shall be limited to the following matters:
		g. Minimum setback from the boundary with Residential Central City or Residential Guest Accommodation Zone, or from an internal boundary – Rule 15.13.3.24 h. Water supply and access for fire fighting – Rule 15.13.3.8
RD8	Parking lot/ Parking building	a. Commercial Central City Business Zone urban design – Rule 15.13.2.7 Note: Refer to Rule 7.4.2.1 for parking in the Central City, Rule 7.4.1.3 RD1 for non-compliance with this rule, and activity Rule 7.4.1.5 NC3 for non-compliance with this rule in the Core of the Commercial Central City Business Zone. Also refer to Rule 7.4.1 for the activity status and matters of discretion for parking lots/ parking buildings in the context of the transport provisions for the Central City.
RD9	Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.10.1.1 P1 to P17, which: <ul style="list-style-type: none"> i. is located at 100 Cathedral Square; and ii. is not a controlled activity under Rule 15.10.1.2 C2. The built form standards in Rule 15.10.2 shall not apply on this site to the activity listed in Rule 15.10.1.1 P11.	a. Buildings at 100 Cathedral Square – Rule 15.13.4.1

Rules RD1 and RD9 shall not apply to:

- i. demolition, repairs, maintenance, and seismic, fire and access building code upgrades; and
- ii. any building within the Core which is a listed heritage item in which case the applicable rules in Chapter 9 Natural and Cultural Heritage shall apply; and
- iii. any signage.

Note: The Central City Core is identified on the planning map titled “Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map”

15.10.1.4 Discretionary activities

The activities listed below are discretionary activities

Activity	
D1	Any activity that does not meet one or more of built form standards in Rules 15.10.2.11 (Building Height) and 15.10.2.12 (Maximum Road Wall Height) unless otherwise specified.
D2	Any activity not provided for as a permitted, controlled or restricted discretionary activity.

15.10.2 Built form standards - Commercial Central City Business Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activities unless otherwise stated.

15.10.2.1 Building setback and continuity

	Standard
a.	On sites in the area identified as the Core on the planning map titled ‘Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map’, buildings (excluding fences for the purposes of this standard) shall be built: <ul style="list-style-type: none"> i. up to road boundary, except that where the allotment fronts more than one road boundary, buildings shall be built up to all boundaries of the allotment; and ii. across 100% of the width of an allotment where it abuts all road boundaries (excluding access ways and service lanes), except that one vehicle crossing may be located on each road frontage of the site.
b.	On sites outside the area identified as the Core on the planning map titled ‘Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map’, buildings (excluding fences for the purposes of this standard) shall be built: <ul style="list-style-type: none"> i. up to a road boundary, except that where the allotment fronts more than one road boundary, buildings shall be built up to all road boundaries of the allotment; and ii. across a minimum of 65% of the width of an allotment where it abuts all road boundaries (excluding access ways and service lanes).

Note: This rule applies to the ground and first floor of buildings only.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.2 Verandas

- a. In the areas shown on the ‘Central City Active Frontages and Verandas and Building Setback Planning Map’ as Central City Active Frontage and Veranda, every building shall provide a veranda or other means of weather protection with continuous cover for pedestrians.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.3 Sunlight and outlook for the street

- a. Buildings shall not project beyond a 45 degree recession plane measured from the maximum road wall height and angling into the site, except that this rule shall not apply to access ways, service lanes, or to New Regent Street.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.4 Minimum numbers of floors

- a. The minimum number of floors above ground level for any building within the Core identified on the 'Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map' shall be two.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.5 Flexibility in building design for future uses

- a. The minimum distance between the top of the ground floor surface and the bottom of the first floor slab shall be 3.5 metres. The measurement shall be made from the ground floor surface to the bottom of the floor slab above.

This rule shall not apply to buildings for residential activity or a retirement village except where they are within 10 metres of a road boundary.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.6 Location of onsite car parking

- a. Car parking within the Core identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map shall be located to the rear of, on top of, within or under buildings; or when located on the ground floor of any building, not located within 10 metres of the road boundary.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.7 Fences and screening structures

- a. The maximum height of any fence or screening structure located within 4.5 metres of a road boundary, or between a building and the Central City Avon River Precinct Zone, shall be:
 - i. 2 metres, where at least 50% of the fence structure is visually transparent; or
 - ii. 1.2 metres, where less than 50% of the fence structure is visually transparent.

This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential and Commercial Central City Business.

Note: For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.8 Screening of outdoor storage and service areas or spaces

- a. Any outdoor storage or service areas/spaces shall be:
- i. located to the rear of the principal building on the site; and
 - ii. screened from any adjoining site by landscaping, fence, wall or a combination of these of not less than 1.8 metres high.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.9 Sunlight and outlook at boundary with a Residential Central City or Residential Guest Accommodation Zone

- a. Where an internal boundary adjoins a Residential Central City or Residential Guest Accommodation Zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal boundary, as indicated in Appendix 15. 15.9 as though the site were zoned the same Residential Central City or Residential Guest Accommodation Zone.

The level of site boundaries shall be measured from filled ground level, except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

Note: There is no recession plane requirement for sites located in the Commercial Central City Business Zone that adjoin sites also zoned Commercial Central City Business.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.10 Minimum setback from the boundary with a Residential Central City or Residential Guest Accommodation Zone or from an internal boundary

The minimum setback from the boundary with a Residential Central City or Residential Guest Accommodation Zone, or in the case of residential activities from an internal boundary, shall be as follows:

	Standard
a.	Buildings shall be setback from the boundary of any Residential Central City or Residential Guest Accommodation Zone by a minimum of 3 metres, except that where there is a shared wall with a building within a Residential Central City or Residential Guest Accommodation Zone no setback is required.
b.	For residential activities there shall be no minimum building setback from internal boundaries other than from the boundary of any Residential Central City or Residential Guest Accommodation Zone,

	Standard
	except where a balcony or the window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, then the balcony or window shall not be located within 3 metres of any internal boundary.
c.	Any required building setback under a. shall be landscaped for its full width and length and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10 metres of boundary length capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres at the time of planting.
d.	All landscaping within the setback shall be maintained, and if dead, diseased or damaged, shall be replaced.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.11 Building height

The maximum and minimum height of any building shall be as follows:

	Applicable to	Standard
a.	All buildings, except as provided for in b. and c. below.	The maximum height shall be in accordance with the Central City Maximum Building Height Planning map
b.	All buildings in New Regent Street	The minimum and maximum height shall be 8 metres.
c.	All buildings at the Arts Centre, being land bordered by Montreal Street, Worcester Street, Rolleston Avenue and Hereford Street.	The maximum height shall be 16 metres.

15.10.2.12 Maximum road wall height

- a. The maximum height of the road wall of any building shall be:
 - i. 21 metres in the area subject to a 28 metre height limit on the ‘Central City Maximum Building Height Planning map’ unless specified below.
 - ii. 17 metres where the wall fronts the northern side of Cashel Street, between Oxford Terrace and High Street.

15.10.2.13 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council’s urban reticulated system in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Fire Service Commission (absent its written approval).

15.11 Rules — Commercial Central City Mixed Use Zone

15.11.1 Activity status tables — Commercial Central City Mixed Use Zone

15.11.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Central City Mixed Use Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.11.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be controlled, restricted discretionary, discretionary or non-complying, as specified in Rules 15.11.1.2, 15.11.1.3, 15.11.1.4 and 15.11.1.5.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

	Activity	Activity specific standards
P1	Retail activity	<p>a. Retail activities within the Large Format Retail areas (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map) shall only consist of one or more of the following:</p> <ol style="list-style-type: none"> i. the display and sale of goods produced, processed or stored on the site and ancillary products; ii. second hand goods outlet; iii. food and beverage outlet; iv. general convenience stores where grocery items are offered for sale; and v. any other retail activity provided that the minimum GLFA for any individual retail activity tenancy is 450m². <p>b. Retail activity outside the Large Format Retail areas (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map) shall only consist of one or more of the following except where specified in c. below:</p> <ol style="list-style-type: none"> i. the display and sale of goods produced, processed or stored on the site and ancillary products up to 20% of the net floor area on the site used to produce, process or store these goods, or 350m² retail floor space, whichever is the lesser; ii. second hand goods outlet; iii. food and beverage outlet; iv. small scale general convenience store where grocery items are offered for sale with a maximum GLFA of 250m²; and v. one supermarket with a maximum GLFA of 2500m² located within the Commercial Central City Mixed Use Zone block bounded by

	Activity	Activity specific standards
		<p>Manchester, Salisbury and Madras Streets.</p> <p>c. Retail activity fronting Colombo Street between Kilmore Street and Peterborough Street shall be limited to</p> <ol style="list-style-type: none"> i. a maximum tenancy size of 150m²; ii. the ground floor of any building; and iii. have a frontage adjoining Colombo Street.
P2	Yard-based suppliers	Nil
P3	Trade suppliers	
P4	Service stations	
P5	Commercial services	
P6	Office activity	<p>a. Offices and Commercial services shall only be ancillary to any permitted activity located on the site or:</p> <p>b. Where non-ancillary office activity or commercial services are proposed on a site:</p> <ol style="list-style-type: none"> i. individual tenancies shall not exceed 450m² GLFA; and ii. the total area used for office activities and/or commercial services shall not exceed 450m² GLFA per site, or 450m² GLFA per 500m² of land area; whichever is greater. <p>This limit may be exceeded where office activities and/or commercial services form part of a mixed-use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of GLFA of the overall development.</p>
P7	Entertainment facility	Nil
P8	Recreational facility	
P9	Gymnasium	
P10	Community facility	
P11	Education activity	
P12	Day Care facility	
P13	Pre-School	
P14	Health care facility	
P15	Spiritual facility	
P16	Residential activity	

	Activity	Activity specific standards
		<p>b. The minimum net floor area for any residential unit (including toilets and bathrooms but excluding car parking, garaging, or balconies allocated to each unit) shall be:</p> <ul style="list-style-type: none"> i. studio 35m²; ii. 1 bedroom 45m²; iii. 2 bedrooms 60m²; and iv. 3 or more bedrooms 90m². <p>c. Each residential unit without a habitable space on the ground floor shall have 20m² of outdoor living space provided that:</p> <ul style="list-style-type: none"> i. a minimum of 10m² of the area, with each dimension being a minimum of 1.5m, shall be provided as a private balcony, located immediately outside and accessible from an internal living area of the residential unit; and ii. the balance of the required 20m² not provided by private balconies can be provided in a communal area, with each dimension being a minimum of 4 metres that is available for the use of all site residents. <p>Note: Balconies can be recessed, cantilevered or semi recessed.</p> <p>d. Each residential unit with a habitable space on the ground floor shall have 20m² of outdoor living space immediately outside and accessible from internal living area of the residential unit.</p> <p>e. Any outdoor service space or outdoor living space shall not be used for car parking or access.</p>
P17	Guest accommodation	Nil
P18	Industrial activity	
P19	Motor-servicing facility	
P20	Drive-through service	
P21	Retirement village Refer to built form standards for rules that do not apply to retirement villages.	

15.11.1.2 Controlled activities

The activities listed below are controlled activities.

	Activity	The Council's control shall be limited to the following matters:
C1	Any building on the site at 136 Barbadoes Street The built form standards in Rule 15.11.2 for the Commercial Central City Mixed Use Zone shall not apply.	a. Buildings at 136 Barbadoes Street – Rule 15.13.4.2

15.11.1.3 Restricted discretionary

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.13.2 and 15.13.3, as set out in the following table:

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Residential activity that does not meet one or more of the activity specific standards listed in Rule 15.11.1.1 P16 unless otherwise specified. Any application arising from this rule shall not be limited or publicly notified.	a. Residential activity in the Commercial Central City Business and Central City Mixed Use Zone – Rule 15.13.2.10
RD2	Any activity listed in Rule 15.11.1.1 P1 to P20 that does not meet one or more of the built form standards in Rule 15.11.2, unless otherwise specified.	As relevant to the standard that is not met: a. Commercial Central City Mixed Use Zone - Landscaping and trees – Rule 15.13.3.25 b. Commercial Central City Mixed Use Zone - Maximum building height - Rule 15.13.3.26 c. Central City - Flexibility in building design for future uses – Rule 15.13.3.27 d. Fences and screening structures in the Commercial Central City Business and Mixed Use Zones – Rule 15.13.3.21 e. Screening of outdoor storage and service areas / spaces - Rule 15.13.3.22 f. Sunlight and outlook at boundary with a Residential Central City or Residential Guest Accommodation Zone, and in the Commercial Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone – Rule 15.13.3.23 g. Minimum separation from the boundary with a Residential Central City or Residential Guest Accommodation Zone – Rule 15.13.3.24 h. Water supply and access for fire fighting – Rule 15.13.3.8
RD3	Retirement villages that do not meet any one or more of the built form standards, unless otherwise specified.	As relevant to the standard that is not met: a. Commercial Central City Mixed Use Zone Landscaping and trees – Rule 15.13.3.25 b. Commercial Central City Mixed Use Zone - Maximum Building height - Rule 15.13.3.26 c. Central City - Flexibility in building design for future uses – Rule 15.13.3.27 d. Fences and screening structures in the Commercial Central City Business and Mixed Use Zones – Rule 15.13.3.21 e. Screening of outdoor storage and service areas / spaces - Rule 15.13.3.22

	Activity	The Council's discretion shall be limited to the following matters:
		f. Sunlight and outlook at boundary with a Residential Central City or Residential Guest Accommodation Zone, and in the Commercial Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone - Rule 15.13.3.23 g. Minimum setback from the boundary with Residential Central City or Residential Guest Accommodation Zone, or from an internal boundary – Rule 15.13.3.24 h. Water supply and access for fire fighting – Rule 15.13.3.8

15.11.1.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Parking lot / parking building.
D2	Any activity not provided for as permitted, restricted discretionary or non-complying.

15.11.1.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any retail activity that does not meet one or more of the activity specific standards specified in Rule 15.11.1.1 P1.
NC2	Any commercial service or office activity that does not meet one or more of the activity specific standards specified in Rule 15.11.1.1 P5 or P6.

15.11.2 Built form standards — Commercial Central City Mixed Use Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activities unless otherwise stated.

15.11.2.1 Landscaping and trees

Landscaping and trees shall be provided as follows:

	Standard
a.	Where buildings do not extend to the road boundary of a site, a landscaping strip with a minimum width of 2 metres shall be provided along the full frontage of the site. This area shall be planted in a combination of shrubs, trees and grasses, except that a landscaping strip is not required for any areas required for access or outdoor courtyards used by patrons in association with food and beverage outlets;

	Standard
b.	Trees planted shall consist of one tree planted for every 10 metres of boundary;
c.	Trees shall be capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres high at the time of planting;
d.	A minimum of 5% of the total site area shall be set aside as a landscaped area/s, consisting of a combination of shrubs, trees and grasses. The landscaped area/s may include any landscaping strip required under a. above. This requirement does not apply to sites built to the full extent of boundaries of the site; and
e.	All landscaping shall be maintained, and if dead, diseased, or damaged, shall be replaced.

Any application arising from this rule shall not be limited or publicly notified.

15.11.2.2 Maximum building height

- a. The maximum height of any building shall be in accordance with the height specified on the Central City Maximum Building Height Planning Map.

Any application arising from this rule shall not be limited or publicly notified.

15.11.2.3 Flexibility in building design for future uses

- a. All buildings shall be designed to provide:
- i. a minimum distance between the top of the ground floor surface and the bottom of the first floor slab of 3 metres. The measurement shall be made from the ground floor surface to the bottom of the floor slab above.

This rule shall not apply to buildings for residential activity or a retirement village except where they are within 10 metres of a road boundary.

- ii. a minimum depth of 10 metres for a ground floor that fronts the street.

Any application arising from this rule shall not be limited or publicly notified.

15.11.2.4 Fencing and screening structures

- a. The maximum height of any fence or screening structure located within 4.5 metres of a road boundary, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone shall be:
- i. 2 metres, where at least 50% of the fence structure is visually transparent; or
 - ii. 1.2 metres, where less than 50% of the fence structure is visually transparent.

This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned Residential Central City and Commercial Central City Mixed Use.

Note: For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

Any application arising from this rule shall not be limited or publicly notified.

15.11.2.5 Screening of outdoor storage and service areas / spaces

- a. Any outdoor storage or service areas/spaces shall be:
 - i. located to the rear of the principal building on the site; and
 - ii. screened from any adjoining site by landscaping, fence, wall or a combination of these of not less than 1.8 metres high.

Any application arising from this rule shall not be limited or publicly notified.

15.11.2.6 Sunlight and outlook at boundary with a Residential Central City, Residential Guest Accommodation, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone

- a. Where a site shares an internal boundary with a Residential Central City or Residential Guest Accommodation Zone, in relation to that boundary, buildings shall not project beyond a building envelope constructed by recession planes as indicated in Appendix 15.15.9 from points 2.3 metres above internal boundaries as though the site were zoned the same Residential Central City or Residential Guest Accommodation Zone; and
- b. Where a site adjoins a site in any Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone, in relation to that boundary, buildings shall not project beyond a building envelope constructed by recession planes as indicated in Appendix 15.15.9 from points 2.3 metres above internal boundaries adjoining those zones.

The level of site boundaries shall be measured from filled ground level, except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

Note: There is no recession plane requirement for sites located in the Commercial Central City Mixed-Use Zone that adjoin sites also zoned Commercial Central City Mixed-Use.

Any application arising from this rule shall not be limited or publicly notified.

15.11.2.7 Minimum setback from the boundary with a Residential Central City or Residential Guest Accommodation Zone or from an internal boundary

The minimum separation from the boundary with a Residential Central City or Residential Guest Accommodation Zone, or in the case of residential activities from an internal boundary, shall be as follows:

	Standard
a.	Buildings shall be setback from the boundary of any Residential Central City or Residential Guest Accommodation Zone by a minimum of 3 metres, except that where there is a shared wall with a

	Standard
	building within a Residential Central City or Residential Guest Accommodation Zone no setback is required;
b.	For residential activities there shall be no minimum building setback from internal boundaries other than from the boundary of any Residential Central City or Residential Guest Accommodation Zone, except where a balcony or the window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, then the balcony or window shall not be located within 3 metres of any internal boundary;
c.	Any required building setback under a. shall be landscaped for its full width and length and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10 metres of boundary length capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres at the time of planting; and
d.	All landscaping within the setback shall be maintained, and if dead, diseased or damaged, shall be replaced.

Any application arising from this rule shall not be limited or publicly notified.

15.11.2.8 Water supply for fire fighting

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

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.12 Rules — Commercial Central City (South Frame) Mixed Use Zone

15.12.1 Activity status tables – Commercial Central City (South Frame) Mixed Use Zone

15.12.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Central City (South Frame) Mixed Use Zone if they meet any activity specific standards set out in this table and the built Form standards in 15.12.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be controlled, restricted discretionary, discretionary, or non-complying, as specified in Rules 15.12.1.2, 15.12.1.3, 15.12.1.4 and 15.12.1.5.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

Activity	Activity specific standards
<p>P1 Retail activity</p>	<p>a. Retail activity (other than retail activities with frontage to Colombo Street and within the Innovation Precinct) shall consist only of one or more of the following:</p> <ul style="list-style-type: none"> i. the display and sale of goods produced or processed on the site and ancillary products, for up to 20% of the net floor area of the site used to produce or process these goods, or up to 350m² retail floor space, whichever is the lesser; ii. food and beverage outlets; iii. small scale general convenience stores where grocery items are offered for sale with a maximum GLFA of 250m²; and iv. retailing that is ancillary to the dispensing of medicine on Part Lot 1 Deposited Plan 11323. <p>b. For sites with frontage to Colombo Street and High Street:</p> <ul style="list-style-type: none"> i. the maximum GLFA for each retail activity tenancy shall be 150m²; and ii. retail activities on Colombo Street and High Street shall only occupy the ground floor of any building. <p>c. Retail activity, within the Innovation Precinct, where the activity does not have frontage to High Street, shall consist only of one or more of the following:</p> <ul style="list-style-type: none"> i. the display and sale of goods produced or processed on the site and ancillary products, for up to 20% of the net floor area of the site used to produce or process these goods, or up to 350m² of retail floor space, whichever is the lesser;

Activity		Activity specific standards
		<ul style="list-style-type: none"> ii. food and beverage outlets; and iii. small scale general convenience stores where grocery items are offered for sale with a maximum GLFA of 250m².
P2	Commercial services	<p>Outside the Health Precinct and/or the Innovation Precinct:</p> <ul style="list-style-type: none"> a. Where office activities or commercial services are proposed on a site, individual tenancies shall not exceed 450m² of GLFA; and b. The total area used for office activities and/or commercial services shall not exceed 450m² of GLFA per site, or 450m² of GLFA per 500m² of land area; whichever is greater. This limit may be exceeded where office activities and/or commercial services form part of a mixed-use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of the GLFA of the overall development. <p>Within the Innovation Precinct:</p> <ul style="list-style-type: none"> c. Any single commercial service or office activity tenancy in the city block bounded by Tuam, Manchester, St Asaph and High Streets shall not occupy more than 450m² of GLFA. d. For the purposes of this rule, GLFA shall exclude any floor area used for pedestrian arcades that are available for public thoroughfare during building opening hours, and communal: <ul style="list-style-type: none"> i. reception areas; ii. meeting rooms; iii. kitchens and staff lunch rooms; iv. copy and file rooms; v. computer server rooms; and vi. workshops and testing facilities <p>where the use of such rooms is shared between more than one tenancy.</p>
P3	Office activity	
P4	Entertainment facility	Nil
P5	Recreational activity	
P6	Gymnasium	
P7	Community facility	
P8	Education activity	
P9	Day Care facility	
P10	Pre-School facility	
P11	Health facility	
P12	Spiritual facility	
P13	Residential activity	

Activity		Activity specific standards
		<p>The required space for each residential unit shall be provided either individually, or within a dedicated shared communal space, but shall not be located between the road boundary and any habitable room.</p> <p>b. The minimum net floor area (including toilets and bathrooms but excluding car parking, garaging and balconies) for any residential unit shall be:</p> <ul style="list-style-type: none"> i. studio 35m²; ii. 1 bedroom 45m²; iii. 2 bedrooms 60m²; and iv. 3 or more bedrooms 90m². <p>c. Each residential unit with a habitable space on the ground floor shall have 10m² of outdoor living space that is immediately outside and accessible from an internal living area of the residential unit.</p> <p>d. Each residential unit without a habitable space on the ground floor shall have 10m² of outdoor living space provided that:</p> <ul style="list-style-type: none"> i. a minimum of 5m² of the area, with each dimension being a minimum of 1.5 metres, shall be provided as a private balcony located immediately outside and accessible from an internal living area of the residential unit; and ii. the balance of the required 10m² that is not provided by private balconies can be provided in a communal area, with each dimension being a minimum of 4m that is available for the use of all site residents. <p>Note: Balconies can be recessed, cantilevered or semi recessed.</p> <p>e. Any outdoor service space or outdoor living space shall not be used for car parking or access.</p> <p>f. There shall be no minimum building setback from internal boundaries; except where a balcony or window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, in which case the balcony or window shall not be located within 3m of any internal boundary.</p>
P14	Guest accommodation	Nil
P15	Tertiary education and research facilities	

15.12.1.2 Controlled activities

The activities listed below are controlled activities.

Activity	The Council's control shall be limited to the following matters:
<p>C1 Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.12.1.1 P1 to P15, which is:</p> <ul style="list-style-type: none"> i. visible from a publicly owned and accessible space; and ii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.13.2.12 Urban design in the Commercial Central City (South Frame) Mixed Use Zone <p>Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.13.2.12 have been met.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. That the new building or addition to a building is built in accordance with the urban design certification.</p>

Rule C1 shall not apply to any signage or demolition, repairs, maintenance, and seismic, fire and access building code upgrades.

15.12.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.13.2 and 15.13.3, as set out in the following table.

Activity	Matters of Discretion
<p>RD1 Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.10.1.1 P1 to P15, which is:</p> <ul style="list-style-type: none"> i. visible from a publicly owned and accessible space; and ii. is not a controlled activity under Rule 15.10.1.2 C1. <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Urban design in the Commercial Central City (South Frame) Mixed Use Zone – Rule 15.13.2.12</p>
<p>RD2 Any retail activity that does not meet activity specific standard c. in Rule 15.12.1.1 P1.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Retail activities in the Innovation Precinct – Rule 15.13.2.13</p>

Activity		Matters of Discretion
RD3	Any commercial services or office activity that does not meet activity specific standard c. in Rule 15.12.1.1 P2 or P3. Any application arising from this rule shall not be limited or publicly notified.	a. Offices and commercial services in the Innovation Precinct – Rule 15.13.2.14
RD4	Residential activity that does not meet one or more of the activity specific standards for activities in Rule 15.12.1.1 P13. Any application arising from this rule shall not be limited or publicly notified.	a. Residential activities in the Commercial Central City (South Frame) Mixed Use Zone– Rule 15.13.2.11
RD5	Any activity listed in Rule 15.12.1.1 P1 to P15 and Rule 15.13.1.2 RD1 to RD4 and RD6 that does not meet one or more of the built form standards in Rule 15.12.2, unless otherwise specified. Any application arising from this rule shall not be limited or publicly notified, unless otherwise specified in 15.12.2.	As relevant to the standard that is not met: a. Building height in the Commercial Central City (South Frame) Mixed Use Zone– Rule 15.13.3.28 b. Central City - Flexibility in building design for future uses – Rule 15.13.3.27 c. Sunlight and outlook for neighbours in the Commercial Central City (South Frame) Mixed Use Zone – Rule 15.13.3.29 d. Street scene, landscaping and open space in the Commercial Central City (South Frame) Mixed Use Zone– Rule 15.13.3.30 e. Outdoor storage, fencing and screening structures in the Commercial Central City (South Frame) Mixed Use Zone– Rule 15.13.3.31 f. Active frontage on Colombo Street and High Street in the Commercial Central City (South Frame) Mixed Use Zone – Rule 15.13.3.32 g. Commercial Central City Business Zone and (South Frame) Mixed Use Zones Verandas – Rule 15.13.3.16 h. Commercial Central City Business Zone and (South Frame) Mixed Use Zone Minimum number of floors Rule 15.13.3.18 i. Water supply and access for fire fighting – Rule 15.13.3.8
RD6	Retirement village	a. Retirement villages – Rule 15.13.2.15 b. Urban design in the Commercial Central City (South Frame) Mixed Use Zone – Rule 15.13.2.12

15.12.1.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Permanent car parking buildings or lots upon which car parking is the primary activity.
D2	Any other activity that is not listed as permitted, restricted discretionary or non-complying.

Any application arising from activity D1 within the block bounded by Tuam Street, St Asaph Street, Hagley Avenue and Antigua Street shall not be limited or publicly notified.

15.12.1.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any retail activity that does not meet one or more of activity specific standards a. or b. in Rule 15.12.1.1. P1
NC2	Any commercial services or office activity that does not meet one or more of activity specific standards a. or b. in Rule 15.12.1.1 P2 and P3.
NC3	Motor-servicing facility
NC4	Industrial activity
NC5	Service stations
NC6	Trade suppliers
NC7	Wholesalers and wholesaling
NC8	Yard-based suppliers

15.12.2 Built form standards — Commercial Central City (South Frame) Mixed Use Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activities unless otherwise stated.

15.12.2.1 Building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All buildings	The maximum height of all buildings shall be in accordance with Central City Maximum Building Height Planning Map;
b.	All sites where the maximum permitted height is more than 21 metres	The maximum road wall height shall be 21 metres, except that for Part Lot 1 Deposited Plan 11323, the 21 metres road wall height shall only apply to the Tuam Street road boundary;
c.	All buildings	No building shall project beyond a recession plane of 45 degrees applying from the maximum road wall height and angling into the site.

15.12.2.2 Flexibility in building design for future uses

- a. All buildings shall be designed to provide:
- i. a minimum distance between the top of the ground floor surface and the bottom of the first floor slab of 3.6 metres. The measurement shall be made from the ground floor surface to the bottom of the floor slab above.

This rule shall not apply to buildings for residential activity or a retirement village except where they are within 10 metres of a road boundary.

- ii. a minimum depth of 10 metres for a ground floor that fronts the road, measured from the exterior faces of the exterior walls.

Any application arising from this rule shall not be limited or publicly notified.

15.12.2.3 Sunlight and outlook

- a. Where a site adjoins the northern boundary of the South Frame Pedestrian Precinct or the northern boundary of an Open Space Community Parks Zone, buildings in relation to that boundary shall not project beyond a recession plane of 33 degrees applying from a height of 8 metres above that boundary and angling into the site, except that there shall be no recession plane requirement for the boundary of Hagley Park.

The level of site boundaries shall be measured from filled ground level, except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

Note: there is no recession plane requirement for the internal boundaries of sites located in the Commercial Central City (South Frame) Mixed Use Zone where the adjoining site is also Commercial Central City (South Frame) Mixed Use Zone.

15.12.2.4 Street scene, landscaping and open space

	Standard
a.	On sites that have road frontage to Colombo Street or High Street, buildings shall be built up to these boundaries, across the entire width of the Colombo or High Street boundary;
b.	With the exception of sites that have road frontage to Colombo or High Street, the maximum building setback from an existing road boundary shall be 4 metres, except: <ol style="list-style-type: none"> i. Where a garage has a vehicle door facing a Main Distributor or Local Distributor roads, the garage shall be set back a minimum of 4.5 metres from the road boundary unless the garage door projects outward, in which case it shall be set back a minimum of 5.5 metres; ii. Where a garage has a vehicle door facing a shared accessway, the garage door shall be set back a minimum of 7 metres, measured from the garage floor to the furthest formed edge of the adjacent shared access unless the garage door projects outwards, in which case it shall be set back a minimum of 8 metres.
c.	Where buildings do not extend to the road boundary of a site, a minimum 2 metre wide landscaping strip shall be provided along the full frontage of the site that is not built up to. The landscaped areas shall be planted in a combination of shrubs, trees and groundcover species; except that for any areas

	Standard
	required for access, or outdoor courtyards used by patrons in association with food and beverage outlets or for residential purposes, a landscaping strip is not required;
d.	Where landscaping is required in accordance with c. above, sites shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of that frontage. Trees shall be capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres high at the time of planting;
e.	On sites adjoining a new road boundary, Open Space Community Parks Zone, the South Frame Pedestrian Precinct or any road formed within the South Frame Pedestrian Precinct, where buildings do not extend to the boundary of these Zones, a landscaping strip with a minimum width of 2 metres shall be provided along these boundaries. The landscaped areas shall be planted in a combination of shrubs, trees and groundcover species; except where an open space area is to be provided, in which case up to 70% of the landscaped area may be paved with impermeable surfaces. This requirement does not apply to sites within the Innovation Precinct;
f.	Where landscaping is required in accordance with e. above, sites shall be planted with a minimum of one tree for the first 5 metres, plus one tree for every additional 5 metres, of that frontage. Trees shall be capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres high at the time of planting;
g.	In addition to b. – f. above, one tree shall be planted for every 5 ground level uncovered car parking spaces provided on the site. Trees shall be planted within or adjacent to the car parking area;
h.	In addition to any landscaping provided under c., a minimum of 10% of the total site area shall be set aside as one or more landscaped or open space areas, consisting of a combination of shrubs, trees and grasses, and may include up to 50% impermeable surfaces where such surfaces form part of an open space area. This requirement does not apply on sites that have frontage to Colombo Street, sites within the Innovation Precinct or sites within Part Lot 1 Deposited Plan 11323, or sites built to the full extent of boundaries of the site; and
i.	In addition to c., on Part Lot 1 Deposited Plan 11323, a minimum of 5% of the total site area shall be set aside as one or more landscaped or open space area/s, consisting of a combination of shrubs, trees and grasses, and may include up to 50% impermeable surfaces where such surfaces form part of an open space area.

15.12.2.5 Outdoor storage, fencing and screening structures

	Standard
a.	Fences and other screening structures located within 4.5 metres of a road boundary, the South Frame Pedestrian Precinct or an Open Space Community Park Zone shall not exceed 1.2 metres in height, unless the whole of that structure is at least 80% visibly transparent on each boundary, in which case the total height shall not exceed 2 metres; and
b.	Any outdoor storage or service area(s) shall be screened from any adjoining site held in different ownership by landscaping, fence(s), wall(s), building(s) or a combination of these to not less than 1.2 metres high.

Note: For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

15.12.2.6 Active frontages on Colombo Street and High Street

- a. In the areas shown as Central City Active Frontage and Veranda on the ‘Central City Active Frontages and Verandas and Building Setback Planning Map’, the use of that part of the ground floor of every building, or any part of a site not occupied by a building, that is within 10 metres of the boundary of a road (excluding accessways and service lanes) shall be limited to retail activity, commercial services, entertainment facility, reception areas for guest accommodation, or pedestrian entranceways for any other activity.

15.12.2.7 Verandas on Colombo Street and High Street

- a. In the areas shown as Central City Active Frontage and Veranda on the Central City Active Frontages and Verandas and Building Setback Planning Map, every building that has frontage to Colombo Street or High Street shall provide a veranda or other means of weather protection with continuous cover for pedestrians.

15.12.2.8 Minimum number of floors on Colombo Street and High Street

- a. The minimum number of floors above ground level for any building with frontage to Colombo Street or High Street shall be two.

15.12.2.9 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council’s urban reticulated system in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.13 Rules - Matters of control and discretion

When considering applications for controlled activities, the Council's power to impose conditions is restricted to the matters over which control is reserved in the relevant rule, and as set out for that matter below.

When considering applications for restricted discretionary activities, the Council's power to decline consent, or to grant a consent and impose conditions, is restricted to the matters over which discretion is restricted in the relevant rule and as set out for that matter below. For the Commercial Banks Peninsula Zone, where specified, the Council shall also have regard to Design Guidelines for Lyttelton (Appendix 15.15.6) and Akaroa (Appendix 15.15.5).

15.13.1 Urban design

- a. The extent to which the development:
 - i. Recognises and reinforces the centre's role, context, and character, including any natural, heritage or cultural assets;
 - ii. Promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces;
 - iii. Takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building;
 - iv. Provides a human scale and minimises building bulk while having regard to the functional requirements of the activity;
 - v. Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and boundary demarcation;
 - vi. Incorporates landscaping or other means to provide for increased amenity, shade, and weather protection;
 - vii. Provides safe, legible, and efficient access for all transport users;
 - viii. Where relevant, has regard to the actions of the Suburban Centre Master Plan to support their recovery, long term growth and a high level of amenity.
 - ix. **Where within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification:**
 1. **Rule 9.5.5.1 – Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitorete Spit;**
 2. **Rule 9.5.5.2 – Ngā Tūranga Tūpuna; and**
 3. **Rule 9.5.5.3 – Ngā Wai.**

15.13.2 Matters of discretion for activity specific standards

15.13.2.1 Maximum tenancy size

- a. The extent to which the scale of the activity:
 - i. affects recovery of the Central City and its function as the principal Centre;
 - ii. supports the intended role of the Centre having regard to the Centres Hierarchy (Refer to 15.2.2.1 Policy – Role of centres);

15.13.2.2 Activity at ground floor level

- a. The operational and functional requirements of the activity and the existing nature of activities and built form on and around the site.
- b. The visual impact of any activity upon the street façade of a building and streetscene.
- c. Any potential for residential activity to restrict the ability of existing or future commercial activities to operate or establish without undue constraint.
- d. Any beneficial effects of the activity in providing for natural surveillance, and its contribution to the night-time economy.
- e. In the Commercial Core Zone at North Halswell, the effect of residential activity at ground floor on the ability to accommodate commercial activities over the long term while achieving a compact and mixed use centre.

15.13.2.3 Residential activity

- a. In relation to minimum unit size, whether:
 - i. The floorspace available and the internal layout represents a viable residential unit that would support the amenity of current and future occupants;
 - ii. Other on-site factors compensate for a reduction in unit sizes e.g. communal facilities;
 - iii. The balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted;
 - iv. The units are to be a part of a development delivered by a social housing provider and have been designed to meet any specific needs of future social housing tenants and/or atypical housing needs.
- b. In relation to the amount of storage and waste management spaces, whether:
 - i. The amount of space to store rubbish and recycling, whether communal, outdoors or indoors is adequate;
 - ii. The volume of space provided for personal storage is adequate.
- c. In relation to the configuration of storage and waste management space, whether:
 - i. The location of rubbish and recycling space for residents is convenient;

- ii. The lack of screening of any outdoor service space will impact on the visual amenity within the site and of any adjoining site, activity, or the street scene;
 - iii. The size and flexibility of the residential unit layout provides other indoor storage options where an indoor storage space is not provided for each unit;
 - iv. The alternative storage areas provided on the site are adequate, accessible and convenient, where indoor storage space is not provided for each residential unit.
- d. In relation to the amount of outdoor living space, whether:
- i. There is any alternative provision of publicly available space on, or in close proximity to the site to meet the needs of occupants now and in the future;
 - ii. The reduction in outdoor living space is proportional to the size of the residential unit and the demands of the likely number of occupants now and in the future;
 - iii. The reduction in outdoor living space or the lack of its access to sunlight is compensated for by alternative space within buildings with access to ample sunlight and fresh air.
- e. In relation to the location and configuration of outdoor living space:
- i. Whether the allocation between private and communal outdoor living spaces within the site is adequate and appropriately located to meet the current and future needs of occupants of the site;
 - ii. Where the communal outdoor/indoor spaces are not contiguous on a large site, the ability of the spaces to meet the needs of occupants and provide a high level of residential amenity;
 - iii. Whether the reduction in outdoor living space will result in additional loss of mature on-site vegetation and/or spaciousness of the area.
- f. For sensitive activities in Lyttelton:
- i. The potential for reverse sensitivity effects on port activities located at Lyttelton Port;
 - ii. Whether any methods to reduce the potential for reverse sensitivity effects on the port operator, other than acoustic insulation, have been incorporated into the design of the proposal;
 - iii. Whether any resultant outdoor living could create an increased potential for a complaint against port noise thus causing a potential reverse sensitivity effect on port activities.

15.13.2.4 Centre vitality and amenity

- a. The extent to which the scale, character, form and location of the activity:
- i. Contributes to the vitality of the centre, particularly along Key Pedestrian Frontages;
 - ii. Supports the intended role of the centre the development is proposed in, while not eroding the role of the Central City and District Centres in the centres hierarchy (Refer to 15.2.2.1 Policy – Role of centres);
 - iii. Impacts upon the diversity of activities within the centre;
 - iv. Promotes the efficient use of land within the centre to achieve a compact urban form;

- v. Reflects the functional requirements of the activity.

15.13.2.5 Nuisance

- a. Whether the scale, character and intensity of an activity is compatible with the amenity values of the centre and adjoining properties in terms of noise, traffic generation, odour, operating hours and lighting.

15.13.2.6 Ancillary office and retail activity

- a. The extent to which the activity and its scale is consistent with the function of the zone.
- b. The effect of the development on the capacity to accommodate future demand for large format retail activities in the Commercial Retail Park Zone.
- c. The extent to which the activity is ancillary to the primary use of a site.
- d. The extent to which the site that the activity is proposed on relates to another site that the activity is ancillary to.
- e. The extent to which the activity contributes to the agglomeration of other non-industrial activities that may discourage or displace large format retail activities in the Commercial Retail Park Zone.
- f. The extent to which further retail and office activity supports the function of the Central City, District Centres and Neighbourhood Centres as the focus for these uses and the community.
- g. The visual effect of the extent of areas of glazing facing the street particularly at ground level.

15.13.2.7 Commercial Central City Business Zone urban design

- a. The extent to which the building or use:
 - i. recognises and reinforces the context of a site, having regard to the identified urban form for the Commercial Central City Business Zone, the grid and diagonal street pattern, natural, heritage or cultural assets, and public open spaces;
 - ii. in having regard to the relationship of Ngai Tūāhuriri/ Ngai Tahu with Ōtautahi as a cultural element, consideration should be given to landscaping, the use of Te Reo Maori, design features, the use of locally sourced materials, and low impact design principles as is appropriate to the context.
 - iii. in respect of that part of the building or use visible from a publicly owned and accessible space, promotes active engagement with the street, community safety, human scale and visual interest;
 - iv. takes account of nearby buildings in respect of the exterior design, materials, architectural form, scale and detailing of the building;
 - v. is designed to emphasise the street corner (if on a corner site);

- vi. is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and boundary demarcation; and
- vii. incorporates landscaping or other means to provide for increased amenity, shade and weather protection.

15.13.2.8 Commercial Central City Business Zone - Retail Precinct

- a. The extent to which the proposal achieves the following matters:
 - i. the comprehensive development of a contiguous area of not less than 7,500m², except that, for the triangular block bounded by High, Cashel and Colombo Streets, the extent to which the proposal achieves the comprehensive development of the entire triangular block;
 - ii. north and south pedestrian connections through street blocks, ideally with two such connections within each of the larger street blocks, distributed to facilitate convenient and accessible connectivity through blocks;
 - iii. car parking, access and servicing arrangements integrated to achieve shared access point(s) to avoid unnecessary crossings in an otherwise continuous building façade and minimise pedestrian conflict;
 - iv. publicly accessible open space provided within the area of the proposal;
 - v. natural light and ventilation within internal spaces and to public open space; and
 - vi. the interrelationship with any existing approved Development Plan for the same and/or adjoining land.

15.13.2.9 Commercial Central City Business Zone - Activity at ground floor level

- a. The effect of not providing for an active frontage on the present and anticipated future pattern of adjacent activities, and on the attractiveness of the frontage for pedestrians, including shoppers.
- b. The visual impact of any activity upon the street façade of a building and street scene.
- c. The extent to which the principle of building to the street frontage and ensuring buildings contribute to a high quality public environment is reinforced.
- d. The extent to which main entrances, openings and display windows face the street, and visual and physical connections are maintained between building interiors and public spaces contributing to the vitality and safety of the public space.
- e. Any effect on maintaining sunlight access and outlook for interior spaces, and those of neighbouring buildings.

15.13.2.10 Residential activity in the Commercial Central City Business and Central City Mixed Use Zones

- a. In relation to minimum unit size, whether:
 - i. the floor space available and the internal layout represents a viable residential unit that would support the amenity of current and future occupants and the surrounding neighbourhood;
 - ii. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities; and
 - iii. the balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted;
 - iv. the units are to be a part of a development delivered by a social housing provider and have been specifically designed to meet atypical housing needs; and
 - v. the nature and duration of activities proposed may warrant a reduced unit size to operate e.g. very short term duration.
- b. In relation to the amount of storage and waste management spaces, whether:
 - i. indoor service areas have been provided to compensate for the reduced or lack of outdoor service areas; and
 - ii. there are effects on amenity within the site, and of adjoining sites including public spaces.
- c. In relation to the configuration of storage and waste management space, whether:
 - i. the extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- d. In relation to outdoor living space, whether:
 - i. the extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- e. In relation to residential activity in the first 10m depth of ground floor that fronts the street:
 - i. the effect on the pattern of adjacent activities and the continuity of the shopping frontage;
 - ii. any adverse effects on pedestrians and street life; and
 - iii. the visual impact of any residential activity upon the street façade of a building and street scene.

15.13.2.11 Residential activities in the Commercial Central City (South Frame) Mixed Use Zone

Service space

- a. The extent to which alternative provision for storage facilities is made, and whether the space is sufficient to meet the anticipated demand of the building occupiers;

- b. The extent to which passive surveillance of, and engagement with, the street is adversely affected by the location of service space; and
- c. The extent to which the amenity of surrounding properties may be adversely affected by the location of service space.

Minimum unit size

- a. The extent to which the floor area of the unit/s will maintain amenity for residents and the surrounding neighbourhood;
- b. The extent to which other on-site factors may compensate for a reduction in unit sizes e.g. communal facilities;
- c. The nature and duration of activities proposed on site which may warrant a reduced unit size to operate e.g. very short term duration; and
- d. Whether the units are to be operated by a social housing agency and have been specifically designed to meet atypical housing needs.

Outdoor living space

- a. The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.

Separation from neighbours

- a. Any effect on the amenity or privacy of the balcony or habitable space as a consequence of a reduced setback distance from the boundary.

15.13.2.12 Urban Design in the Commercial Central City (South Frame) Mixed Use Zone

- a. If adjoining a road, the South Frame Pedestrian Precinct or an Open Space Community Parks Zone, the extent to which the part of the development, visible from a publicly owned and accessible space, provides active engagement with these areas, provides for human scale and visual interest, and avoids significant areas of outdoor display space which may discourage active engagement;
- b. The extent to which the building or site use takes account of nearby buildings including with respect to the architectural form and scale;
- c. The extent to which the building or site use is designed to incorporate CPTED principles, including encouraging surveillance through the use of transparent glazing, effective lighting, management of public areas and boundary demarcation; and
- d. If the proposal is located within the city block bounded by Tuam Street, St Asaph Street, Hagley Avenue and Antigua Street, the extent to which the building or site use achieves one permanent north–south pedestrian connection through the block to provide safe and direct access between the Metro Sports Facility and the Bus Super Stop.
- e. In having regard to the relationship of Ngai Tūāhuriri/ Ngai Tahu with Ōtautahi, consideration should be given to landscaping, the use of Te Reo Maori, design features, the use of locally sourced materials, and low impact design principles as is appropriate to the context.

15.13.2.13 Retail activities in the Innovation Precinct

- a. The extent to which the retail activity will have an adverse effect on the consolidation of retailing within the Commercial Central City Business Zone;
- b. Whether the retail activity is the sale of products or services related to technology based industry and research activities located within the building; and
- c. The extent to which the retail activity will assist in delivering an active building frontage at ground level and an attractive public realm amenity.

15.13.2.14 Offices and commercial services in the Innovation Precinct

- a. The extent to which a larger tenancy compromises the ability of the overall development to provide for small to medium enterprises;
- b. The extent to which a larger tenancy is critical in terms of providing suitable anchor tenants for the Innovation Precinct;
- c. The extent to which a larger tenancy contributes to the development of a successful technology based industry and research precinct; and
- d. The extent to which securing a larger tenancy will assist with the protection and restoration of historic buildings, façades, places or objects.

15.13.2.15 Retirement villages

The following matters shall apply to retirement villages. Where a Built form standard addresses the same matter (e.g. sunlight by recession plane controls), listed below there shall be no discretion to consider this matter where development complies with the relevant standard.

- a. Whether the developments, while bringing change to existing environments, is appropriate to its context taking into account:
 - i. engagement with, and contribution to, adjacent streets and public open spaces, with regard to:
 - A. fencing and boundary treatments;
 - B. sightlines;
 - C. building orientation and setback;
 - D. configuration of pedestrian entrances;
 - E. windows and internal living areas within buildings; and
 - F. if on a corner site is designed to emphasise the corner;
 - ii. integration of access, car parking and garaging in a way that is safe for pedestrians and cyclists, and that does not visually dominate the development, particularly when viewed from the street or other public spaces;
 - iii. retention or response to existing character buildings or established landscape features on the site, particularly mature trees, which contribute to the amenity of the area;
 - iv. appropriate response to context with respect to subdivision patterns, visible scale of buildings, degree of openness, building materials and design styles;

- v. incorporation of Crime Prevention Through Environmental Design (CPTED) principles, including effective lighting, passive surveillance, management of common areas and clear demarcation of boundaries and legible entranceways;
- vi. residential amenity for occupants and neighbours, in respect of outlook, privacy, noise, odour, light spill, weather protection, and access to sunlight, through site design, building, outdoor living and service/storage space location and orientation, internal layouts, landscaping and use of screening;
- vii. creation of visual quality and interest through the separation of buildings, variety in building form, distribution of walls and openings, and in the use of architectural detailing, glazing, materials, and colour; and

where practicable, incorporation of environmental efficiency measures in the design, including passive solar design principles that provide for adequate levels of internal natural light and ventilation.

15.13.3 Matters of discretion for built form standards

15.13.3.1 Maximum building height

- a. The extent to which an increase in height of the development:
 - i. Is visually mitigated through the design and appearance of the building, and the quality and scale of any landscaping and tree planting proposed;
 - ii. May allow better use of the site and the efficient use of land in the centre;
 - iii. Enables the long term protection of **Sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1**, significant trees **listed in Appendix 9.4.7.1**, or natural features on the balance of the site through more intensive development;
 - iv. Improves the legibility of a centre in the context of the wider area;
 - v. Contributes to variety in the scale of buildings in a centre, and creates landmarks on corner sites;
 - vi. Reflects functional requirements of the activity;
 - vii. Results in adverse effects on adjoining residential zones or on the character, quality and use of public open space;
 - viii. Contributes to the visual dominance of the building when viewed from the surrounding area, having regard to the anticipated scale and form of buildings in the surrounding environment.
 - ix. If in New Brighton, provides for residential activity above ground floor, promoting a mix of uses and greater levels of activity in the centre.

15.13.3.2 Minimum building setback from road boundaries/ street scene

- a. The extent to which the setback of the building from the street and the design of the building facades:

- i. Provides for continuity of facades along the street frontage;
 - ii. Provides visual interest appropriate to the context and character of the site and surrounds;
 - iii. Incorporates architectural variation into the façade and building form to provide interest and to break up the bulk of a building;
 - iv. Provides for main entrances, openings and display windows onto the street, and maintains clear and visible visual and physical connections between the interior of a building and public spaces;
 - v. Provides for functional and quality space for public amenity and accessibility, such as for outdoor dining, and contributes to the functional width of a public footpath, without compromising the overall character of the street frontage and its continuity;
- b. The extent to which a setback of the building from the street results in the visual dominance of vehicles through the use of space for car parking, vehicle manoeuvring or loading.
- c. The extent to which functional requirements and/or the existing form, scale and design of buildings on the site necessitates a non-compliance.
- d. In the Central City:
- i. The visual relationship of the building to adjoining buildings, and others in the vicinity;
 - ii. Any adverse effects on traffic movements, both vehicle and pedestrian; and
 - iii. The visual impact on the street scene and/or adjacent Residential Zones of any building without display windows.

15.13.3.3 Minimum separation from the internal boundary with a residential or open space zone

- a. The extent to which building intrusion into the setback:
- i. Allows for better utilisation and outcomes for the site, for example, the protection of significant trees or significant environmental features on the site;
 - ii. Impacts on the outdoor living spaces and main living areas of residential buildings, and/or activities undertaken within the space affected;
 - iii. Impacts on the privacy for an adjoining site;
 - iv. Is mitigated by the extent and quality of any landscaping proposed.
- b. In the Central City:
- i. The use of any intervening space between the residential property and buildings in the Business Zone and its likely effects on properties in the Residential Central City or Residential Guest Accommodation Zone;
 - ii. Any adverse effects on any public space or recreation areas;
 - iii. The visual impact of proposed buildings as seen from any residential property; and
 - iv. The relative size of the building which encroaches into the setback area required.

15.13.3.4 Sunlight and outlook at boundary with a residential zone

- a. The extent to which building intrusion into a recession plane:
 - i. Allows for better utilisation and outcomes for the site, for example, the protection of significant trees or significant environmental features on the site;
 - ii. Overshadows and impacts on the outdoor living spaces and main living areas of residential buildings, and/or activities undertaken within the space affected, while having regard to the time of year that over shadowing is expected to occur;
 - iii. Impacts on the privacy of an adjoining site;
 - iv. Is mitigated by the extent and quality of any landscaping proposed;
 - v. is necessary in order to avoid, remedy or mitigate adverse effects on the building resulting from a natural hazard including inundation or flooding;
- b. The extent to which shading by buildings impacts on the use and amenity of London Street in Lyttelton or other public space.
- c. In the Central City,
 - i. the visual impacts on adjoining Residential Central City or Residential Guest Accommodation Zones.
 - ii. The extent of overshadowing and impact on the outdoor living spaces or main living areas of residential buildings;
 - iii. The nature of activities undertaken within any space affected by increased shadowing caused by any proposed building or alteration to a building.
 - iv. The extent of any additional shadowing having regard to the time of year that the additional shadowing is expected to occur.

15.13.3.5 Outdoor storage areas

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

15.13.3.6 Landscaping and trees

- a. The extent to which the proposed landscaping and tree planting:
 - i. achieves a high level of on-site amenity while minimising the visual effects of activities and buildings on the surroundings;
 - ii. supports the growth of vegetation and its protection through the provision of space, or other methods e.g. barriers;

- iii. continues to recognise Ngāi Tahu/Manawhenua values through the use of indigenous species in riparian areas, where appropriate, that supports the establishment of ecological corridors;
- b. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed including the species used;
- c. The appropriateness and design of landscaping having regard to the potential adverse effects on safety for pedestrians and vehicles.

15.13.3.7 Site coverage

- a. The extent to which a greater site coverage:
 - i. provides adequate area for site access, manoeuvring, stormwater management and other activities;
 - ii. affects the amenity of adjoining sites or public spaces due to the visual dominance and/or scale of development;
 - iii. is mitigated through the provision of landscaping/screening;
 - iv. impacts on the ability to manage stormwater on the site where connection to a catchment based stormwater treatment system is not available.

15.13.3.8 Water supply for fire fighting

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

15.13.3.9 Access to the Commercial Office Zone (Wrights Road)

- a. Whether any conflict may be created by vehicles queuing across the vehicle crossing.
- b. Whether there may be potential confusion between vehicles turning at the crossing or the intersection.
- c. The effect on safety for all road users of the proposed road access points to the Commercial Office Zone (Wrights Road).
- d. Whether the speed and volume of vehicles on the road will exacerbate the adverse effects of access on the safety of users of all transport modes.
- e. Whether the geometry of the frontage road and intersections will mitigate the adverse effects of the access.
- f. The present traffic controls along the road corridor where vehicular access is proposed.
- g. Any cumulative effects when considered in the context of existing access points serving other activities in the vicinity.
- h. The proposed traffic mitigation measures such as medians, no right turn or left turn signs, or traffic calming measures.

15.13.3.10 Minimum building setback from the railway corridor

- a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor.

15.13.3.11 Outline development plan for land between Huxley Street and King Street

- a. Whether there may be potential confusion between vehicles turning at the crossing or the intersection.
- b. The effect on safety for all road users of the proposed road access points.
- c. Whether the geometry of the frontage road and intersections will mitigate the adverse effects of the access.
- d. The present traffic controls along the road corridor where vehicular access is proposed.
- e. Any cumulative effects when considered in the context of existing access points serving other activities in the vicinity.
- f. The proposed traffic mitigation measures such as medians, no right turn or left turn signs, or traffic calming measures.
- g. Whether residential amenity is maintained on the frontage with King Street through the provision of landscaping and setback of buildings.
- h. The provision made for trees and planting to mitigate any effects.

15.13.3.12 Drive-through services

- a. The extent to which the activity and development is consistent with the following criteria:
 - i. Whether the development:
 1. considers the local context to identify the grain, scale and character of the surrounding development and determined the appropriateness of either consistency or divergence from that character.
 2. retains and incorporates on-site protected heritage assets and, where relevant, existing character buildings and structures, the landscape qualities of the site and surrounds, sites of cultural significance to Ngāi Tahu/ Manawhenua, springs and waterways, and existing trees and mature vegetation.
 - ii. Whether the functional requirements of the activity necessitates a different design outcome while contributing to a high quality urban environment.
 - iii. Whether the development relates to the street, by:
 1. Orientating the principal façade of the building and its main pedestrian access to the street;
 2. Providing a high level of glazing across the principal facade and orientating active areas of buildings, towards the street and other publicly accessible spaces.

3. Providing the opportunity for open space to connect with the street.
 4. Avoiding the visual dominance of car parking when viewed from the street by means including but not limited to car park position and orientation, and landscape design.
 5. Orientating corner buildings to each street frontage and enabling additional building height to give prominence to the corner while having regard to the functional requirements of the activity, the street type, adjacent land uses and level of pedestrian activity.
- iv. Whether the development ensures the safety, security and comfort of people using the site and centre by providing connectivity, where beneficial, for safe movement and passive surveillance.
 - v. Whether the development provides for safe, legible, efficient access for all transport users and site servicing, by:
 1. Locating and designing the provision of storage, servicing and vehicle parking areas to minimise visual impacts on the street, public areas or neighbouring residential uses, having regard to the functional requirements of the activity, the street type, and adjacent development and land uses.
 2. Providing for legible vehicle movement to the site and links to key connections external to the site.
 3. Providing for car parking, where required, that is designed, located and configured to benefit from natural surveillance, facilitate shared use and create flexible space.
 4. Siting buildings, and locating pedestrian access points and through routes to integrate with pedestrian and cycling networks and desire lines, including access to and from public transport infrastructure.
 - vi. The extent to which the character, form and location of the activity will contribute to the vitality of the centre where located within a Key Pedestrian Frontage.
 - vii. Where adjoining a residential zone, whether the scale, character and intensity of an activity is compatible with the amenity values of the centre and adjoining residential properties in terms of noise, traffic generation, odour, and lighting.

15.13.3.13 Transport effects at Commercial Retail Park Zone (Langdons Road)

- a. The extent to which the location of vehicular access points, the design of the transport network (including road alignment, intersection design and connections with the wider network) and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on the amenity of the adjoining residential area and the safety and efficiency of the transport network.

15.13.3.14 Access off Otara Street at Commercial Core Zone (Fendalton)

- a. The extent to which the use of sympathetic design and landscaping treatment integrate the proposed vehicle access into the surrounding environment.

- b. The extent to which the location of the proposed vehicular access and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on the safety and efficiency of the immediately adjacent transport network.

15.13.3.15 Commercial Central City Business Zone - Building setback and continuity

- a. The extent to which buildings are of sufficient height to enclose the street taking into account the scale of surrounding buildings.
- b. The extent to which buildings are already aligned with the street frontage in the vicinity of the site, and the likelihood of future buildings on sites in the vicinity being aligned with the street frontage if they currently do not contain buildings.
- c. Whether a setback is needed to enable high amenity private open space, and whether this will be integrated with public open space.
- d. The effect on adjacent activities and sites, on utilisation of the street, including by pedestrians, and on the safe and efficient functioning of transport networks in not providing for continuity of building frontage.
- e. The principles of CPTED.

15.13.3.16 Commercial Central City Business and (South Frame) Mixed Use Zones - Verandas

- a. In the Central City Business Zone, the present and anticipated volume of pedestrian movement in the vicinity of the building concerned and any adverse effect on pedestrians.
- b. The effect of not providing a veranda or other weather protection upon the use, design and appearance of the building and of adjoining buildings, the continuity of the veranda provision along the street, and the continuity of the street façade.

15.13.3.17 Commercial Central City Business Zone - Sunlight and outlook for the street

- a. Any effect on the sense of openness and/or the admission of sunlight to the street.
- b. The dominance of buildings on the street environment and the incidence of wind funnelling effects at street level.

15.13.3.18 Commercial Central City Business Zone and (South Frame) Mixed Use Zone - Minimum number of floors

- a. The effect of a reduced number of floors on defining the street edge, and providing a sense of enclosure for the street taking into account the scale of surrounding buildings or anticipated future buildings on surrounding sites.
- b. Maintaining continuity of built form, including in relation to adjoining properties.

15.13.3.19 Commercial Central City Business Zone - Flexibility in building design for future uses

- a. The extent to which a reduced height will preclude future alternative uses on the ground floor.
- b. The effect of the reduced height on the continuity of built form with adjacent properties.

15.13.3.20 Commercial Central City Business Zone - Location of onsite car parking

- a. The extent to which proposed car parks dominate the streetscape or disrupt the built edge continuity.
- b. The extent to which any car parking and associated driveways disrupt active frontages, and pedestrian circulation and safety.
- c. Any effect of the placement of car parking on the ability to accommodate activity at ground floor level contributing to an active building frontage.

15.13.3.21 Fencing and screening structures in the Commercial Central City Business and Mixed Use Zones

- a. The extent to which a taller screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security;
- b. The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank, solid facade to the street or Avon River Precinct (Te Papa Ōtākaro) Zone; and to the Open Space Community Parks Zone, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro in the Commercial Central City Mixed Use Zone).
- c. The extent to which taller fencing or screening and/or reduced transparency has adverse effects on the actual or perceived safety for users of the adjoining public space and any CPTED principles adopted in the design of fencing and/or screening to mitigate effects.

15.13.3.22 Screening of outdoor storage and service area/ spaces

- a. The extent to which the lack of screening of any outdoor storage or service space, or not positioning the space behind the principal building, will impact on the visual amenity of the street scene or the amenity of any adjoining site.
- b. Any adverse effect of siting storage or service space elsewhere within the site that is not visible from any adjoining site or public road.

15.13.3.23 Sunlight and outlook at boundary with a Residential Central City or Residential Guest Accommodation Zone, and in the Commercial Central City Mixed Use Zone, the boundary with the Open Space

Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone

- a. Any adverse effect on the enjoyment of residential amenity within sites in adjoining Residential Central City or Residential Guest Accommodation Zone, particularly on outdoor living spaces or main living areas of residential units;
- b. The extent of increased shadowing and any adverse visual effects on neighbouring properties;
- c. Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse effect on the enjoyment of those properties; and
- d. The presence of any non-residential activity on sites within any building in adjoining Residential Central City or Residential Guest Accommodation Zone and the sensitivity of those activities to effects on their amenity.

15.13.3.24 Minimum setback from the boundary with a Residential Central City or Residential Guest Accommodation Zone or from an internal boundary

- a. Any adverse effect on the enjoyment of residential amenity within sites in adjoining Residential Central City or Residential Guest Accommodation Zones, particularly on outdoor living spaces or main living areas of residential units;
- b. The extent of increased shadowing and any adverse visual effects on neighbouring properties;
- c. Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse effect on the enjoyment of those properties;
- d. The presence of any non-residential activity on sites or within any buildings in adjoining Residential Central City or Residential Guest Accommodation Zones and the sensitivity of those activities to effects on their amenity;
- e. Any effects on the amenity of the balcony or habitable space as a consequence of a reduced setback distance from the boundary; and
- f. The effect of any reduced landscaping on visually softening the built form, and on the amenity of activities on adjoining sites.

15.13.3.25 Commercial Central City Mixed Use Zone - Landscaping and trees

- a. The effect of any reduced landscaping on visual softening of the built form, connecting the built form with public spaces such as the street, and establishing a strong and integrated streetscape;
- b. The effect of any reduced landscaping in relation to the scale and appearance of buildings on the site;
- c. The effect of any reduction in landscaping, in respect to the visual appearance of any open spaces on the site, car parking or vehicle storage and loading areas; and

- d. Any adverse effect on providing an open view between buildings and the street, maintaining safety, security and achieving CPTED.

15.13.3.26 Commercial Central City Mixed Use Zone - Maximum building height

- a. The impact on ensuring an increase in building height closer to the core of the Central City and generally a graduation down in height out to the edges of the Central City;
- b. The effect of increased building height on the amenity of adjoining sites and activities, particularly where they are subject to lower maximum height restrictions; and
- c. The effect of increased building height and associated floor space on the distribution of development across the Central City Business and Mixed Use Zones.

15.13.3.27 Central City - Flexibility in building design for future uses

- a. The extent to which building design remains capable of readily being able to cater for a range of alternative activities to meet changing demands for land uses and buildings; and
- b. Any particular aspects of a proposed activity that necessitates a different floor to floor height; and
- c. In the Commercial Central City (South Frame) Mixed Use Zone, the effect of the reduced floor height on the continuity of built form with adjacent buildings.

15.13.3.28 Building height in the Commercial Central City (South Frame) Mixed Use Zone

- a. The effect of increased building height on sunlight and amenity of adjoining sites, roads and activities, and particularly on any adjacent Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone;
- b. The effect of increased building height and associated floor space on the distribution of activities across the Central City Business and Commercial Central City Mixed Use Zones; and
- c. The extent to which the increased height facilitates the reuse of heritage buildings or façades.

15.13.3.29 Sunlight and outlook for neighbours in the Commercial Central City (South Frame) Mixed Use Zone

- a. The extent of increased shadowing and any adverse visual amenity effects on the South Frame Pedestrian Precinct or Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone;
- b. The extent to which any increased shadowing is offset by:
 - i. increased activation;
 - ii. improved architectural form and scale;

- iii. improved safety and surveillance of the South Frame Pedestrian Precinct or Open Space Community Parks Zone, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone; or
- iv. increased opportunities for residential activity.

15.13.3.30 Street scene, landscaping and open space in the Commercial Central City (South Frame) Mixed Use Zone

- a. The effect of any reduced landscaping on the amenity of an adjacent Open Space Community Parks Zone, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone and the South Frame Pedestrian Precinct;
- b. The effect of any reduced landscaping in relation to the scale and appearance of any building on the site;
- c. The effect of any reduced landscaping, with respect to the visual appearance of any open spaces, car parking or vehicle storage and loading areas on the site;
- d. Any adverse effect on providing an open view between buildings and the street, maintaining safety and security and achieving CPTED principles;
- e. The extent to which the building promotes active engagement with Colombo Street or High Street; and
- f. The extent to which the building provides for other forms of landscaping, such as vertical gardens, green roofs or internal landscaping that is visible from outside of the site in a manner which contributes to the outcome of a high amenity environment while mitigating effects of built form.
- g. The extent of any adverse effects on traffic, pedestrian and cyclist safety.

15.13.3.31 Outdoor storage, fencing and screening structures in the Commercial Central City (South Frame) Mixed Use Zone

- a. The extent to which a taller screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security;
- b. The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety of materials, or incorporates landscaping and avoids adverse effects on public safety or amenity;
- c. The extent to which the lack of screening of any outdoor storage or service space will impact on the visual amenity of the road, South Frame Pedestrian Precinct, Open Space Community Parks Zone, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone or any adjoining site; and
- d. Any adverse effect of siting outdoor storage or service space elsewhere within the site that is not visible from any adjoining site, public road, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone or the South

Frame Pedestrian Precinct.

15.13.3.32 Active frontage on Colombo Street and High Street in the Commercial Central City (South Frame) Mixed Use Zone

- a. The effect of not providing for an active frontage on the present and anticipated future pattern of adjacent activities, and on the attractiveness of the frontage for pedestrians;
- b. The visual amenity provided by any activities not considered to form an active frontage; and
- c. The extent to which main entrances, openings and display windows face the street, and visual and physical connections are maintained between building interiors and public spaces.

15.13.3.33 Visual amenity and external appearance

- a. The extent and quality of any screening proposed for outdoor storage areas and to provide screening for sensitive adjoining activities;
- b. The type and volume of materials or goods that are stored in any outdoor storage area; and
- c. The extent to which any site or part of any site that does not contain a building is designed and landscaped to soften the visual appearance of such areas from any public space.

15.13.3.34 Fences and screening structures

- a. The extent to which a higher screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security; and
- b. The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank, solid facade to the street or open space zone.

15.13.4 Matters of control and discretion for other matters

15.13.4.1 Buildings at 100 Cathedral Square

- a. The extent to which the building:
 - i. is able to function successfully as a spiritual facility and as a place for ministry, where relevant;
 - ii. recognises and reinforces the context of the site having regard to the identified urban form for the Central City, cultural elements and the heritage setting;

- iii. promotes engagement with the space around it, including publicly accessible spaces, through:
 - 1. interaction with activities within the Cathedral, where appropriate;
 - 2. safety in design of the built form; and
 - 3. visual interest.
- iv. contributes to the attractiveness of the wider setting;
- v. is of a high quality in its architectural design, and displays architectural features, spaces and/or materials that draw on the values and heritage of the site;
- vi. is designed in a manner that any effects of equipment on the exterior of the building and/or the storage of materials are minimised;
- vii. provides a focal point and landmark for the city which contributes to Christchurch's sense of identity;
- viii. recognises and contributes to the role of the square as a gathering place and supports interaction between the cathedral and the square, having regard to the form and exterior of the building, while:
 - 1. retaining a visual connection along Worcester Boulevard to the Canterbury museum, reflecting the Canterbury Association's plans for the Canterbury Settlement; and
 - 2. retaining legibility of the design and form of Cathedral Square as a Maltese cross, while maintaining views through the square on the north south axis.

15.13.4.2 Buildings at 136 Barbadoes Street

- a. The extent to which the building:
 - i. is able to function successfully as a spiritual facility and as a place for ministry;
 - ii. recognises and reinforces the context of the site having regard to the identified urban form for the Central City, cultural elements and the heritage setting;
 - iii. promotes engagement with the space around it, including publicly accessible spaces, through:
 - 1. interaction with activities within the Cathedral, where appropriate,
 - 2. safety in design of the built form, and
 - 3. visual interest.
 - iv. contributes to the attractiveness of the wider setting;
 - v. is of a high quality in its architectural design, and displays architectural features, spaces and/or materials that draw on the values and heritage of the site;
 - vi. is designed in a manner that any effects of equipment on the exterior of the building and/or the storage of materials are minimised.

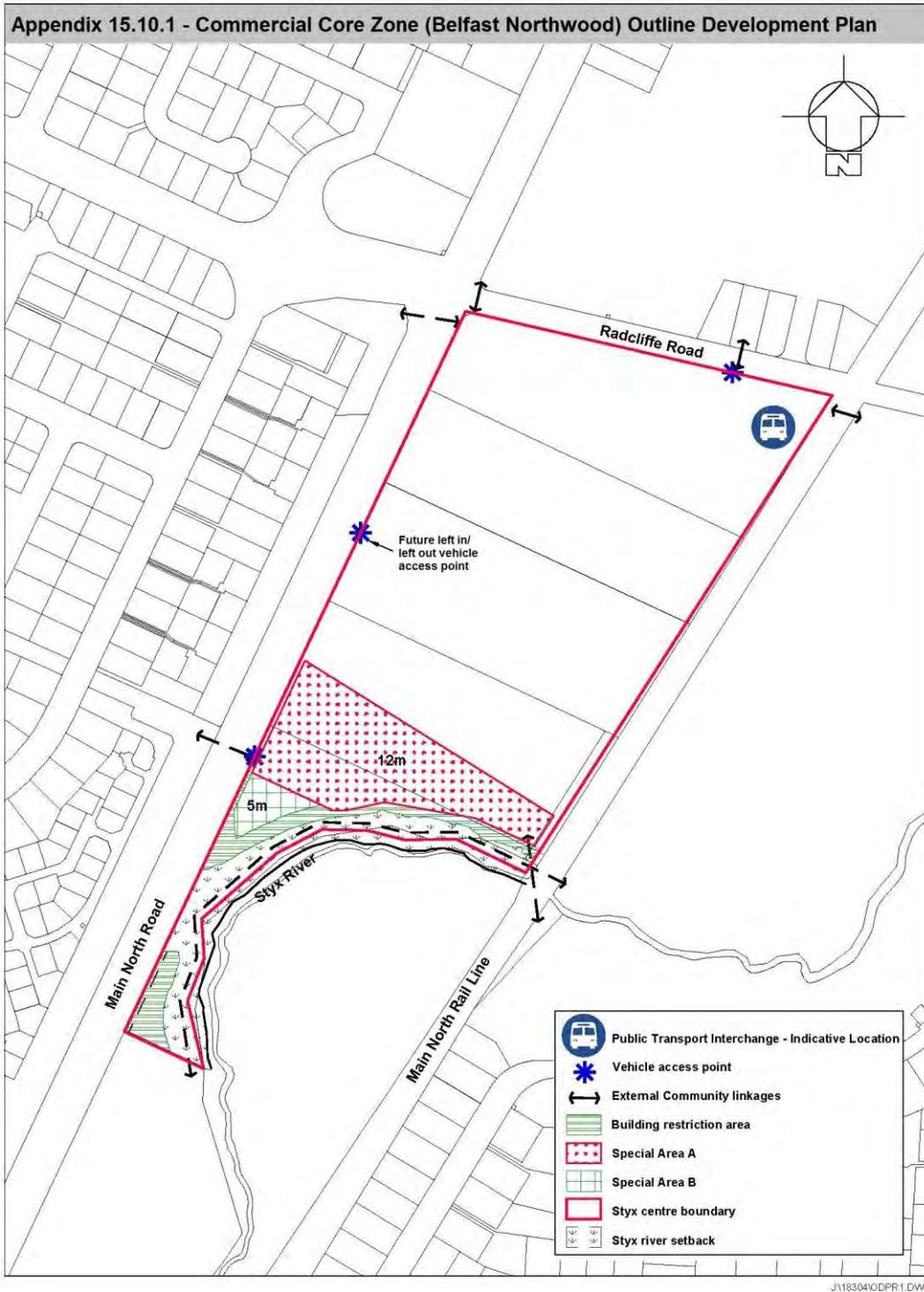
15.14 Rules – Other methods

15.14.1 Non-regulatory methods

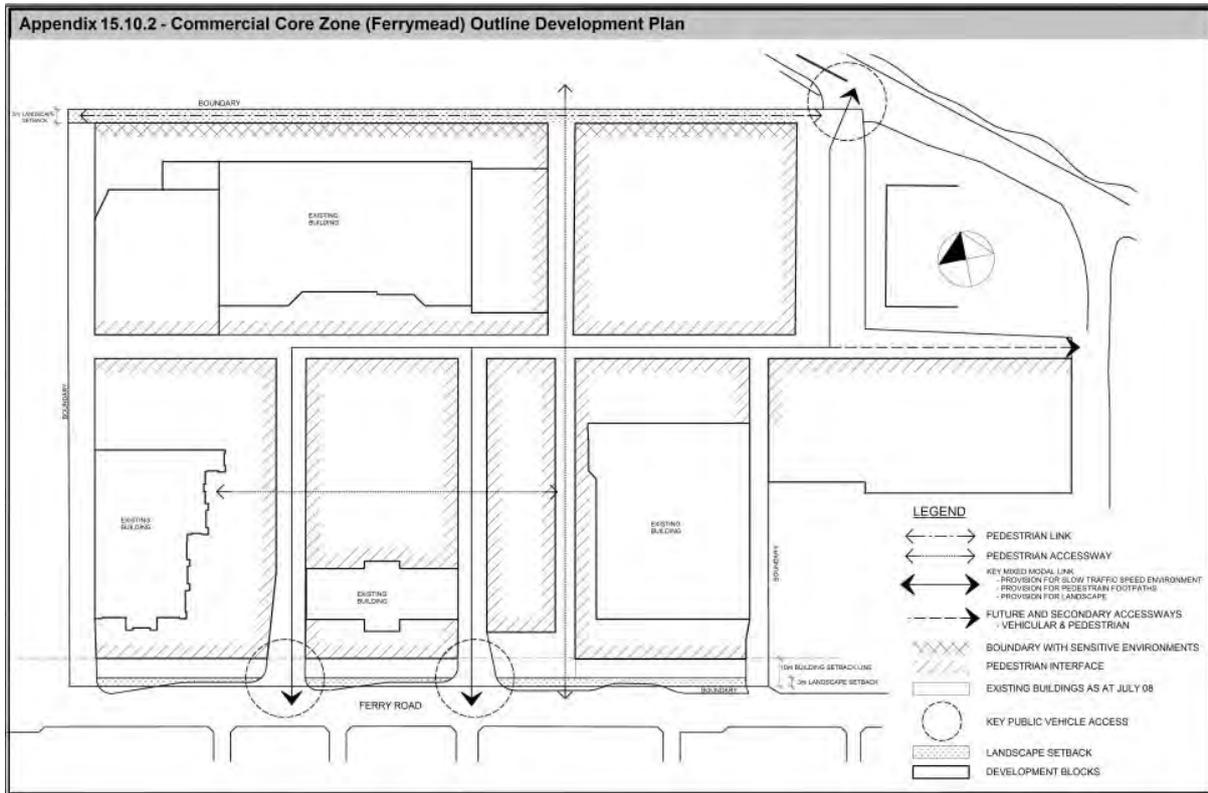
- a. Planning studies to investigate issues and opportunities in Key Activity Centres and initiate appropriate mechanisms over time to address these.
- b. Undertake regular monitoring of District and Neighbourhood Centres including surveys to determine whether a centre is performing as anticipated.
- c. Apply a case management approach to the rebuild of centres, facilitating discussions with landowners and developers.
- d. Apply a consistent approach to the assessment of applications with additional guidance to aid the applicant and Council.
- e. Require development contributions to provide for network infrastructure and community infrastructure maintenance and improvements to service growth in centres.

15.15 Appendices

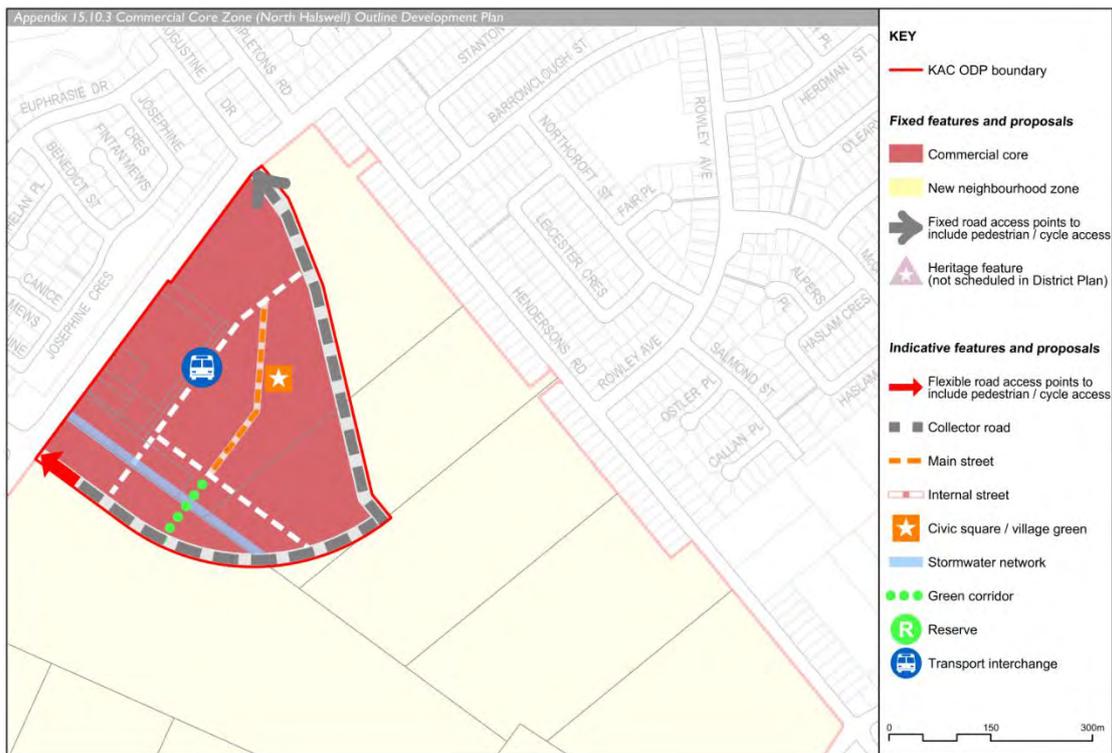
15.15.1 Commercial Core Zone (Belfast/Northwood) Outline Development Plan



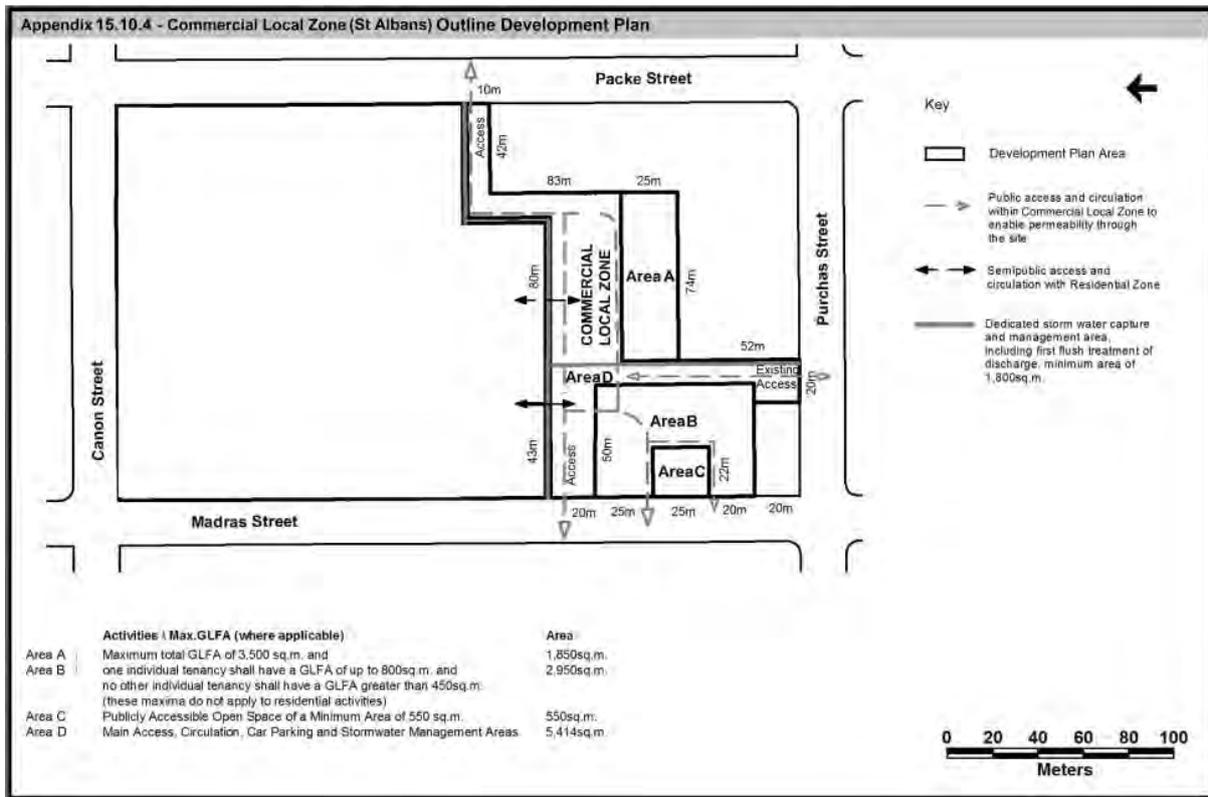
15.15.2 Commercial Core Zone (Ferrymead) Outline Development Plan



15.15.3 Commercial Core Zone (North Halswell) Outline Development Plan



15.15.4 Commercial Local Zone (St Albans) Outline Development Plan



15.15.5 Design guidelines – Akaroa Commercial Banks Peninsula Zone

a. Introduction

- i. The illustrations used in the guidelines are provided to assist in understanding the points expressed in the text. These are not all existing buildings but are stylised designs. These guidelines have been prepared to help you if you are thinking of building in the Commercial Banks Peninsula zone at Akaroa. They are intended to help you achieve the building you want, while at the same time ensuring that new buildings fit in with the town’s surviving historic buildings and maintaining or enhancing the town’s present character.



- ii. Figure 1: Typical Akaroa streetscape
 - iii. You will find in this document a brief discussion of Akaroa's architectural history, and more importantly, a description of its architecture and value as a well preserved small scale historic town with a range of architectural styles. The historical and architectural importance of the town has been recognised by the local community, Heritage New Zealand Pouhere Taonga and the Council. The guidelines outline the key principles which the Council will take into account in considering any consent applications.
 - iv. This document will elaborate on those principles, which can, in essence, be summarised as follows:
 1. New development and additions to existing structures should:
 - A Recognise and respect the unique historic character of Akaroa.
 - B Relate well to surrounding buildings and the general environment.
 - C Avoid dominating neighbouring buildings.
 - D Respect important views from public places.
- b. Why guidelines?
- i. Akaroa has a distinctive visual character, based on its physical setting, its buildings and its open spaces and gardens. A large part of the centre of Akaroa has been recognised by Heritage New Zealand Pouhere Taonga and registered as a Historic Area. The Council has similarly recognised that this special character is worth protecting by including in its District Plan, provisions, which allow for consideration of the effects of proposed new buildings and alterations to existing buildings.
 - ii. The Council's aim, through these guidelines, is to ensure that the special historical character of Akaroa is maintained, as development of the town proceeds. In endeavouring to meet that objective, the other main goals are to provide property owners and developers with design and appearance guidance and to encourage early discussion of proposed building plans with the Council.
 - iii. The primary concern of these guidelines is to protect, for cultural and aesthetic reasons, the attractive appearance of the town after more than 150 years of growth and change. Adherence to these guidelines also promises economic advantage for the town. Akaroa's appealing appearance and atmosphere help make it a desirable place to live, and an attractive place to visit. The town's architectural and historical heritage contributes greatly to its appeal as a holiday destination. By helping to protect the intrinsic characteristics of the town, the guidelines will assist in strengthening the town's major economic base and potentially enhance the value of your property.
 - iv. New buildings, or significant alterations to existing buildings in the Commercial Banks Peninsula Zone are the main concern of these guidelines. However, many of the principles and specific guidelines could also be applied to the town's advantage in the residential areas which surround the Commercial Banks Peninsula Zone.
- c. The Planning Framework
- i. The Council can consider the design and appearance of proposed work in Commercial Banks Peninsula Zone through the resource consent process. Any building work in the

Commercial Banks Peninsula Zone should meet the standards of the District Plan and have regard to these design guidelines.

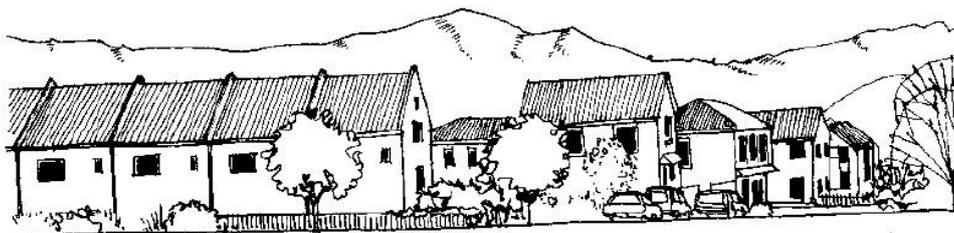
- ii. The relevant section of the District Plan is Chapter 15 for the Commercial Banks Peninsula Zone.
 - iii. These guidelines set out issues which the Council will take into account when assessing a resource consent application required for design and appearance reasons. The guidelines are intended to help applicants who require resource consents to undertake building work in the Commercial Banks Peninsula Zone understand how the Council will evaluate the design and appearance aspects of proposed work.
 - iv. The Commercial Banks Peninsula Zone lies within the Historic Area registered by Heritage New Zealand Pouhere Taonga. This area has been recognised nationally as having a high percentage of original historic buildings which are of aesthetic and architectural importance in their own right, and form an inter-related group of historic places. As such the area is a vital part of the historical and cultural heritage of New Zealand. Approval from the Heritage New Zealand Pouhere Taonga is needed for work on any building within the Historic Area, or on any building elsewhere in the town which has been registered by the Trust.
 - v. In considering the design and appearance aspects of proposed building work in the Commercial Banks Peninsula Zone, the Council may take advice from Heritage New Zealand Pouhere Taonga or any qualified expert. Individuals who need resource consent for building work in these areas are urged to study these guidelines and to discuss their plans with the District Council, the Akaroa Design and Appearance Advisory Committee and Heritage New Zealand Pouhere Taonga before formally applying for resource consent for the work. Early consultation can often facilitate subsequent consent processes, resulting in reduced time delays and costs.
- d. Akaroa's architectural history
- i. Akaroa has a distinctive architectural quality that stems, in part, from the high number of colonial buildings that have been retained to this day. Akaroa is one of New Zealand's most charming and romantic towns, although its origins as a French settlement are not strongly reflected in much of its architecture today. The earliest buildings of the French had steeply pitched roofs, small dormers, casement windows divided into many panes, louvered shutters and symmetrical facades. As early as the mid-1850s, Akaroa's buildings were no longer markedly different from other New Zealand buildings. A great number were cottages with reasonably large dormers, verandas and lean-to's. Almost all were built of horizontal weatherboards with steep roofs initially of shingles, then of corrugated iron. These were typical New Zealand colonial buildings.
 - ii. The one and a half storey, gable ended cottage with veranda, lean-to and dormers is often idealised as the archetypal Akaroa building. Though these cottages are still abundant, and valued, the town's architectural traditions are much richer and more varied.
 - iii. Later building designs in the town also followed general New Zealand trends, with horizontal weatherboard and corrugated iron the predominant building materials. Thus, nineteenth century churches are variants of colonial wooden Gothic, while Italianate was favoured for public and commercial buildings. Many commercial premises were two-storied and differed from residences only in being somewhat larger, and in being built-up to the street line. All were still relatively small buildings and almost all were built of "timber and tin". This uniformity in styles and materials for residences and public and

commercial buildings, and little variation in building size, have been characteristic of Akaroa's architecture since the nineteenth century.

- iv. Figure 2: Examples of early colonial cottages



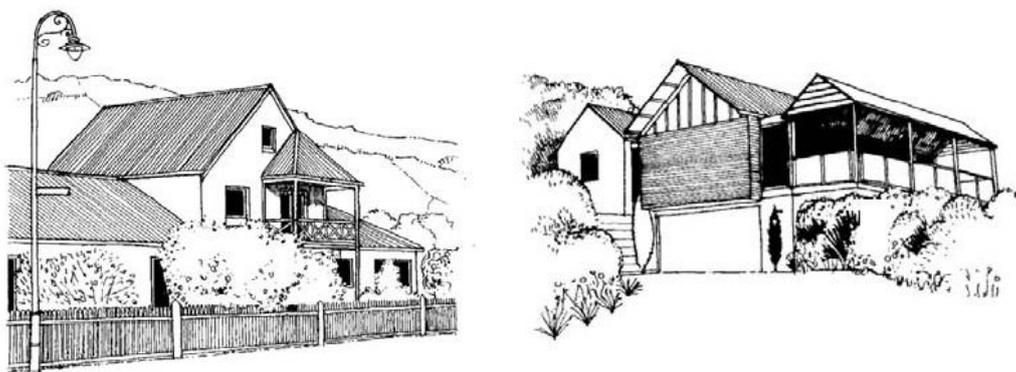
- v. In the late twentieth century there was a new development in Akaroa's architectural history. A demand emerged for multi-unit, privately owned apartments. These were up to three storeys high, built up to or close to the street line, and often of masonry construction. These buildings marked a significant departure from the single family houses and cottages, standing in individual sections, which were previously characteristic of most of the town. In retrospect many of these structures, individually or collectively, have not been successful in maintaining the intimate, mostly small scale of the town and the use of complementary building materials.
- vi. Figure 3: Townhouse block demonstrating overly repetitive elements. The buildings to the right display a pleasing variety and interest.



- vii. Akaroa's diverse range of buildings of different sizes, shapes, styles, set-backs, roof forms and materials mean there is a very large architectural vocabulary on which architects can draw for new building design, without introducing styles, or details that would appear out of place. It is important that new buildings and extensions reflect existing architectural themes and styles.
- e. Akaroa's setting and urban form
- i. Preserving and enhancing what is appealing about Akaroa requires careful consideration of more than the design of individual buildings. The spaces between matter too. Gardens and trees are generously dispersed throughout the town and large open spaces separate different built-up areas. Building has mostly been concentrated on the foreshore and up three small valleys, with the intervening spurs remaining open or bush-covered. The

close integration between the natural and urban worlds in Akaroa also results from the town's position facing onto an extensive harbour, and being ringed by grand hills. Applicants are encouraged to consider the impact of their design or building extension on the existing views of water and hills from the town and of the integration of the built and the natural environment.

- ii. The town's development, and the proximity of commercial premises and residences give the town the relaxed, convivial atmosphere of a village. The maintenance of public and retail activities at street level is important to sustaining the town's vitality and is protected in certain areas along Beach Road between Rue Jolie and Bruce Terrace. The maintenance of open spaces and of private gardens is also important to maintaining the town's atmosphere.
- f. Diversity and innovation
- i. New designs will generally be acceptable if their proportions fit in well with nearby older buildings and maintain the scale of existing streetscapes. New buildings of contemporary design, built using up-to-date materials and building technologies can be added to Akaroa, provided they avoid or mitigate any adverse visual effects through careful use of scale, density, bulk, exterior cladding, external detailing and through their site location and setback.
 - ii. Successful approaches are:
 1. Compatible design: new buildings, or new work on old buildings may vary the design but maintain the proportions, scale, materials, textures and colours of the original.
 2. New design: work of completely contemporary design which uses modern materials and building technologies, but shows respect for the character of existing old buildings in the area. Care must be taken that the historic character of the town is maintained when new designs are introduced.
 - iii. Figure 4: Modern buildings incorporating key architectural themes such as steeply pitched gabled roofs, verandas and vertically oriented windows.



- iv. While nineteenth and early twentieth century buildings largely set the character of Akaroa, new development should generally reflect, rather than exactly replicate, these historic styles. Sympathetic design, whereby certain characteristics of historic buildings

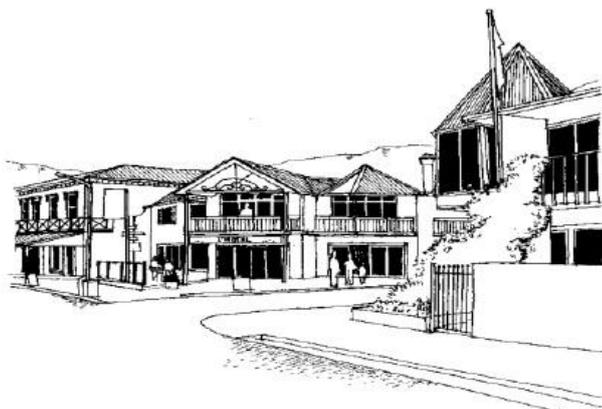
are incorporated into new buildings, is encouraged. Contemporary design, if carefully conceived to fit with the town's character, is often preferable to replica buildings.

- v. Figure 5: New residence demonstrating site specific sympathetic small scale forms and details, and vertical windows.



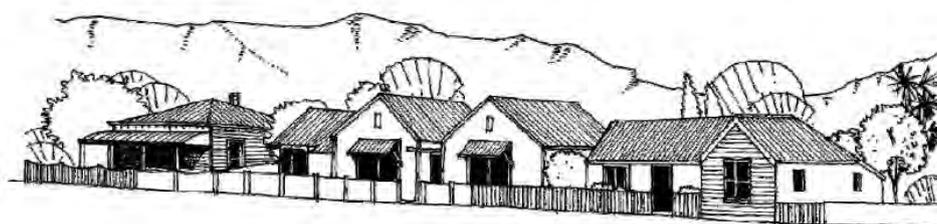
g. Building on specific sites

- i. Each individual site has different buildings adjoining it, and sits in a different relationship to the wider landscape. What is suitable for one particular site may be quite unsuitable on another site. Corner sites need particular care, since they form a visual focal point. In some situations larger buildings on corner sites will be desirable to define streetscapes, on other corner sites, it may be desirable to avoid overpowering historic buildings nearby.
- ii. Figure 6: Corner Treatment- both buildings strongly define the corner yet include smaller scale forms that the pedestrian can relate to.

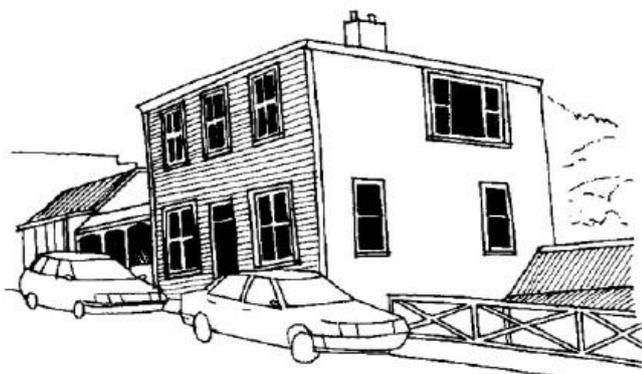


- iii. The size and scale of new buildings in relation to their neighbours are as important as the materials or architectural style of the new building.
 - iv. The use of materials and architectural style of any development may add or detract from the overall proposal, its visual impact on the streetscape and historic character of the town.
- h. Key concepts
- i. Streetscape, rhythm and scale

1. The goal is to maintain appealing streetscapes, characterised by sequences of buildings which are in scale and exhibit a pleasing modulation. Streetscape refers to the ways in which buildings form, together with gardens and trees, attractive combinations of mass and colour. Buildings are in harmony when, while not identical, they share similar elements and are of a compatible size and form. When a rhythm is discernible in a sequence of buildings there are no abrupt transitions, in size, form or architectural detail, from one building to the next.
2. It may be appropriate for a contemporary building to sit beside a traditional weatherboard one provided there is some relationship to the rhythm and scale of windows, doors, roof pitch and other design elements.
3. Figure 7: Height and rhythm- a pleasing relationship between height and rhythm is evident.



4. The goal is to maintain appealing streetscapes, characterised by sequences of buildings which are in scale and exhibit a pleasing modulation. Streetscape refers to the ways in which buildings form, together with gardens and trees, attractive combinations of mass and colour. Buildings are in harmony when, while not identical, they share similar elements and are of compatible size and form. When a rhythm is discernible in a sequence of buildings there are no abrupt transitions, in size, form or architectural detail, from one building to the next.
5. It may be appropriate for a contemporary building to sit beside a traditional weatherboard one provided there is some relationship to the rhythm and scale of windows, doors, roof pitch and other design elements.
6. Figure 8: Scale- an out of scale building which dominates adjacent buildings by size, bulk and height.



7. Larger, bulkier buildings can reflect the smaller scale of surrounding buildings by repetition of design elements such as gables, steps in the plan of the building, the

use of different roof shapes, or dividing the building into visually separate units by using different treatments or colours for cladding.

8. Generally, designers of new buildings are asked to look at the existing historic buildings in the vicinity of the site, not to imitate them, but to consider whether the new building is sensitive to the surroundings in which it is to be placed.

ii. Replica buildings

1. Replica buildings, in the context of these guidelines, means an exact copy of the size, proportions, and architectural details of an older building. While it is generally undesirable to have new buildings replicate the exact design of historic buildings, design elements of older buildings can be used to achieve an overall visual harmony. Replica buildings can devalue the authentic historic character of Akaroa.
2. Attempts at 'replication' with inaccurate detailing, inappropriate materials and distorted proportions can become a caricature of the original building style.

iii. Additions and alterations to historic buildings

1. The character of Akaroa depends to a large extent on the survival of its many historic buildings. The preservation of these surviving buildings is important in maintaining its overall character. The demolition of historic buildings has had detrimental effects on the character of the town. The retention of the remaining older buildings will generally be to the town's advantage.
2. Registration by Heritage New Zealand Pouhere Taonga, or listing by the District Council in its District Plan, are indications that particular historic buildings should be preserved and maintained for future generations.
3. Adaptive re-use is recommended. New developments on sites occupied by older buildings should use the historic structures whenever possible by building around or adding to them in a sympathetic way.
4. Key principles to bear in mind when adding to an historic building are:
 - i. Alterations should be the minimum necessary.
 - ii. They should not detract from the heritage value of the place and/or building.
 - iii. They should be compatible with the original form and fabric of the building, but should be able to be read as new work, although this need not be obvious particularly for minor additions.
 - iv. They should be of a quality that does not detract from the heritage values of the place.
5. Ideally changes should also be reversible, to allow future generations to return the buildings to their original forms. When work is being done on historic buildings, previous inappropriate alterations should be reversed and unsympathetic additions removed whenever possible. Heritage New Zealand Pouhere Taonga can provide advice on these matters.
6. Figure 9: Sensitive alteration to an historic building.



7. In the example to the right similar roof forms and window details have been used.
8. When work on an historic building is being undertaken the Conservation Guidelines published by Heritage New Zealand Pouhere Taonga should be consulted. Where major work is envisaged, an architect who has experience in conserving or adapting older buildings should be engaged.
9. Both the Akaroa Civic Trust and Heritage New Zealand Pouhere Taonga are available to advise owners of historic buildings who are considering major repairs or alterations to their buildings.

i. Specific guidelines

i. Roof forms

1. On Akaroa's older buildings, roofs are generally of relatively steep pitch, with gable ends. Hipped roofs are evident within the Commercial Banks Peninsula Zone. More recent buildings in the town exhibit a great variety of roof forms, including hip roofs, roofs of shallow pitch, and flat, or mono-pitch, roofs. While there is a variety of existing roof forms, those which are steeply pitched (i.e. 25 degrees and steeper) maintain an attractive streetscape and achieve a pleasing relationship with adjacent and nearby buildings and are to be encouraged.
2. Figure 10: Roof shapes and forms



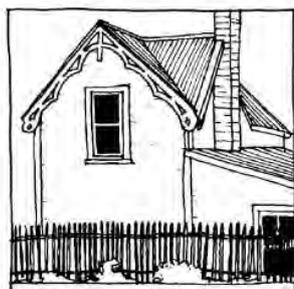
Villa Gable and Verandah



Verandah and simple gable with roof domers



Two Storey Hipped Roof domers



Two Storey Gable with Lean-to at rear



Multiple Gable Ends Roofs

ii. Cladding, texture and roofing materials

1. Historically, weatherboard has predominated in Akaroa. Roofs have been mostly corrugated iron with door, and window frames of wood. Brick and other forms of masonry construction are unusual in Akaroa. Consequently, the use of traditional vernacular materials, such as weatherboard cladding, and corrugated iron roofing is encouraged in Akaroa. Some recent examples have not worked well because they lack detail and texture. An example of a modern application which reflects the character of the adjoining buildings, and has been successful, can be seen on the additions to the Akaroa museum.
2. To harmonise contemporary with traditional buildings, extensive, blank masonry walls, lacking in texture, should be avoided where masonry walls are necessary. Careful detailing and placement of wall openings, sensitive selection of colours or judicious planting can be useful in reducing adverse visual impacts to a limited degree.

iii. Windows

1. Attention should be paid to the sizes, symmetry and proportions of window openings and their placement, or grouping, in relation to neighbouring buildings. In the Commercial Banks Peninsula Zone any departure from the vertical orientation of windows of historic buildings is not encouraged. Timber windows are preferable to aluminium but if aluminium windows are used, they should be faced with timber.
2. Figure 11: Window orientation- the illustration on the right demonstrates appropriate vertical orientation and facings and has pleasing symmetry.

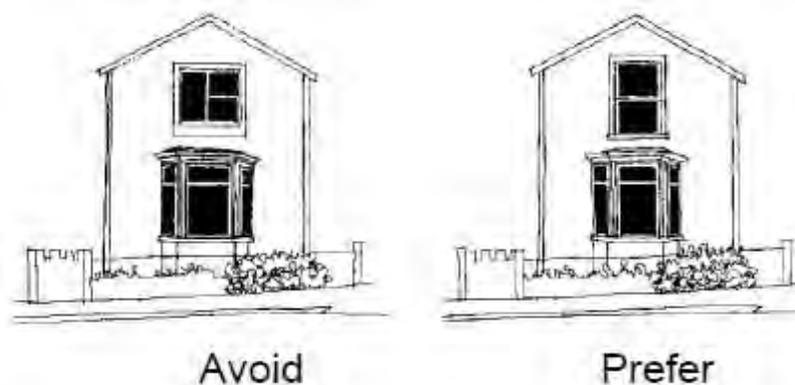


Figure 12: Window shapes and types



Dormer in a roof



Modern blend of windows
- all simple shapes

iv. Colours

1. There is no reason, when choosing colours for the walls, facings and roofs of new buildings, or when repainting older buildings, not to use today's much wider palette of colours than the palette available in earlier years, provided the new colours are in accordance with the historic character of the town and its streetscapes. Simple combinations of discreet individual colours are particularly preferable in areas where there are a large number of older buildings, however, the colour of new structures should not visually dominate heritage buildings or the streetscape. Owners of historic buildings are encouraged to consider using heritage colours and information about these is available from major paint manufacturers and retailers. In the Commercial Banks Peninsula Zone the preference is for painted or coloured surfaces. Corporate colour schemes and large corporate logos are not appropriate in the Akaroa Historic Area.

v. Verandas

1. The only sequence of nearly continuous shop verandas over footpaths in Akaroa is found along Beach Road. On Rue Lavaud occasional shop verandas contribute to the variety and modulation of the streetscape. Where new buildings are being erected in either of these precincts, maintenance of the sequence along Beach Road, and of the pattern of occasional verandas along Rue Lavaud, should be the goal.
2. Figure 13: Akaroa street verandas

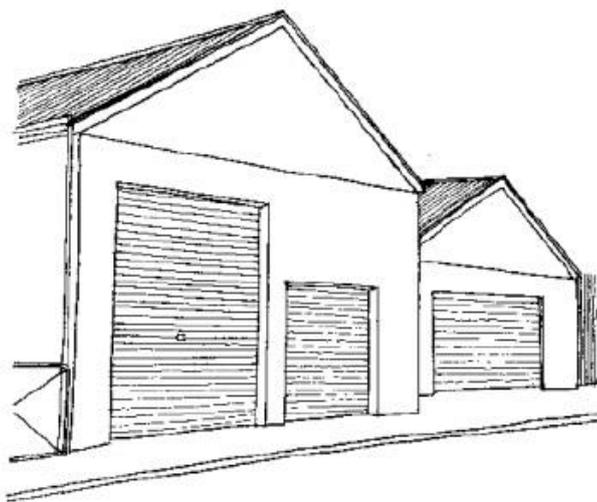


vi. Setback and fences

1. Akaroa's charm and historic character depend, in part, on gardens and trees remaining key elements in Akaroa's streetscapes. Setbacks will help ensure plantings continue to be a major element in most residential streetscapes. Only in existing commercial areas of the town, where setbacks are already small or non-existent, is it desirable to maintain the sense of a fully built-up townscape.
2. Having some buildings hard up against the street, even in predominantly residential areas, gives the town's streetscapes attractive variety.
3. To be able to look into and enjoy gardens along the street has long been the character of the settlement. Tall fences break this pattern, therefore low fences are encouraged. If taller fences are required, then they should be of a picket type so that the garden aspect is presented to the street.

vii. Parking and garages

1. Garages should have a minimal visual impact on the historic character and amenity of the streetscape. They should be located further back from the road boundary than the main building and the repetitious sequences of multiple garage doors should be avoided. Within the Akaroa Historic Area, garages facing the street are required to be sited behind dwellings.
2. Figure 14: Garages on street front - these buildings detract from the streetscape.

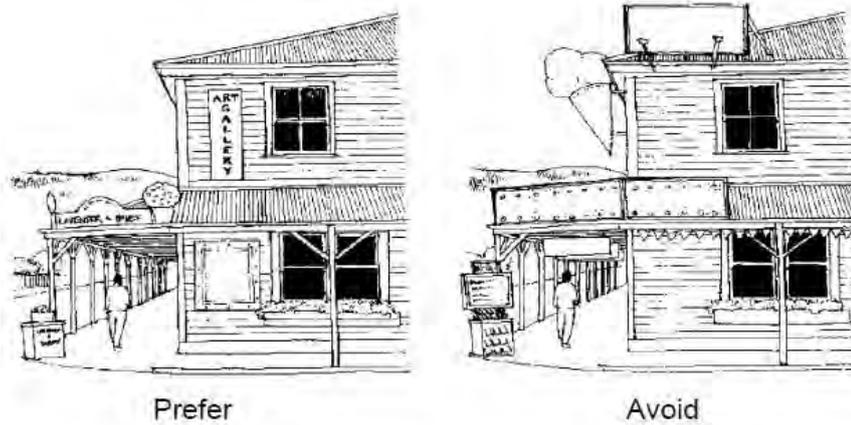


3. Car parking, especially with larger developments, should be concealed behind the main buildings, with minimal access points. Where this is not practical or possible, attention should be given to screening parking areas from view from adjoining streets.
4. Figure 15: Car parking visually softened by location behind buildings and screen planting



viii. Signs

1. Rules in the District Plan govern the size and placement of signs. Besides conforming with these rules, new signs will help preserve the character of Akaroa if they are simple, not excessively large and do not obscure interesting architectural details of buildings. Signs incorporating simple backgrounds, borders and text are preferable to complex graphics, particularly photomontage based signage and large-scale advertising hoardings. The proliferation of signs which are obtrusive because of their size, colour or placement, could undermine the pleasing character of Akaroa. Neon, moving, illuminated or brightly lit signs will generally detract from the historic character of Akaroa and are discouraged.
2. Figure 16: Signage



Prefer

Avoid

3. In this illustration the signs on the right detract from the form of the building and create a sense of visual clutter.

ix. Site work

1. The District Plan controls the heights of buildings in Akaroa, but again a building, which meets the requirements of the Plan, may not be satisfactory in its design, or impact on townscapes.

15.15.6 Design guidelines – Lyttelton Commercial Banks Peninsula Zone

a. Introduction

- i. Lyttelton town centre (as defined by the Commercial Banks Peninsula Zone) is the focal point of the town, providing retail and commercial facilities and the opportunity for community exchange and interaction. The town centre has a distinct character, with a clear change in nature between it and the residential and port zones. Lyttelton has been described as quirky and creative, with a mix of old and new development, but overall, the buildings create a sense of place because, although they are all different, they are unified by their similarity in scale, form and relationship to the street.
- ii. The town centre was significantly damaged in the 2011 Canterbury earthquakes, with the loss of many of the buildings that provided the heritage values and identity of the commercial heart. Despite the loss of buildings much of the physical framework for a vital and vibrant town centre remains in place.

b. Purpose

- i. The purpose of these guidelines is to identify the physical framework and explain the principles of designing new buildings and spaces, or additions to existing buildings, to uphold and strengthen the enduring character of the town centre. These are the key principles to consider in designing any new development in accordance with the rules in order to achieve the objectives and policies contained in the District Plan. The intention of the guidelines is not to stifle flair or creativity, but by paying attention to and incorporating the aspects of Lyttelton town centre that make it special, the development can support, rather than diminish, its character and identity.

c. How the design guidelines work

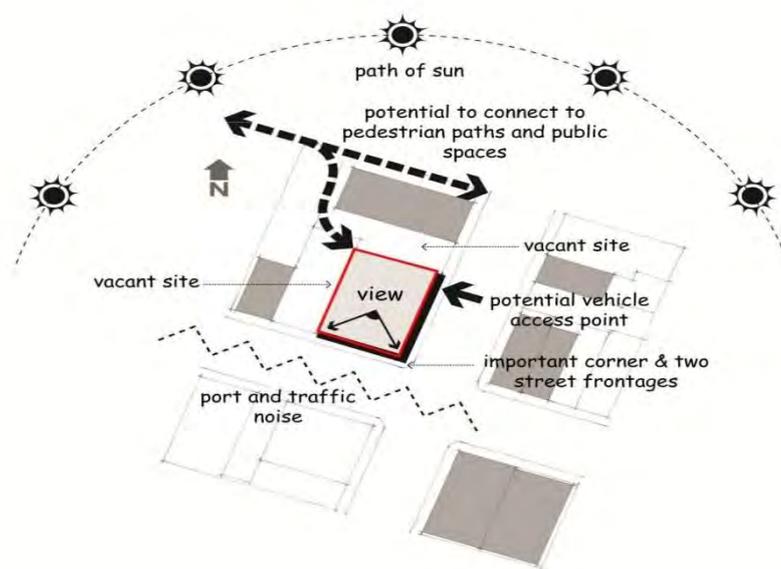
- i. The District Plan requires that the design of all new developments and external alterations to existing buildings within the Commercial Banks Peninsula Zone in Lyttelton is assessed through the resource consent process. All development proposals will be assessed against the principles in these guidelines, as applicable.



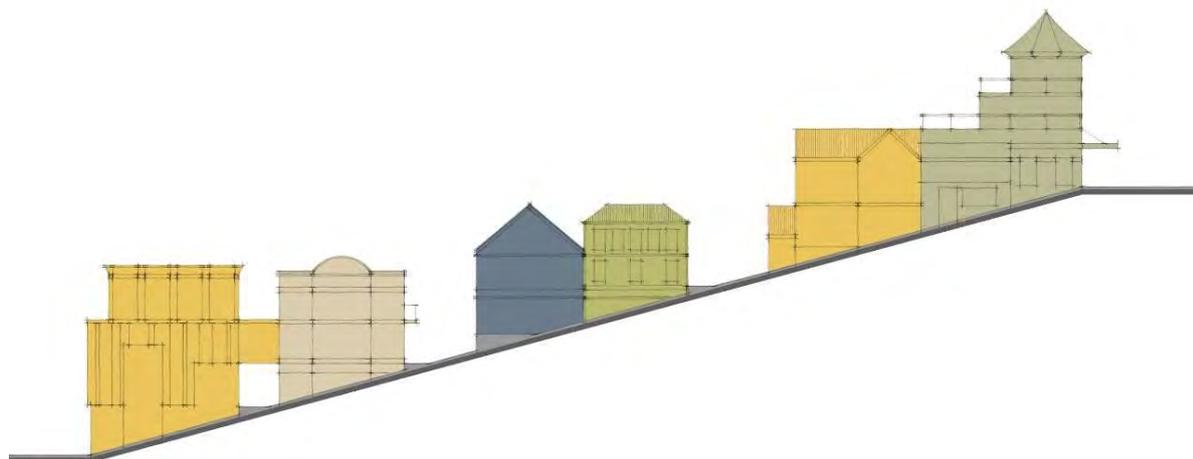
d. Principle 1: Reflect the context

- i. Lyttelton has a special character due to its sloping topography, portside location, layout of streets and lots, and eclectic mix of buildings. The area also has a special significance to Ngāi Tahu due to their historic and contemporary occupation of the area and use of Whakaraupo / Lyttelton Harbour.

- ii. The four primary streets (London, Oxford and Canterbury Streets and Norwich Quay) have different characteristics, but are all important in defining and reinforcing the formality of the town centre layout. The land in the middle of the block without street frontage, and the area around Donald Street, lend themselves to more informal designs.
- iii. A thorough evaluation of the development site's context and the site itself prior to the design process, including an understanding of the colonial and Ngāi Tahu cultural heritage, will help identify the influences on and attributes of the site and its surroundings.
- iv. Cultural heritage is an expression of the ways of living developed by a community and passed on from generation to generation and includes built and natural environment and artefacts, including customs, practices, places, objects, artistic expressions and values.
- v. Figure 1: A simple context analysis identifying influences on the development site.



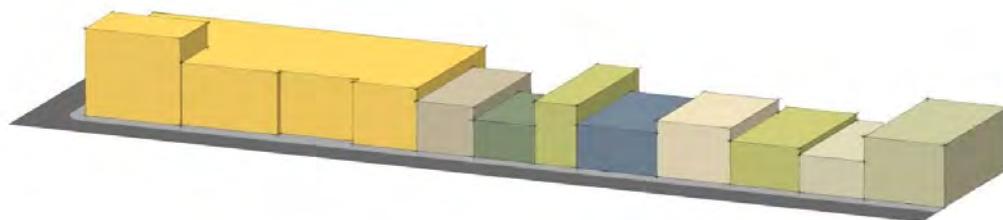
- vi. Reflecting the context means:
 1. Considering how the development builds on and contributes to Lyttelton's cultural heritage in respect to the built and natural environment.
 2. Recognising the site topography, particularly building to suit and take advantage of sloping ground.
 3. Recognising that the streets and spaces within the town centre have differing character attributes. On Norwich Quay designs will need to take account of traffic and port noise.
 4. Taking advantage of the views to the south and sunny aspect to the north.
 5. Incorporating mid-block pedestrian lanes and outdoor spaces at the rear of sites.
 6. Taking primary design references from the town centre character attributes rather than the surrounding residential buildings or the port.
 7. Figure 2: Addressing the slope, views and existing building form



- e. The scale of a building is the product of its height and size as well as the design details. While the town centre buildings vary considerably in height and size they are all compatible in terms of scale. The width of lots has played a large part in establishing the existing scale of development.
- i. To keep in scale means:
1. Maintaining the generally low built form up to 3 storeys, but considering options for higher feature elements.
 2. Figure 3: Keeping in scale, through a combination of height, form, development gain and detailing



3. Considering the scale of neighbouring buildings and the overall scale of the street in which the building is to be located. London Street has an enclosed, intimate scale. Norwich Quay is a wider street, single sided for the majority of its length, with an open outlook to the port and beyond. As such taller buildings would be more appropriate in this streetscape than in London Street.
4. If building next to a character building, ensuring that its visual presence is not dominated or diminished by the new building or addition.
5. If building a single storey building, ensuring that the building height is sufficiently high to maintain a similar scale of building on the street frontage to those buildings adjacent and the streetscape as a whole.
6. Breaking a large building into modules so that it reads as smaller joined buildings rather than one monolithic one. As a rule of thumb, modules of 4m to 12m in width on London Street and up to 20 metres elsewhere will reflect the historic subdivision pattern.
7. Figure 4: Creating vertical and horizontal modulation in a large development block



8. Designing the building with both horizontal and vertical divisions (articulation), particularly on elevations facing the street or adjacent to high use pedestrian lanes and spaces. Identifying each storey is important.
- f. Principle 3: Respect the street pattern and building form
- i. The grid pattern of wide straight streets is defined by building frontages along the street, which enclose the street space. The building forms are solid, rectilinear and positioned square to the street.
 - ii. Respecting the street pattern and building form means:
 1. Building right up to the street edge, particularly on London Street, Norwich Quay and the western side of Oxford Street, and across the whole of the street frontage, (except where access is required from Norwich Quay).
 2. Figure 5: Reinforcing the corner aspect and increasing way-finding for visitors to the town centre



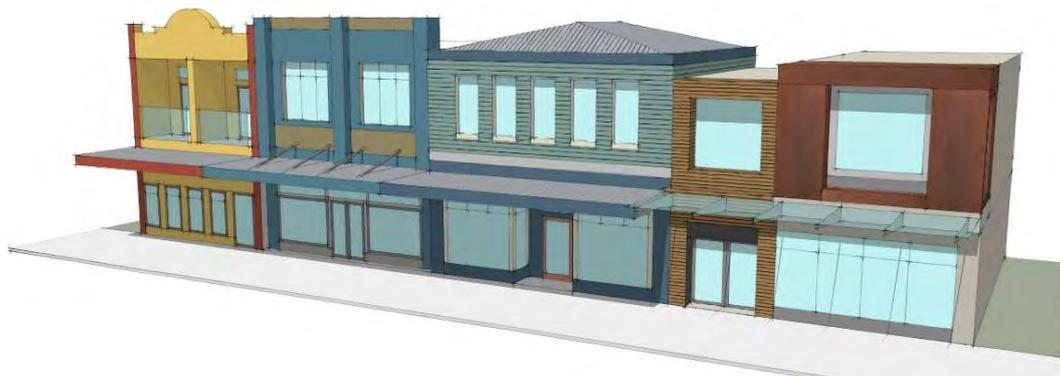
3. If building on a corner site, reinforcing the corner and supporting the street form with a taller building of a minimum of two storeys in height.
4. Restricting irregular forms and shapes to feature elements or to internal block locations away from the primary street frontages.
5. Keeping the building façade generally up to, but not beyond, the street boundary, except for verandas and small feature elements.

6. Using flat, symmetrically pitched, or hipped rooflines or parapets where buildings face the street.
 7. Where there is an un-built frontage on Oxford Street or Canterbury Street, consider defining the street edge with a low wall.
- g. Principle 4: Address the street
- i. Buildings in Lyttelton address the street. The building frontages are interesting and encourage activity, creating a lively atmosphere. Good visibility from buildings to the street and publicly accessible areas allows for casual surveillance. Addressing the street means:
 1. Providing windows on all street elevations or elevations adjacent to pedestrian lanes and public spaces. On Canterbury and Oxford Streets windows will also be needed at lower ground level.
 2. Providing highly legible pedestrian entrances accessed directly from the street.
 3. On corner sites, wrapping the building around the corner and providing a high level of architectural detail particularly in respect to entrances and windows, and the quality of façade materials.
 4. Incorporating generous shop windows on the ground floor along London Street.
 5. Avoiding building designs and layouts which create hidden, potentially unsafe alcoves and areas.
 6. Ensuring universal access (access for all people), with particular attention being paid to sites with sloping frontages.
 7. Where required, providing verandas that are in keeping with or complement adjacent verandas in respect to design, width and continuity.
 8. Figure 6: Creating a street frontage with a high level of visual interest, including ground floor windows and entrances to the street



- h. Principle 5: Incorporate variety and pay attention to detail
- i. Lyttelton had a wide variety of buildings of different ages and styles which, as a collection, created an eclectic, vibrant townscape. Although diminished, this variety, and particularly the level of detail within the building facades, remains. There is the opportunity for creative design and to incorporate features and details which are characteristic of Lyttelton, or a contemporary take on them. Incorporating variety and paying attention to detail means:
 1. Distinguishing any new building from its neighbours and, if a large building, incorporating variety within the building design.

2. Avoiding being exactly the same height as the neighbouring building.
3. Avoiding repetition of the same design module along the street frontage, typically no more than a 12 metre run.
4. Figure 7: Creating interest and variety along the street frontage



- ii. Creating depth to the building surface through the utilisation of, for example, recessed windows and doorways, protruding window and door surrounds, textured cladding and applied decorative features.
- iii. Providing variation in building materials and colours. Avoid large expanses of the same material, colour or pattern.
- iv. Picking up on historical references and traditional features such as angled corners, high parapets with a curvilinear top, corner towers, volcanic stone walls or mural.
- v. Orientating windows vertically to reinforce the fine grain of the town centre.
- vi. Creating interest and contrast where building additions are proposed, through the choice of materials and detailing.
- vii. Integrating signage, where needed, within the design of the building to ensure that it does not visually dominate or detract from the architectural form and quality of the building.
- viii. Figure 8: Integrated signage within the building form and design features



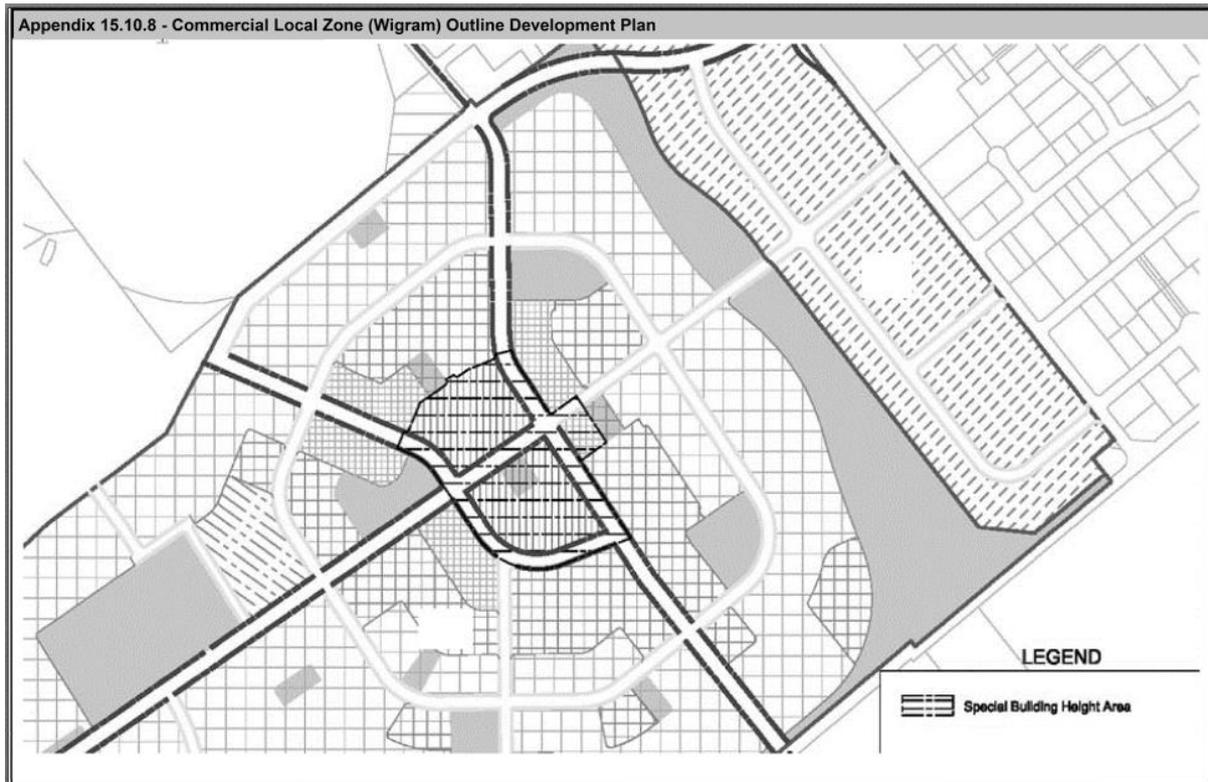
i. Principle 6: Promote sustainable building initiatives

- i. Lyttelton town centre has the opportunity to incorporate designs, technologies and systems that promote more sustainable practice from concept design, through to the construction, use and maintenance of buildings and spaces, which means:
 1. Using design and construction methods that minimise waste to landfill and cleanfill, and the implementation of environmental management systems to ensure other impacts are managed throughout the construction process.
 2. Incorporating design and technologies that conserve energy and water, promote renewable energy, encourage recycling, achieve a high level of thermal comfort and support natural ventilation and natural light penetration.
 3. Selecting materials that are durable, low maintenance, non-toxic and where possible, that have independent environmental certification and are from local and renewable sources.
 4. Providing facilities that encourage walking, cycling and the use of public transport, including high quality pedestrian access, showers, change facilities, storage and bicycle racks for staff and visitors.
 5. Designing for outdoor comfort by creating pleasant micro-climates and inviting, sheltered, sunny, spaces such as courtyards or balconies using verandas, planting or screens to help moderate temperature and wind.
 6. Improving ecology and stormwater management on the site through the provision of rain gardens, landscaping, pot plants or living roofs and walls.

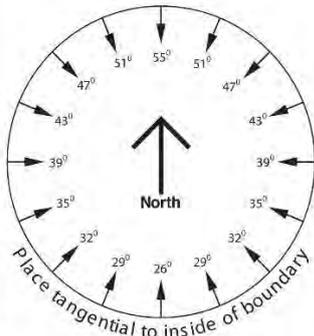
15.15.7 Lyttelton Master Plan Overlay

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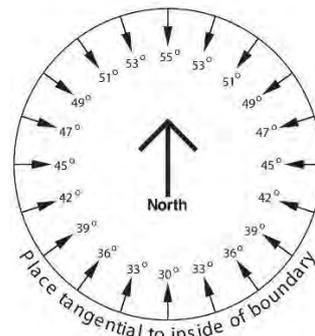
15.15.8 Commercial Local Zone (Wigram) Outline Development Plan



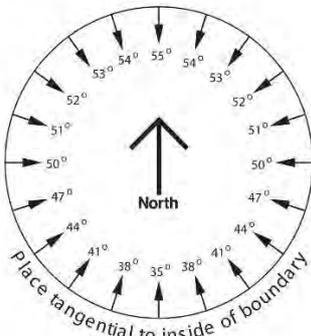
15.15.9 Recession plane diagrams



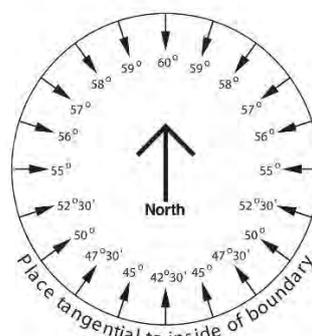
- A Applicable to all buildings:
- in the Residential Suburban Zone
 - on sites in other non residential zones that adjoin the Residential Suburban Zone



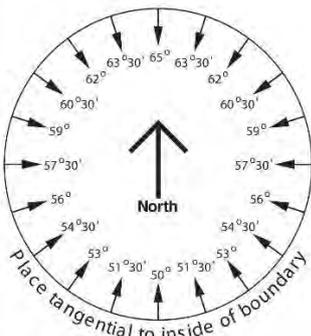
- B Applicable to all buildings:
- Residential Suburban density overlay
 - On sites on other non residential zones that adjoin the Residential Suburban density overlay area



- C Applicable to all buildings:
- in the Residential Medium Density Zone
 - on sites in other non residential zones that adjoin the Residential Medium Density Zone



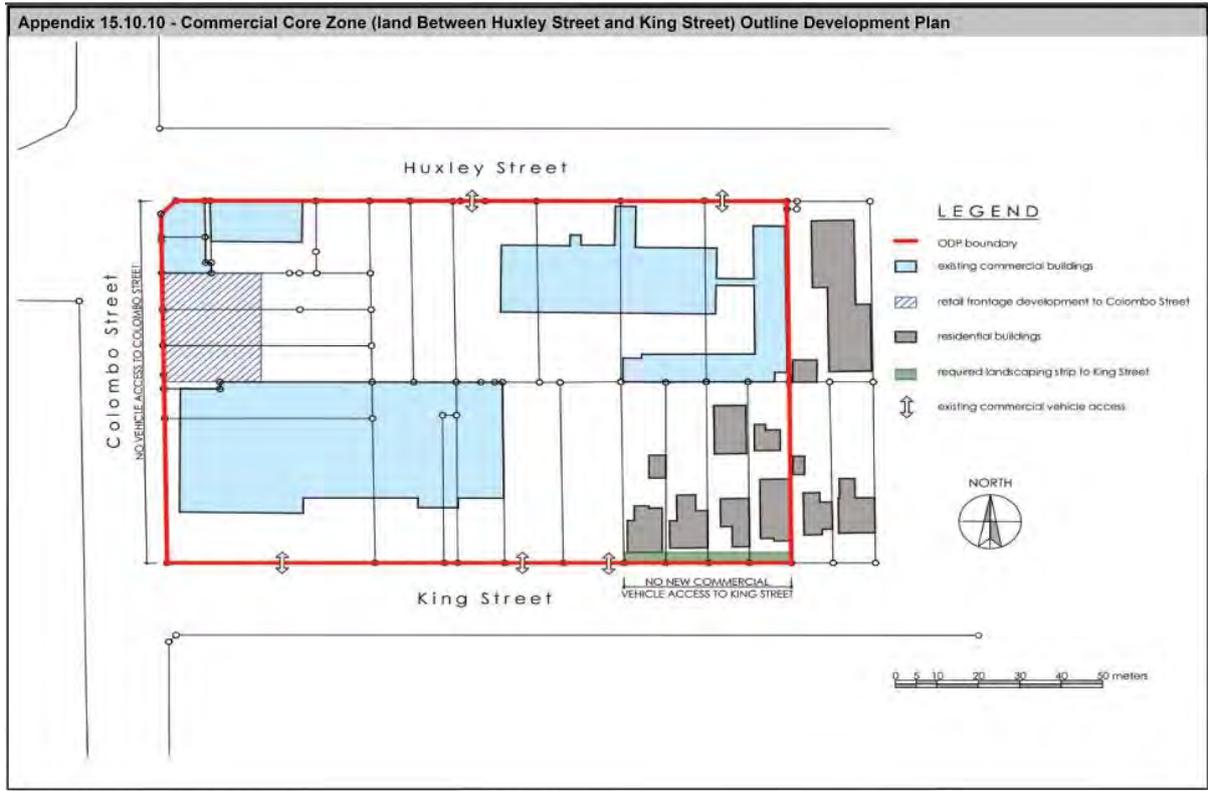
- D Applicable to all buildings:
- in the medium density higher height limit zones
 - on sites in other non residential zones that adjoin the medium density higher height limit zones
 - in the medium density higher height limit zones (except those buildings over 11 metres in height)
 - on sites in other non residential zones that adjoin the medium density (except those buildings over 11 metres in height)



- E Applicable to all buildings:
- over 11 metres in height in the medium density higher height limit zones
 - over 11 metres in height on sites in other non residential zones that adjoin the medium density higher height limit zones

Note: North is true north

15.15.10 Commercial Core Zone (land between Huxley Street and King Street) Outline Development Plan



Chapter 16 Industrial

– incorporating consequential amendments from Natural and Cultural Heritage decisions, including those relating to the Industrial General Zone (North Belfast), 21 October 2016

The chapter is amended by our decisions as follows.

This version is based on Decision 43 Central City - Chapter 16 Industrial, and includes all minor corrections and decisions up until Decision 43.

Red text shows amendments from the decisions on Chapter 9 Natural and Cultural Heritage, including those relating to the Industrial General Zone (North Belfast).

Chapter 16 Industrial

16.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

This chapter provides for industrial and other compatible activities to occur in three industrial zones throughout the City, being the Industrial General, Industrial Heavy and Industrial Park Zones. Each zone has a different function, recognising its compatibility with surrounding land uses, the anticipated level of amenity in the zone, and the nature and scale of activities provided for. The adverse effects of activities are managed to support the anticipated outcome for the zone, while recognising that non-industrial sites adjoining an industrial zone will not have the same level of amenity anticipated by the Plan as other areas with the same zoning.

A description of each of the three industrial zones is included in Policy 16.2.1.3 - Range of industrial zones.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

16.2 Objectives and Policies

16.2.1 Objective - Recovery and growth

- a. The recovery and economic growth of the district's industry is supported and strengthened in existing and new greenfield industrial zones.

16.2.1.1 Policy - Sufficient land supply

- a. Maintain a sufficient supply of industrial zoned land to meet future demand up to 2028, having regard to the requirements of different industries, and to avoid the need for industrial activities to locate in non-industrial zones.

16.2.1.2 Policy - Enable the development of industrial areas to support recovery

- a. Encourage the redevelopment of existing industrial zones for industrial activities, particularly in areas that have lost industry and associated employment opportunities due to the earthquakes.

16.2.1.3 Policy - Range of industrial zones

- a. Recognise and provide for industrial zones with different functions that cater for a range of industrial and other compatible activities depending on their needs and effects as follows:
 - i. Industrial General Zone

- A. Recognise and provide for industrial and other compatible activities that can operate in close proximity to more sensitive zones due to the nature and limited effects of activities including noise, odour, and traffic, providing a buffer between residential areas and the Industrial Heavy Zone.
- ii. Industrial Heavy Zone
 - A. Recognise and provide for a full range of industrial and other compatible activities that generate potentially significant effects, including relatively high levels of noise, odour, heavy traffic movements, and the presence of significant amounts of hazardous substances, necessitating separation from more sensitive activities.
- iii. Industrial Park Zone
 - A. Recognise and provide for industrial activities in the high technology sector and other industries in a high amenity environment dominated by open space and landscaping, and that generate higher volumes of traffic than other industries while having negligible effects in terms of noise, odour or the use and storage of hazardous substances.

16.2.1.4 Policy - Activities in industrial zones

- a. Maintain and support the function of industrial zones while, subject to Clauses (b) and (c), providing for limited non-industrial activities that:
 - i. are ancillary in scale (subject to Clause (d)) and on the same site as a permitted or consented activity;
 - ii. are not appropriate in more sensitive environments due to their potential noise, odour or other environmental effects;
 - iii. comprise yard based or trade suppliers in the Industrial General Zone;
 - iv. provide an emergency service and/or provide for community activities;
 - v. support the needs of workers and businesses in the zone including food and beverages, commercial services, and the care of children;
 - vi. meet the convenience needs of residents, workers and businesses in the Industrial General Zone (Waterloo Park) in a local centre;
 - vii. are rural activities associated with the irrigation of food processing wastewater in the identified area of the Industrial Heavy Zone (South West Hornby) (Appendix 16.8.8) that is integral to the ongoing operation of an established industrial activity.
- b. Avoid any activity in industrial zones with the potential to hinder or constrain the establishment or ongoing operation or development of industrial activities and strategic infrastructure. This includes but is not limited to avoiding:
 - i. sensitive activities located within the 50 dBA Ldn noise contour line, the Lyttelton Port Influences Overlay Area and in proximity to the National Grid;
 - ii. discretionary or non-complying activities in close proximity to bulk fuel storage facilities unless a quantitative risk assessment establishes that the proposed activity in its location meets risk acceptability criteria appropriate to the applicable land use.
- c. Avoid the use of industrial zones for non-industrial activities that could adversely affect the strategic role of the Central City, District Centres and Neighbourhood Centres as focal points for commercial, community, residential, and other activities.

- d. Provide for ancillary activities, recognising their role in supporting industry, while being incidental in scale and function to a principal activity on the same site, and not inconsistent with Clauses (b) and (c).

Note for Clause (b)(ii):

1. As at June 2015, bulk fuel storage facilities in industrial zones are limited to the LPG and oil depots in Chapmans Road, Woolston.
2. The quantitative risk assessment shall consider the vulnerability of activities to hazardous events from a bulk fuel storage facility, such as fires and vapour cloud explosions, and the ability of the proposed activity to enact timely and effective emergency action and evacuation. This will require consideration of factors including:
 - i. Site and building occupancy, and the ability to easily evacuate;
 - ii. Building type and siting; and
 - iii. The effects of structures and landscaping on the propagation of vapour cloud explosions.
3. The identification of appropriate risk acceptability criteria and guidance on preparing a quantitative risk assessment shall refer to guidance in the Planning NSW Hazardous Industry Planning Advisory Papers No. 3 and 4 Risk Criteria for Land Use Safety Planning, or similar guidance suitable to the context of the site and activity that the risk assessment is for. Early consultation with the companies responsible for the LPG and oil depots is encouraged for any proposed activity within 300 metres of the depots, as the companies will be able to assist with the identification of appropriate risk acceptability criteria and the extent to which a quantitative risk assessment is necessary.

16.2.1.5 Policy - Office development

- a. Avoid office development in industrial areas other than where it is:
 - i. ancillary to a permitted or consented activity on the same site (subject to Policy 16.2.1.4 (d));
 - ii. a secondary component to a high technology industrial activity located in the Industrial Park Zone that supports the function of the zone for primarily industrial activities.

16.2.1.6 Policy - Regionally significant infrastructure - Inland Port

- a. Enable regionally significant inland port infrastructure to operate and develop efficiently and safely through provisions that enable port activities while avoiding the potential for reverse sensitivity effects associated with sensitive land uses.

16.2.2 Objective – Brownfield redevelopment

- a. The recovery and economic growth of the District is provided for by enabling redevelopment, including mixed-use development, of appropriate brownfield sites while not compromising the function of the wider industrial area for primarily industrial activities.

Note: 16.2.2 Objective – Brownfield development and 16.2.2.1 Policy - Brownfield site identification and 16.2.2.2 Policy – Brownfield redevelopment are the only objective and policies in the Industrial Chapter to be considered for any proposal for residential or mixed use development of a brownfield site.

16.2.2.1 Policy - Brownfield site identification

- a. Unless a site is identified by a ‘brownfield’ overlay on the planning maps, a brownfield site shall meet the following criteria:
 - i. the land is abandoned or underutilised industrial land, or no longer required by a requiring authority for a designated purpose; and
 - ii. the redevelopment of the brownfield site will not adversely affect the supply of land to meet anticipated needs of industrial activities to 2028, including industrial activities with specific locational requirements; and
 - iii. the brownfield site is in a location that is not surrounded by industrial activities and/or will not erode the anticipated outcomes, including the function and amenity levels, of those parts of the zone not subject to brownfield redevelopment.

16.2.2.2 Policy – Brownfield redevelopment

- a. Support the redevelopment of brownfield sites for residential or mixed use activities including a limited quantum of commercial activity.
- b. Brownfield regeneration proposals shall ensure that:
 - i. any residential or mixed use development will not give rise to reverse sensitivity effects on existing industrial activities, or other effects that may hinder or constrain the establishment or ongoing operation or development of industrial activities and strategic infrastructure;
 - ii. the safety and efficiency of the current and future transport system is not significantly adversely affected;
 - iii. an appropriate level of residential amenity can be achieved on the site;
 - iv. the site enhances connectivity to public transport routes, commercial and community services, and open space where appropriate;
 - v. any contaminated land is managed in accordance with national and regional standards;
 - vi. the redevelopment maintains the strategic role of commercial centres as the focal points for commercial and other activities, and the efficient and effective use of land and/or community and transport infrastructure investment in centres; and
 - vii. the environmental and cultural values of waterways within or adjoining the site are recognised and provided for in any redevelopment.

16.2.3 Objective – Effects of industrial activities

- a. Adverse effects of industrial activities and development on the environment are managed to support the anticipated outcome for the zone while recognising that sites adjoining an industrial zone will not have the same level of amenity anticipated by the Plan as other areas with the same zoning.
- b. The cultural values of Ngāi Tahu/ Manawhenua are recognised, protected and enhanced through the use of indigenous species in landscaping and tree planting, a multi-value approach to stormwater management in greenfield areas, low impact design, and the protection and enhancement of wāhi tapu and wāhi taonga including waipuna.

16.2.3.1 Policy – Development in greenfield areas

- a. Manage effects at the interface between greenfield areas and arterial roads, rural and residential areas with setbacks and landscaping.
- b. Manage the development of greenfield areas in a manner aligned with the delivery of infrastructure, including upgrades to networks, to avoid adverse effects on networks serving these areas.
- c. Development shall recognise and support Ngāi Tahu cultural values through low impact urban design, the protection of **Sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1, and recognition of other Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6** including waterways, springs, wetlands and sites of indigenous vegetation where practicable.
- d. Enable the ongoing use of land in the Industrial Heavy Zone (South West Hornby), (identified on Appendix 16.8.8) for rural activities and the associated irrigation of food processing wastewater at South West Hornby as an integral component of the adjoining industrial activity.

16.2.3.2 Policy – Managing effects on the environment

- a. The effects of development and activities in industrial zones, including reverse sensitivity effects on existing industrial activities as well as, visual, traffic, noise, glare and other effects, are managed through the location of uses, controls on bulk and form, landscaping and screening, particularly at the interface with arterial roads fulfilling a gateway function, and rural and residential areas, while recognising the functional needs of the activity.
- b. Effects of industrial activities are managed in a way that the level of residential amenity (including health, safety, and privacy of residents) adjoining an industrial zone is not adversely affected while recognising that it may be of a lower level than other residential areas.
- c. Development and activities are managed to avoid adverse effects on strategic infrastructure within or in proximity to industrial zones.
- d. The quantity of wastewater discharged in areas over unconfined or semi-confined aquifers is restricted to minimise any risk of contamination.
- e. The cultural values of Ngāi Tahu/Manawhenua are recognised and supported through the protection of wāhi tapu and wāhi taonga, including waipuna, from the adverse effects of

development, through the use of low impact design, use of indigenous species appropriate to the local environment, and stormwater management.

- f. Development in the Industrial Park Zone is designed and laid out to promote a safe environment and reflects principles of Crime Prevention through Environmental Design (CPTED).

16.2.3.3 Policy - Managing stormwater

- a. Ensure that stormwater is managed in a way that:
 - i. mitigates the adverse effects of flooding; and
 - ii. improves water quality in a manner which is consistent with maintaining environmental and public health.
- b. Encourage methods that achieve:
 - i. a multi-value approach, using swales, wetlands, infiltration and retention basins, having regard to the location and environmental constraints; and
 - ii. integration with the wider network, reflecting a catchment based approach.

16.2.4 Objective - Amenity at the western gateway to the City

- a. Development at the western gateway to the City and adjacent to Memorial Avenue has a high visual and aesthetic quality given its prominent location.

16.2.4.1 Policy - Amenity values along Memorial Avenue

- a. Maintain the amenity values along Memorial Avenue as a visitor gateway through the provision of buildings of a high visual and aesthetic quality, limited signage, a large building setback and landscaping along the frontage with Memorial Avenue.

16.3 How to interpret and apply the rules

- a. The rules that apply to activities in the various industrial zones are contained in the activity status tables (including activity specific standards) and built form standards in:
 - i. Rule 16.4 – Industrial General Zone;
 - ii. Rule 16.5 - Industrial Heavy Zone;
 - iii. Rule 16.6 – Industrial Park Zone;
 - iv. Rule 16.7 - Matters of discretion;

- b. Area specific rules also apply to activities within the Industrial General, Industrial Heavy and Industrial Park Zones in the following areas:
 - i. Industrial General Zone (Waterloo Park) (as identified in Appendix 16.8.2) - Rule 16.4.3;
 - ii. Industrial General Zone (Portlink Industrial Park) (as identified in Appendix 16.8.3) - Rule 16.4.4;
 - iii. Industrial General Zone (Musgroves) (as identified in Appendix 16.8.4) - Rule 16.4.5;
 - iv. Industrial General Zone (North Belfast) (as identified in Appendix 16.8.5) - Rule 16.4.6;
 - v. Industrial General Zone (Stanleys Road) (as identified in Appendix 16.8.9) – Rule 16.4.7;
 - vi. Industrial General Zone (Trents Road) (as identified in Appendix 16.8.6) - Rule 16.4.8.
 - vii. Industrial General Zone (South West Hornby) (as identified in Appendix 16.8.8) – Rule 16.4.9
 - viii. Industrial Heavy Zone (Sir James Wattie Drive) (as identified in Appendix 16.8.7) - Rule 16.5.3;
 - ix. Industrial Heavy Zone (South West Hornby) (as identified in Appendix 16.8.8) - Rule 16.5.4; and
 - x. Industrial Heavy Zone (Springs Road) (as identified in Appendix 16.8.13) – Rule 16.5.5
 - xi. Industrial Park Zone (Tait Campus) (as identified in Appendix 16.8.9) - Rule 16.6.3;
 - xii. Industrial Park Zone (Awatea) (as identified in Appendix 16.8.10) - Rule 16.6.4;
 - xiii. Industrial Park Zone (Wairakei Road) (as identified in Appendix 16.8.14) - Rule 16.6.5; and
 - xiv. Industrial Park Zone (Memorial Avenue) (as identified in Appendix 16.8.15) - Rule 16.6.6.

- c. The activity status tables and standards in the following chapters also apply to activities in all areas of all industrial zones:
 - 5 Natural Hazards;
 - 6 General Rules and Procedures
 - 7 Transport;

- 8** Subdivision, Development and Earthworks;
- 9** Natural and Cultural Heritage;
- 11** Utilities and Energy; and
- 12** Hazardous Substances and Contaminated Land.

- d. Where the word 'facility' is used in the rules e.g. spiritual facility, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

Similarly, where the word/ phrase defined includes the word 'activity' or 'activities', the definition includes the land and/or buildings for that activity unless expressly stated otherwise in the activity status tables.

16.4 Rules - Industrial General Zone

16.4.1 Activity status tables – Industrial General Zone

16.4.1.1 Permitted activities

The activities listed below are permitted activities in the Industrial General Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 16.4.2. Note, the built form standards do not apply to an activity that does not involve any development.

Activities may also be restricted discretionary, discretionary or non-complying, as specified in Rules 16.4.1.2, 16.4.1.3 and 16.4.1.4.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hard standing areas.

Activity		Activity specific standards
P1	Any new building or addition to a building for any activity listed in Rule 16.4.1.1 P2 to P21	Nil
P2	Industrial activity	
P3	Warehousing and distribution activities	
P4	High technology industrial activity	
P5	Service industry	
P6	Trade and industry training facility	
P7	Ancillary retail activity	Any ancillary retail activity shall: <ol style="list-style-type: none"> occupy no more than 250m² or 25% of the GFA of all buildings on the same site, whichever is the lesser; and have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation where goods are displayed for sale within the building and the retail activity fronts the street. be limited to the display and sale of goods produced, processed or stored on the site.

P8	Retail activity on the Tannery site (between Cumnor Terrace and Tanner street), within the brownfield overlay on planning map 47.	a. The maximum GFA of retail activity shall be 2,278m ² .
P9	Food and beverage outlet	Nil
P10	Trade supplier	
P11	Yard-based supplier	
P12	Service station	
P13	Second-hand goods outlet	
P14	Ancillary office activity	<p>Any ancillary office activity shall:</p> <p>a. occupy no more than 500m² or 30% of the GFA of all buildings on the same site, whichever is the lesser, or for yard based activities, shall occupy no more than 250m² of floor area on the whole site; and</p> <p>b. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation where the office activity fronts the street.</p> <p>Note: clause a. shall not apply to land legally described as Lot 1 DP 2951, Lot 2 DP 2951, and Pt Sec 16 Lyttelton Town, where any office activity shall be ancillary to port activities.</p>
P15	Public transport facility	Nil
P16	Emergency service facilities	
P17	Gymnasium	
P18	<p>Pre-school</p> <p>a. outside the air noise contour (50 dBA Ldn);</p> <p>b. in Lyttelton, outside the Lyttelton Port Influences Overlay Area as defined on the Planning maps;</p>	<p>Any pre-school activity shall be:</p> <p>a. located more than 100 metres from the boundary of an Industrial Heavy Zone; and</p> <p>b. any habitable space must be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr, 2m, nTw} + C_{tr}$; and</p> <p>any bedroom or sleeping area must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr, 2m, nTw} + C_{tr}$.</p>

P19	Parking lots and parking buildings	Nil
P20	Community corrections facility	
P21	Any activity listed in Rule 16.4.1.1 P1 to P20 at 65 – 67 Racecourse Road (Refer to Appendix 16.8.12)	a. Development is to be in accordance with the outline development plan in Appendix 16.8.12.

16.4.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 16.7.1 and 16.7.2, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 16.4.1.1 P1-P21 and Rule 16.4.1.2 RD2 to RD4 that does not meet one or more of the built form standards in Rule 16.4.2, unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: <ul style="list-style-type: none"> a. Maximum height of buildings and fencing or screening structure – Rule 16.7.1.1 b. Minimum building setback from road boundaries/ railway corridor – Rule 16.7.1.3 c. Minimum building setback from the boundary with a residential zone, residential property – Rule 16.7.1.4 d. Sunlight and outlook at boundary with a residential zone, residential property and road – Rule 16.7.1.5 e. Outdoor storage of materials – Rule 16.7.1.6 f. Landscaped areas – Rule 16.7.1.7 g. Access to the Industrial General Zone (Deans Ave) – Rule 16.7.1.8 h. Water supply for fire fighting – 16.7.1.9 i. For Rule 16.4.2.7, Outdoor storage of materials - Rule 16.7.1.6 (a), (c) and (d)
RD2	Any activity listed in Rule 16.4.1.1 P18 that does not meet one or more of the activity specific standards.	a. Sensitive activities – Rule 16.7.2.3

	Activity	The Council's discretion shall be limited to the following matters:
RD3	Commercial services Any application for this activity shall not be limited or publicly notified.	a. Display of goods, show room and non-industrial activities – Rule 16.7.2.1
RD4	Any activity listed in Rule 16.4.1.1 P7, P8 and P14, that does not meet one or more of the activity specific standards. Any application for this activity shall not be limited or publicly notified.	a. Display of goods, showroom and non-industrial activities —Rule 16.7.2.1
RD5	Any activity listed in Rule 16.4.1.1 P21 that does not comply with the development plan for the land at 65 – 67 Racecourse Road (refer to Appendix 16.8.12)	a. Development Plan for land at 65 – 67 Racecourse Road – Rule 16.7.1.10

16.4.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, restricted discretionary or non-complying activity.
D2	Heavy industrial activity

16.4.1.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	<p>a. Sensitive activities:</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure. ii. within 10 metres of the centre line of a 66 kV electricity distribution line or within 10 metres of a foundation of an associated support structure. iii. within 5 metres of the centre line of a 33 kV electricity distribution line or within 5 metres of a foundation of an associated support structure.

	Activity
	<p>b. Buildings on greenfield sites:</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure. ii. within 10 metres of the centre line of a 66 kV electricity distribution line or within 10 metres of a foundation of an associated support structure. iii. within 5 metres of the centre line of a 33 kV electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>c. Buildings, other than those in b. above:</p> <ul style="list-style-type: none"> i. within 12 metres of the foundation of a 220 kV National Grid transmission support structure. ii. within 10 metres of the foundation of a 66 kV electricity distribution support structure. iii. within 5 metres of the foundation of a 33 kV electricity distribution support structure. <p>d. Fences within 5 metres of a National Grid transmission line support structure foundation or 5 metres of a 66 kV and 33 kV electricity distribution support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified, and shall, absent written approval, be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Advice Notes:</p> <ul style="list-style-type: none"> 1. The National Grid transmission lines and 66 kV and 33 kV electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid or electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines and electricity distribution lines. Buildings and activity in the vicinity of National Grid transmission lines or electricity distribution lines must comply with the NZECP 34:2001.
NC2	Sensitive activity within the air noise contour (50 dBA Ldn) or within the Lyttelton Port Influences Overlay Area as defined on the planning maps.
NC3	Any activity in the Industrial General Zone between Main South Road and the railway line, south west of 15 Foremans Road which results in the daily average sewage flow from a site exceeding 0.09 L/s/ha.
NC4	Residential activity on the Tannery site (between Cumnor Terrace and Tanner Street)

	Activity
NC5	Any activity within the area defined in Appendix 16.8.16 as "Area subject to wastewater discharge restrictions", which results in daily average sewage flows from a site to the Council's reticulated network exceeding 0.09 l/s/ha.

16.4.2 Built form standards – Industrial General Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activities RD2, RD3 and RD4 unless otherwise stated.

16.4.2.1 Maximum height for buildings

a. The maximum height of any building within 20 metres of a residential zone shall be 15 metres

Any application arising from this rule shall not be publicly notified.

16.4.2.2 Minimum building setback from road boundaries/ railway corridor

The minimum building setback from road and rail corridor boundaries shall be as follows:

	Applicable to:	Standard
a.	Any activity unless specified below	1.5 metres
b.	Any activity fronting on an arterial road or opposite a residential zone unless specified in c.	3 metres
c.	Buildings, balconies and decks on sites adjacent to or abutting railway lines.	4 metres from the rail corridor boundary

Any application arising from this rule (other than clause c.) shall not be limited or publicly notified.

Any application arising from clause c. of this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

16.4.2.3 Minimum building setback from the boundary with a residential zone

The minimum building setback from the boundary with a residential zone shall be as follows:

	Applicable to:	Standard
a.	All buildings within sites which share a boundary with a residential zone	3 metres Clause (a) shall not apply to the Industrial General zone off Haytons Road.

Any application arising from this rule shall not be publicly notified.

16.4.2.4 Sunlight and outlook at boundary with a residential zone and road

	Standard
a.	Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal boundary-in accordance with the relevant diagram in Appendix 16.8.11. Clause (a) shall not apply to the Industrial General Zone off Haytons Road.
b.	Where a site adjoins Blakes Road at East Belfast, no buildings shall project beyond a building envelope constructed by recession planes commencing at a point 8 metres above the Blakes Road boundary and climbing at an angle of 15 degrees until it reaches a line 50 metres back from and parallel to the Blakes Road boundary.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be publicly or limited notified.

Any application arising from this rule shall not be publicly notified.

16.4.2.5 Outdoor storage of materials

- a. Any outdoor storage areas shall:
- i. not be located within the minimum setbacks specified in Rules 16.4.2.2.
 - ii. be screened by landscaping, fencing or other screening to a minimum of 1.8 metres in height from any adjoining residential zone except where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year.

Any application arising from this rule shall not be limited or publicly notified, except where the adjoining zone is residential.

16.4.2.6 Landscaped areas

Landscaping and trees shall be provided as follows:

	Standard
a.	The road frontage of all sites opposite a residential zone or listed below shall have a landscaping strip with a minimum width of 1.5 metres, and minimum of 1 tree for every 10 metres of road frontage or part thereof. <ol style="list-style-type: none"> i. Land adjoining Main North Road (SH1) between Dickeys Road and Factory Road; ii. Land adjoining Main South Road, between Barbers Road and Halswell Junction Road; and iii. Land adjoining Tunnel Road. <p>This standard shall not apply to an emergency service facility or vehicle access to any site.</p>

	Standard
b.	On sites adjoining a residential zone, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof.
c.	All landscaping / trees required by these rules shall be in accordance with the provisions in Appendix 16.8.1.

Any application arising from clause a. of this rule shall not be limited or publicly notified.

Advice Notes

1. Vegetation in close proximity to the electricity transmission network will need to be planted and managed in accordance with the Electricity (Hazards from Trees) Regulations 2003.
2. Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater. The stormwater facilities, which support multiple values such as stormwater retention, water quality treatment, biodiversity enhancement, Ngāi Tahu/ Manawhenua values and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management and the protection of groundwater in an integrated manner. Stormwater treatment sites or treatment facilities should be separated from natural waterways with vegetated buffers to ensure stormwater is treated before it is discharged into natural waterways or natural wetlands.

16.4.2.7 Visual amenity and screening

- a. Where a site adjoins an Open Space, Specific Purpose (School), Specific Purpose (Cemetery) or Specific Purpose (Tertiary Education) Zone, provision shall be made for landscaping, fence(s), wall(s) or a combination to at least 1.8 metres in height along the length of the zone boundary, excluding any road frontages. Where landscaping is provided, it shall be continuous and for a minimum depth of 1.5 metres along the zone boundary.

Any application arising from this rule shall not be limited or publicly notified.

16.4.2.8 Access to Industrial General Zone (Deans Avenue)

- a. Any activity in the Industrial General zone bound by Deans Avenue, Lester Lane and the railway line shall only have access from Lester Lane. In the event that Lester Lane is realigned, site access shall be solely from the realigned Lester Lane.

Any application arising from this rule shall not be publicly notified.

16.4.2.9 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

16.4.3 Area Specific Rules - Industrial General Zone (Waterloo Park)

The following rules and the Waterloo Park Outline Development Plan (Appendix 16.8.2) shall apply to the Industrial General Zone (Waterloo Park). All activities specified are also subject to the rules in 16.4.1 (Activity status tables) and 16.4.2 (Built form standards) unless specified otherwise in 16.4.3.

16.4.3.1 Activity status tables –Industrial General Zone (Waterloo Park)

16.4.3.1.1 Permitted activities

The activities listed below are permitted activities in the Industrial General Zone (Waterloo Park) if they meet any activity specific standards set out in this table and the built form standards in Rule 16.4.3.2.

Activity		Activity specific standards
P1	Activities listed in Rule 16.4.1.1 P1-P21	<p>Development shall comply with:</p> <ol style="list-style-type: none"> a. All of the Key Structuring Elements on the Waterloo Park Outline Development Plan (Appendix 16.8.2), being: <ol style="list-style-type: none"> i. Indicative location of new roads ii. Indicative stormwater management area iii. Indicative other open space b. Built form standards in Rule 16.4.3.2, and Rule 16.4.2 unless specified otherwise in Rule 16.4.3.2.
P2	Residential activity outside the 50 Ldn dBA air noise contour line defined on the planning maps.	<ol style="list-style-type: none"> a. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than $35 \text{ dB } D_{\text{tr}, 2\text{m}, \text{nT}w} + C_{\text{tr}}$. b. Any residential activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, car parking, garaging and balconies) per unit of: <ol style="list-style-type: none"> i. Studio 35m² ii. 1 bedroom 45m² iii. 2 bedroom 60m² iv. 3 or more bedrooms 90m² c. Each residential unit shall have: <ol style="list-style-type: none"> i. an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area; ii. a single, indoor storage space of 4m³ with a

Activity		Activity specific standards																
		<p>minimum dimension of 1 metre; and</p> <p>iii. space designated for waste management, whether private or communal, which shall not be located between the road boundary and any building, and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres.</p> <p>d. Each residential unit shall have an outdoor living space with a minimum area and dimension as set out in the following table, located immediately outside and accessible from an internal living area of the residential unit.</p> <table border="1"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>6m²</td> <td>1.5 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m²</td> <td>1.5 metres</td> </tr> <tr> <td>iii.</td> <td>3 or more bedrooms</td> <td>15m²</td> <td>1.5 metres</td> </tr> </tbody> </table>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m ²	1.5 metres	ii.	2 or 3 bedroom	10m ²	1.5 metres	iii.	3 or more bedrooms	15m ²	1.5 metres
	Type	Area	Dimension															
i.	Studio, 1 bedroom	6m ²	1.5 metres															
ii.	2 or 3 bedroom	10m ²	1.5 metres															
iii.	3 or more bedrooms	15m ²	1.5 metres															
P3	Retail activity	<p>a. The maximum GLFA of retail activity within the Industrial General Zone (Waterloo Park) shall be 3,000m² and shall be located in a Local Centre.</p> <p>b. The maximum GLFA per tenancy for any retail activity shall be 350m².</p>																
P4	Office activity	<p>a. The maximum GLFA of office activity within the Industrial General Zone (Waterloo Park) shall be 6,000m².</p> <p>b. The maximum GLFA of office activity at ground floor level shall be 3000m² GLFA.</p> <p>c. The maximum GLFA of office activity per tenancy shall be 500m².</p>																
P5	Key Structuring Elements identified on the outline development plan in Appendix 16.8.2.	<p>a. Development is to be in accordance with the Key Structuring Elements on the outline development plan, as identified in Rule 16.4.3.1.1 P1.</p>																

16.4.3.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 16.7.1, 16.7.2 and 16.4.3.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any site access directly onto Pound Road, Brixton, Wilson, or Mortlake Streets. Any application arising from this rule shall not be publicly notified.	a. Outline development plan – Rule 16.4.3.3.1 (b)
RD2	Any activity listed in Rule 16.4.3.1.1 P1-P4 and Rule 16.4.3.1.2 RD3 that does not meet one or more of the built form standards in Rule 16.4.3.2. Refer to relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: a. For Rule 16.4.3.2.1, Minimum building setback from road boundaries/ railway corridor – Rule 16.7.1.3 b. For Rule 16.4.3.2.1, Outline Development Plan – Rule 16.4.3.3.1 c. Landscaped areas- –Rule 16.7.1.7
RD3	Any activity listed in Rule 16.4.3.1.1 P2that does not meet one or more of the activity specific standards b., c. or d. Any application arising from this rule shall not be limited or publicly notified.	a. Residential activity - Rule 16.7.2.2
RD4	Any development not complying with a Key Structuring Element on the outline development plan in Appendix 16.8.2. Any application arising from this rule shall not be publicly notified.	a. Outline development plan – Rule 16.4.3.3.1

16.4.3.1.3 Discretionary

The activities listed below are discretionary activities.

D1	Any activity listed in Rule 16.4.3.1.1 P3 or P4 that does not meet the activity specific standards.
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16.4.3.1.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity which results in the daily average sewage flow from the Industrial General Zone (Waterloo Park) to exceed 0.09L/s/ha, and the average daily sewage discharge to exceed 863m ³ / day.
NC2	Any residential activity listed in Rule 16.4.3.1.1 P2 that does not meet activity specific standard a.

16.4.3.2 Built form standards – General Industrial Zone (Waterloo Park)

16.4.3.2.1 Minimum building setback from road boundaries

The minimum building setback from road boundaries shall be as follows:

	Applicable to	Standard
a.	Pound Road north of setback line identified on the outline development plan in Appendix 16.8.2i.	10 metres
b.	Pound Road south of setback line identified on the outline development plan in Appendix 16.8.2i.	20 metres

Any application arising from rule shall not be limited or publicly notified.

16.4.3.2.2 Landscaped areas

Landscaping shall be provided as follows:

	Applicable to	Standard
a.	Pound Road frontage only	<ul style="list-style-type: none"> i. A landscaping strip shall be provided adjacent to the Pound Road frontage with a minimum width of 10 metres along and adjoining the allotment boundary with Pound Road, excluding vehicle crossings and rear sites. ii. On sites with frontage to Pound Road and within the area identified as requiring specific landscape treatment on the outline development plan in Appendices 16.8.2ii. and iii., all landscaping shall be in accordance with the relevant design in that Appendix. iii. The requirements of (i) and (ii) shall be completed as a condition of subdivision consent, or if there is no subdivision required, in conjunction with development in the locations that clauses (i) and

	Applicable to	Standard
		(ii) relate to as a permitted activity standard.

Any application arising from this rule shall not be limited or publicly notified.

16.4.3.3 Rules - Matters of discretion –Industrial General Zone (Waterloo Park)

16.4.3.3.1 Outline development plan

- a. The extent to which development is in accordance with the outline development plan.
- b. The extent to which the location of vehicular access points, the design of the transport network (including road alignment and intersection design within the outline development plan area and connections with the wider network), and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on residential amenity values and the safety and efficiency of the transport network.
- c. The degree to which stormwater management areas are suitably located for managing stormwater quality and quantity within the outline development plan area.
- d. The extent to which any stormwater system recognises and/or provides for values of importance to Ngāi Tahu/ Manawhenua and in particular the maintenance and enhancement of water quality and mahinga kai values.
- e. The degree to which stormwater retention basins and open space are located so as to provide an effective buffer between industrial and residential activities.
- f. The extent to which stormwater basins and open space areas are co-located so as to maximise recreational and amenity opportunities.
- g. The extent to which development has adverse effects on the anticipated amenity values of adjoining zones and the means of mitigating this.

16.4.4 Area Specific Rules - Industrial General Zone (Portlink Industrial Park)

The following rules and the Portlink Industrial Park Outline Development Plan (Appendix 16.8.3) shall apply to the Industrial General Zone (Portlink Industrial Park). All activities specified are also subject to the rules in 16.4.1 (Activity status tables) and 16.4.2 (Built form standards) unless specified otherwise in 16.4.4.

16.4.4.1 Activity status tables – Industrial General Zone (Portlink Industrial Park)

16.4.4.1.1 Permitted activities

The activities listed below are permitted activities in the Industrial General Zone (Portlink Industrial Park) if they meet any activity specific standards set out in this table and the built form standards in Rule 16.4.4.2.

Activity		Activity specific standards
P1	Activities listed in Rule 16.4.1.1 P1-P21	Development shall comply with: <ol style="list-style-type: none"> a. The Key Structuring Element on the Portlink Industrial Park Outline Development Plan (Appendix 16.8.3), being: <ol style="list-style-type: none"> i. Road access b. Built form standards in Rule 16.4.4.2, and Rule 16.4.2 unless specified otherwise in Rule 16.4.4.2.
P2	Key Structuring Elements identified on the outline development plan in Appendix 16.8.3.	<ol style="list-style-type: none"> a. Development is to be in accordance with the Key Structuring Element on the Portlink Industrial Park Outline Development Plan (Appendix 16.8.3): being as identified in Rule 16.4.4.1.1 P1.

16.4.4.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 16.7.1, 16.7.2 and 16.4.4.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 16.4.4.1.1 P1 that does not meet one or more of the built form standards in Rule 16.4.4.2. Refer to relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: a. Maximum height of buildings and fencing or screening structure – Rule 16.7.1.1 b. Minimum building setback from road boundaries/ railway corridor – Rule 16.7.1.3 c. For Rule 16.4.4.2.3, Landscaped areas – Rule 16.7.1.7 d. For Rule 16.4.4.2.3, Landscaping in Portlink Industrial Park Outline Development Plan – Rule 16.4.4.3.2 e. For Rule 16.4.4.2.3 b., Cycle and pedestrian links – Rule 16.4.4.3.3
RD2	Any development not complying with a Key Structuring Element on the Portlink Industrial Park Outline Development Plan in Appendix 16.8.3. Any application arising from this rule shall not be publicly notified.	a. Outline development plan – Rule 16.4.4.3.1

16.4.4.1.3 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any development resulting in more than 10 hectares (excluding roads) of land within the outline development plan area in Appendix 16.8.3 being occupied by businesses before completion of the upgrade of the intersection of Kennaway Road and Chapmans Road to provide dedicated right turn bays with two approach lanes on the minor arm that are continuous for a length of no less than 35 metres.

16.4.4.2 Built form standards – Industrial General Zone (Portlink Industrial Park)

16.4.4.2.1 Maximum height of buildings

- a. The maximum height of any building within the '11m Building Height Limit Area' defined on the outline development plan in Appendix 16.8.3 shall be 11 metres.

Any application arising from this rule shall not be publicly notified.

16.4.4.2.2 Minimum building setback from road boundaries

- a. The minimum building setback from the road boundary with Tunnel Road shall be 3 metres.

Any application arising from this rule shall not be limited or publicly notified.

16.4.4.2.3 Landscaped areas

Landscaping and trees shall be provided as follows:

	Applicable to:	Standard
a.	Tunnel Road frontage only	<p>a. Any site that adjoins Tunnel Road shall have a landscaping strip with a minimum width of 1.5 metres along the allotment boundary with Tunnel Road with the exception of that part defined on the outline development plan in Appendix 16.8.3 as 'Landscape and stormwater area (Green Space)'; and</p> <p>b. Planting of trees and shrubs within the landscaping strip adjacent to Tunnel Road shall be in accordance with the Landscape Plan and Plant Species List (see Appendix 16.8.3) and shall meet the requirements specified in Part A of Appendix 16.8.1; and</p> <p>c. The landscaping required under Rule 16.4.4.2.3 a. shall be completed as a condition of subdivision consent, or if there is no subdivision required, in conjunction with development in the locations that clause a. relates to as a permitted activity standard.</p>
b.	Landscaping adjacent to the Heathcote River and within the zone	<p>a. Planting of trees and shrubs within the 'Landscape and stormwater area (Green Space)' defined on the outline development plan in Appendix 16.8.3 adjacent to the Heathcote River shall be in accordance with the Landscape Plan and Plant Species List (see Appendix 16.8.3) and the requirements in Appendix 16.8.1 Part A (Tree requirements); and</p> <p>b. Legal public access ways within the landscaping strip adjoining the Heathcote River shall be provided as indicated by 'Pedestrian access' on the outline development plan in Appendix 16.8.3; and</p> <p>c. There shall be no erection of buildings, fences, the display of outdoor advertisements, parking of vehicles or use for any purpose other than landscaping, passive recreation or ecological enhancement within the 'Landscape and Stormwater Area (Green Space)' defined on the outline development plan in Appendix 16.8.3, and</p> <p>d. Existing vegetation as marked on the outline development plan in Appendix 16.8.3 as 'Existing vegetation to be retained' shall be maintained.</p>

Any application arising from this rule shall not be limited or publicly notified.

Advice Note:

- Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater. The stormwater facilities, which support multiple values such as stormwater retention, water quality treatment, biodiversity

enhancement, Ngāi Tahu/Manawhenua values and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management and the protection of groundwater in an integrated manner. Stormwater treatment sites or treatment facilities should be separated from natural waterways with vegetated buffers to ensure stormwater is treated before it is discharged into natural waterways or natural wetlands.

16.4.4.3 Rules - Matters of discretion – Industrial General Zone (Portlink Industrial Park)

16.4.4.3.1 Outline Development Plan

- a. The extent to which development is in accordance with the outline development plan.
- b. The extent to which the location of vehicular access points, the design of the transport network (including road alignment and intersection design within the outline development plan area and connections with the wider network), and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on the safety and efficiency of the transport network.

16.4.4.3.2 Landscaping in Portlink Industrial Park Outline Development Plan

- a. The extent to which landscaping, planting and stormwater treatment ponds maintain or enhance the visual amenity and ecological values of the margins of the Heathcote River.
- b. The extent to which landscaping of the Heathcote River margin can contribute to the enhancement of Ngāi Tahu/ Manawhenua cultural values.
- c. The extent to which planting and the location of pedestrian/cycle ways protect and enhance the habitat of birds.

16.4.4.3.3 Cycle and pedestrian links

- a. The extent to which the development provides safe and efficient linkages within the outline development plan area and connections to the wider transport network for walking and cycling.

16.4.5 Area Specific Rules – Industrial General Zone (Musgroves)

The following rules and the Musgroves Outline Development Plan (Appendix 16.8.4) shall apply to the Industrial General Zone (Musgroves). All activities specified are also subject to the rules in 16.4.1 (Activity status tables) and 16.4.2 (Built form standards) unless specified otherwise in 16.4.5.

16.4.5.1 Activity status tables – Industrial general zone (Musgroves)

16.4.5.1.1 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 16.4.5.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 16.4.1.1 P1-P21 that does not meet one or more of the built form standards in Rule 16.4.5.2. Refer to relevant built form standard for provisions regarding notification.	a. Roading and access- 16.4.5.3.1

16.4.5.1.2 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any site access to Wigram Road or Aidanfield Drive.
NC2	Any activity which results in the daily average sewage flow from a site exceeding 0.09L/s/ha.

16.4.5.2 Built form standards – Industrial General Zone (Musgroves)

16.4.5.2.1 Roading and access

	Standard
a.	There shall be no development, preceding subdivision, within the outline development plan area defined in Appendix 16.8.4 unless a road is formed through the zone that links Wigram Road with Aidanfield Drive. This road shall include the formation of a road connection with Aidanfield Drive, located between points (c) and (d) or at point (e) as marked on the outline development plan in Appendix 16.8.4 and described below:

	Standard
	<ul style="list-style-type: none"> i. the road connection shall be at least 40 metres south-east of the centreline of Wigram Road and its intersection with Aidanfield Drive; and ii. at least 40 metres north-west of the centreline of the future Glen Arrife Place extension intersection with Aidanfield Drive. <p>This road shall be completed prior to or in conjunction with development in the locations that clause a. relates to as a permitted activity standard.</p>

Any application arising from this rule shall not be publicly notified.

16.4.5.3 Rules - Matters of discretion – Industrial General Zone (Musgroves)

16.4.5.3.1 Roading and access

- a. The extent to which the location of vehicular access points, the design of the transport network (including road alignment and intersection design within the outline development plan area and connections with the wider network) and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on residential amenity values and the safety and efficiency of the transport network.

16.4.6 Area Specific Rules – Industrial General Zone (North Belfast)

The following rules and the North Belfast Outline Development Plan (Appendix 16.8.5) shall apply to the Industrial General Zone (North Belfast). All activities specified are also subject to the rules in 16.4.1 (Activity status tables) and 16.4.2 (Built form standards) unless specified otherwise in 16.4.6.

16.4.6.1 Activity status tables – Industrial General Zone (North Belfast)

The area of land within the boundary of the North Belfast Outline Development Plan (Appendix 16.8.5) between Factory Road and Kaputone Stream is subject to the rules applicable to the Rural Urban Fringe Zone and Rule 16.4.6.1.1 (P2) and Rule 16.4.6.1.3 (D1) set out below. It is not subject to any other provisions of Rule 16.4.6.1 until such time as the landowner advises the Council in writing that it proposes to cease undertaking rural activities and composting on the land, or, at the latest, on 30 March 2026. From that date, the provisions of the Industrial General Zone (North Belfast) shall apply.

16.4.6.1.1 Permitted activities

The activities listed below are permitted activities in the Industrial General Zone (North Belfast) if they meet any activity specific standards set out in this table and the built form standards in Rule 16.4.6.2.

Activity		Activity specific standards
P1	Activities listed in Rule 16.4.1.1 P1-P21	<p>Development shall comply with:</p> <ol style="list-style-type: none"> a. The Key Structuring Elements on the North Belfast Outline Development Plan (Appendix 16.8.5), being: <ol style="list-style-type: none"> i. Proposed Collector Road ii. Stormwater Facility Locations iii. Springs iv. Stormwater Management Area 1 (sizing indicative) b. Built form standards in Rule 16.4.6.2, and Rule 16.4.2 unless otherwise specified in Rule 16.4.6.2.
P2	<p>Within the area between Factory Road and Kaputone Stream on the North Belfast Outline Development Plan (Appendix 16.8.5), those activities permitted in the Rural Urban Fringe Zone and the composting of materials authorised by resource consent from Environment Canterbury.</p> <p>This rule shall apply until the landowner advises the Council in writing that it proposes to cease undertaking rural activities and composting on the land, or, at the latest, until 30 March 2026. From that date, the provisions of the</p>	<ol style="list-style-type: none"> a. Compliance with the relevant Rural Urban Fringe Zone activity specific standards for permitted activities. <p>Any activity listed as a permitted activity in the Rural Urban Fringe Zone, but which does not meet any one or more of the relevant activity specific standards, is subject to Rule 16.4.6.1.4 D1.</p>

	Industrial General Zone (North Belfast) shall apply.	
P3	Key Structuring Elements identified on the outline development plan in Appendix 16.8.5.	a. Development is to be in accordance with the Key Structuring Elements on the North Belfast Outline Development Plan (Appendix 16.8.5): being as identified in Rule 16.4.6.1.1 P1.

16.4.6.1.2 Controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 16.4.6.3, as set out in the following table.

Activity		The Council's control is reserved to the following matters:
C1	Buildings that do not meet Rule 16.4.6.2.4 and that are between 10 and 20 metres from: <ul style="list-style-type: none"> a. the surveyed point of the spring identified on the Outline Development Plan in Appendix 16.8.5; or b. any spring not identified on the Outline Development Plan in Appendix 16.8.5, and not within Lots 5, 6 and 7 DP 71209, in which case the setback shall be measured from the head or heads of the spring where visible. 	a. Springs - Rule 16.4.6.3.3.

16.4.6.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 16.7.1, 16.7.2 and 16.4.6.3, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any proposed road access into the Outline Development Plan area (defined in Appendix 16.8.5 by 'ODP boundary') from Main North Road (State Highway 1), excluding the section of Main North Road north east of State Highway 1. Any application arising from this rule shall not be publicly notified, and shall be limited notified only to the road controlling authority (absent its written approval).	a. Additional road access – Rule 16.4.6.3.2

Activity		The Council's discretion shall be limited to the following matters:
RD2	<p>Activities P1 and P2 listed in Rule 16.4.6.1.1 that do not meet one or more of the built form standards in Rule 16.4.6.2 (except for Rule 16.4.6.2.4)</p> <p>Refer to relevant built form standard for provisions regarding notification.</p>	<p>a. As relevant to the built form standard that is not met:</p> <ul style="list-style-type: none"> i. Minimum building setback from road boundaries/ railway corridor – Rule 16.7.1.3 ii. Minimum building setback from the boundary with a residential zone, residential property – Rule 16.7.1.4 iii. For Rule 16.4.6.2.3, Landscaped areas – Rule 16.7.1.7 iv. For Rule 16.4.6.2.3, Outline development plan- Rule 16.4.6.3.1
RD3	<p>Buildings that do not meet Rule 16.4.6.2.4 and that are less than 10 metres from:</p> <ul style="list-style-type: none"> a. the surveyed point of the spring identified on the Outline Development Plan in Appendix 16.8.5; or b. any spring not identified on the Outline Development Plan in Appendix 16.8.5, and not within Lots 5, 6 and 7 DP 71209, in which case the setback shall be measured from the head or heads of the spring where visible. 	<p>a. Springs - Rule 16.4.6.3.3</p>
RD4	<p>Any development not complying with a Key Structuring Element on the North Belfast Outline Development Plan in Appendix 16.8.5.</p> <p>Any application arising from this rule shall not be publicly notified.</p>	<p>a. Outline development plan – Rule 16.4.6.3.1</p>

16.4.6.1.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	<p>Within the area between Factory Road and Kaputone Stream on the North Belfast Outline Development Plan (Appendix 16.8.5), any activity not otherwise permitted in the Rural Urban Fringe Zone and not being the composting of materials authorised by resource consent from Environment Canterbury.</p>

	This rule shall apply until the landowner advises the Council in writing that it proposes to cease undertaking rural activities on the land, or, at the latest, until 30 March 2026. From that date, the provisions of the Industrial General Zone (North Belfast) shall apply.
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16.4.6.1.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity which results in the daily average sewage flow from a site exceeding 0.09L/s/ha.
NC2	Any site access directly onto Main North Road or the Northern Arterial.

16.4.6.2 Built form standards – Industrial General Zone (North Belfast)

16.4.6.2.1 Minimum building setback from road boundaries

- a. The minimum building setback from the Northern Arterial designation shall be 10 metres.

Any application arising from this rule shall not be limited or publicly notified.

16.4.6.2.2 Minimum building setback from the boundary with a residential zone, Belfast cemetery and an esplanade reserve or strip

Buildings shall be setback from the specified boundaries as follows:

	Applicable to:	Permitted
a.	Boundary with 'Belfast cemetery' or 'Future area for Cemetery purposes' as defined on the North Belfast Outline Development Plan in Appendix 16.8.5.i.	6 metres
b.	Boundaries with an esplanade reserve or strip	3 metres

Any application arising from this rule shall not be limited or publicly notified.

16.4.6.2.3 Landscaped areas

Landscaping and trees shall be provided as follows:

	Applicable to:	Permitted
a.	Sites adjoining 'Belfast cemetery' and 'Future area for cemetery purposes' as defined on the North Belfast Outline Development Plan in Appendix 16.8.5i, or a residential zone	<p>i. Sites adjoining 'Belfast cemetery' or 'Future area for cemetery purposes' as defined on the North Belfast Outline Development Plan in Appendix 16.8.5i, or a residential zone, shall have a landscaping strip with a minimum width of 3 metres along that boundary with the 'Belfast cemetery', 'Future area for cemetery purposes' and residential zone.</p> <p>ii. All landscaping / trees required under (i) shall be in accordance with the provisions in Appendix 16.8.1.</p> <p>iii. The requirements of clause (i) shall be completed as a condition of subdivision consent, or if there is no subdivision required, in conjunction with development in the locations that clause (i) relates to.</p>
b.	Setback from the outer edge of esplanade reserves	<p>i. Any site that adjoins an esplanade reserve shall have a landscaping strip with a minimum width of 3 metres along the allotment boundary with the esplanade reserve.</p> <p>ii. All landscaping / trees required under (i) shall be in accordance with the provisions in Appendix 16.8.1.</p> <p>iii. The requirements of clause (i) shall be completed as a condition of subdivision consent, or if there is no subdivision required, in conjunction with development in the locations that clause (i) relates to.</p>

Any application arising from this rule shall not be limited or publicly notified.

16.4.6.2.4 Minimum building setback from springs

Buildings shall be set back more than 20 metres from:

- a. the surveyed point of the spring identified on the Outline Development Plan in Appendix 16.8.5; or
- b. any spring not identified on the Outline Development Plan in Appendix 16.8.5, and not within Lots 5, 6 and 7 DP 71209, in which case the setback shall be measured from the head or heads of the spring where visible.

16.4.6.3 Rules - Matters of control and discretion – Industrial General Zone (North Belfast)

16.4.6.3.1 Outline development plan

- a. The extent to which development is in accordance with the outline development plan.
- b. The extent to which the location of vehicular access points, the design of the transport network (including road alignment and intersection design within the outline development plan area and connections with the wider network) and the associated vehicle movements (including the type

and volume of vehicles) may individually or cumulatively impact on residential amenity values and the safety and efficiency of the transport network including the main north line railway corridor.

- c. The degree to which stormwater retention basins and swales are located so as to provide an effective buffer between industrial and other activities, and to avoid adverse effects on the rail corridor.
- d. The extent to which stormwater areas and open space areas are co-located so as to maximise recreational and amenity opportunities.
- e. The extent to which stormwater is separated from springs to protect Ngāi Tahu/ Manawhenua values.

16.4.6.3.2 Additional road access

- a. The effect of any additional access points on the safety and efficiency of the adjoining road network, and on connectivity with adjoining properties, having regard to:
 - i. the level and type of traffic using the proposed access point;
 - ii. the location and design of the proposed access point;
 - iii. the adequacy of existing access points;
 - iv. the nature and extent of consultation with adjoining landowners; and
 - v. the extent to which the access point and its associated access road enables comprehensive development of the wider outline development plan area by a legal mechanism and other appropriate method.

16.4.6.3.3 Springs

- a. The extent to which springs within the outline development plan area are protected, maintained and enhanced with a suitable buffer.
- b. The degree to which springs in the outline development plan area are affected by development and any measures proposed to mitigate the effects.
- c. The effects on ecological, cultural and amenity values associated with the springs.
- d. Whether the development proposed has regard to any existing natural flowpath of water from a spring in its design.
- e. The benefits of incorporating springs into stormwater management areas and the provision of buffers or similar within these areas to avoid stormwater entering springs and the mixing of waters.

16.4.7 Area Specific Rules – Industrial General Zone (Stanleys Road)

The following rules shall apply to the Industrial General Zone (Stanleys Road). All activities specified are also subject to the rules in 16.4.1 (Activity status tables) and 16.4.2 (Built form standards) unless specified otherwise in 16.4.7.

16.4.7.1 Activity status tables – Industrial General Zone (Stanleys Road)

16.4.7.1.1 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 16.4.7.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 16.4.1.1 P1-P21 that does not meet one or more of the built form standards in Rule 16.4.7.2. Refer to relevant built form standard for provisions regarding notification.	a. Roading and access- 16.4.7.3.1

16.4.7.1.2 Non-complying activities

The activities listed below are non-complying activities:

NC1	Any activity which results in the daily average sewage flow from a site exceeding 0.09 L/s/ha.
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16.4.7.2 Built form standards – Industrial General Zone (Stanleys Road)

16.4.7.2.1 Roading and access

- a. Any development preceding subdivision at 6 Stanleys Road shall include a footpath along the road frontage of 6 Stanleys Road.

Any application arising from this rule shall not be limited or publicly notified.

16.4.7.3 Rules - Matters of discretion - Industrial General Zone (Stanleys Road)

16.4.7.3.1 Roading and access

- a. The degree to which safe and efficient pedestrian and cycle access is provided with the adjoining area and transport networks.

16.4.8 Area Specific Rules – Industrial General Zone (Trents Road)

The following rules and the Trents Road Outline Development Plan (Appendix 16.8.6) shall apply to the Industrial General Zone (Trents Road). All activities specified are also subject to the rules in 16.4.1 (Activity status tables) and 16.4.2 (Built form standards) unless specified otherwise in 16.4.8.

16.4.8.1 Activity status tables – Industrial General Zone (Trents Road)

16.4.8.1.1 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 16.7.1, 16.7.2 and 16.4.8.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 16.4.1.1 P1-P21 that does not meet one or more of the built form standards in Rule 16.4.8.2, except for built form standard 16.4.8.2.3. Refer to relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: <ul style="list-style-type: none"> b. Minimum building setback from the boundary with a residential zone, residential property - 16.7.1.4 b. For Rule 16.4.8.2.2, Landscaped areas – 16.7.1.7 c. For Rule 16.4.8.2.2, Landscaping in the Industrial General Zone (Trents Road) - 16.4.8.3.1 d. Stormwater management – 16.4.8.3.2 e. Roading and access – 16.4.8.3.3

16.4.8.1.2 Discretionary activities

The activities listed below are discretionary activities.

D1	Any activity that does not meet the built form standards in Rule 16.4.8.2.3.
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16.4.8.2 Built form standards – Industrial General Zone (Trents Road)

16.4.8.2.1 Minimum building setback from the boundary with adjoining zones

The minimum building setback shall be as follows:

	Applicable to:	Standard
a.	Any site adjoining the north eastern boundary of the Zone, as specified on the outline development plan in Appendix 16.8.6 (refer to 'Building Setbacks').	15 metres
b.	Any sites adjoining the south-eastern boundary of the Zone, as specified on the outline development plan in Appendix 16.8.6 (refer to 'Building Setbacks').	20 metres
c.	Industrial activity on sites adjoining a residential zone as specified on the outline development plan in Appendix 16.8.6 (refer to 'Building Setback Exemption').	25 metres
d.	Ancillary retail activities, ancillary office activities, commercial services and gymnasium on sites adjoining a residential zone.	10 metres
e.	Setback from other internal boundaries of the outline development plan area as specified on the outline development plan in Appendix 16.8.6 (refer to 'Building Setbacks').	6 metres

Any application arising from this rule shall not be publicly notified.

16.4.8.2.2 Landscaped areas and amenity

In addition to the landscaping requirements in Rule 16.4.2.6, the following shall also be provided:

	Standard
a.	A minimum of 10% of a site shall be set aside as a landscaped area.
b.	Any development on a site adjoining one or more of the following boundaries shall include a landscaping strip along that boundary with a minimum width as prescribed below and as specified on the outline development plan in Appendix 16.8.6: <ul style="list-style-type: none"> i. north-eastern boundary with the Residential Suburban Zone and Selwyn District: 10 metres; ii. south-eastern boundary with Selwyn District: 15 metres; iii. either side of the northern most Trents Road access to the Zone: 2 metres; iv. along the remaining Zone boundary, except vehicle crossings: 5 metres; v. along the frontages of all internal roads within the zone open to the public, whether vested in the Council or not, except vehicle crossings: 1.5 metres.
c.	Any proposed fence on the boundary of a site adjoining the boundary with Selwyn District Council (as shown on the outline development plan in Appendix 16.8.6 as 'Post and Wire Fencing requirement') shall be a post and wire fence, except across vehicle crossings.
d.	Existing vegetation as marked on the outline development plan in Appendix 16.8.6 as 'Existing vegetation to be retained' shall be maintained.

Any application arising from this rule shall not be publicly notified.

16.4.8.2.3 Noise mitigation

	Standard
a.	<p>Any development on a site with a boundary shown on the outline development plan in Appendix 16.8.6 as ‘Noise Control Fencing Requirement’ shall include a fence along that boundary with a minimum height of 1.8 metres. The fence shall be constructed from solid surface materials with a minimum surface mass of 10kg/m², built and maintained free of gaps (including under the fence), cracks or holes.</p> <p>This shall be completed prior to a Code of Compliance being issued under the Building Act for any development within 30 metres of the boundary of the adjoining Residential Suburban Zone.</p>

Any application arising from this rule shall not be publicly notified.

16.4.8.2.4 Stormwater management

	Standard
a.	Any stormwater generated by an activity shall be treated and discharged to ground within the outline development plan area identified in Appendix 16.8.6 unless specified below.
b.	There shall be no discharge to surface water from any site for all events up to the critical duration 2% annual exceedance probability event.

Any application arising from this rule shall not be publicly notified.

Advice Note:

- Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater. The stormwater facilities, which support multiple values such as stormwater retention, water quality treatment, biodiversity enhancement, Ngāi Tahu/ Manawhenua values and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management and the protection of groundwater in an integrated manner. Stormwater treatment sites or treatment facilities should be separated from natural waterways with vegetated buffers to ensure stormwater is treated before it is discharged into natural waterways or natural wetlands.

16.4.8.2.5 Roading and access

	Standard
a.	<p>Road connections</p> <ol style="list-style-type: none"> There shall be no development, preceding subdivision, within the outline development

	Standard
	<p>plan area defined in Appendix 16.8.6 unless the southern-most road connection with Trents Road as marked on the outline development plan is completed prior to, or in conjunction with, the development.</p> <p>i. Any activity shall only access Trents Road by way of the two vehicle access points defined on the outline development plan in Appendix 16.8.6, comprising:</p> <p style="padding-left: 40px;">A. a northern road connection provided it is designed and with signage to limit its use to vehicles entering the zone (as shown on the outline development plan in Appendix 16.8.6); and</p> <p style="padding-left: 40px;">B. a southern road connection provided it is designed and with signage to limit its use to vehicles exiting the zone (as shown on the outline development plan in Appendix 16.8.6).</p> <p>ii. Any activity shall only access Main South Road by way of the one vehicle access point defined on the outline development plan in Appendix 16.8.6, and comprising a road designed, and with signage displayed, to restrict vehicle movements to light vehicles and to left entry into the zone and left exit out of the zone as shown on the outline development plan in Appendix 16.8.6.</p>
b.	<p>Internal road within the zone</p> <p>i. There shall be no development, preceding subdivision, within the outline development plan area in Appendix 16.8.6 unless the internal road shown on the outline development plan in Appendix 16.8.6 as ‘Indicative internal road/access way layout’, including a footpath along one side of the internal road, is completed prior to, or in conjunction with, the development.</p>

Any application arising from this rule shall not be publicly notified.

16.4.8.3 Rules - Matters of discretion – Industrial General Zone (Trents Road)

16.4.8.3.1 Landscaping in the Industrial General Zone (Trents Road)

- a. The extent to which development is in accordance with the outline development plan.
- b. The extent to which the planting (species and density) will maintain an attractive green edge to the adjoining residential and rural areas.

16.4.8.3.2 Stormwater management

- a. The effectiveness of the design, construction and operation of stormwater facilities in managing stormwater on-site including retention and treatment.
- b. The ability for the stormwater system to be adequately maintained, particularly if it remains in private ownership.
- c. The extent to which treatment and disposal methods conform to the Council’s guidelines for stormwater management systems.

- d. The extent to which any stormwater system recognises and/or provides for those values of importance to Ngāi Tahu/ Manawhenua and in particular the maintenance and enhancement of water quality and mahinga kai values.

16.4.8.3.3 Roding and access

- a. The effect of any additional access points on the safety and efficiency of the adjoining road network, having regard to the level and type of traffic using the proposed access point, the location and design of the proposed access point and the adequacy of existing or alternative access points.
- b. The extent to which the location of vehicular access points, the design of the transport network (including road alignment and intersection design within the outline development plan area and connections with the wider network), and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on residential amenity values and the safety and efficiency of the transport network.
- c. The degree to which safe and efficient pedestrian access is provided through the site.

16.4.9 Area Specific Rules - Industrial General Zone (South West Hornby)

The following rules and the South West Hornby Industrial Area Outline Development Plan (Appendix 16.8.8) shall apply to the Industrial General Zone (South West Hornby). All activities specified are also subject to the rules in 16.4.1 (Activity status tables) and 16.4.2 (Built form standards) unless specified otherwise in 16.4.9.

16.4.9.1 Activity status tables – Industrial General Zone (South West Hornby)

16.4.9.1.1 Permitted activities

The activities listed below are permitted activities in the Industrial General Zone (South West Hornby) if they meet any activity specific standards set out in this table.

Activity		Activity specific standards
P1	Activities listed in Rule 16.4.1.1 P1-P21	Development shall comply with: <ol style="list-style-type: none"> a. The Key Structuring Element on the South West Hornby Industrial Area Outline Development Plan (Appendix 16.8.8), being: <ol style="list-style-type: none"> i. Collector Road b. Built form standards in Rule 16.4.2.
P2	Key Structuring Element identified on the outline development plan in Appendix 16.8.8.	<ol style="list-style-type: none"> a. Development is to be in accordance with the Key Structuring Element on the South West Hornby Industrial Area Outline Development Plan (Appendix 16.8.8), as identified in Rule 16.4.9.1.1 P1.

16.4.9.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 16.4.9.2, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any development not complying with a Key Structuring Element on the outline development plan in 16.8.8.	<ol style="list-style-type: none"> a. Industrial General Zone (South West Hornby) – Rule 16.4.9.2

	Activity	The Council's discretion shall be limited to the following matters:
	Any application arising from this rule shall not be publicly notified.	

16.4.9.2 Rules - Matters of discretion - Industrial General Zone (South West Hornby)

- a. The extent to which development is in accordance with the outline development plan.
- b. The extent to which development provides for future road connections within the South West Hornby Industrial area and the wider network.

16.5 Rules – Industrial Heavy Zone

16.5.1 Activity status tables – Industrial Heavy Zone

16.5.1.1 Permitted activities

The activities listed below are permitted activities in the Industrial Heavy Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 16.5.2. Note, the built form standards do not apply to an activity that does not involve any development.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 16.5.1.2, 16.5.1.3 and 16.5.1.4.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hard standing areas.

Activity		Activity specific standards
P1	Any new building or addition to a building for any activity listed in Rule 16.5.1.1 P2 to P18.	Nil
P2	Industrial activity	
P3	Heavy industrial activity	
P4	Warehousing and distribution activities	
P5	High technology industrial activity	
P6	Service industry	
P7	Trade and industry training Facility	
P8	Ancillary retail activity, unless specified below	Any ancillary retail activity shall: <ol style="list-style-type: none"> a. occupy no more than 250m² or 25% of the GFA of all buildings on the same site, whichever is the lesser; and b. be limited to the display and sale of goods produced, processed or stored on the site.
P9	Food and beverage outlet	Nil
P10	Service station	
P11	Ancillary office activity	Any ancillary office activity shall:

	Activity	The Council's discretion shall be limited to the following matters:
		g. Water supply for fire fighting – Rule 16.7.1.9 h. For Rule 16.5.2.8, Outdoor storage of materials - Rule 16.7.1.6 a., c. and d.
RD2	Any activity listed in Rule 16.5.1.1 P8 and P11 that does not meet one or more of the activity specific standards. Any application arising from this rule shall not be limited or publicly notified.	a. Display of goods, showroom and non-industrial activities - Rule 16.7.2.1.

16.5.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Commercial services
D2	The processing of quarried materials by screening, crushing, washing and/or mixing with additive materials.

16.5.1.4 Non complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity not provided for as a permitted, restricted discretionary, or discretionary activity.
NC2	Any activity on the land legally described as Lot 3, DP 49632 (330 Springs Road), or on land north of Johns Road, which results in the daily average sewage flow from a site exceeding 0.09L/s/ha (litres/ second/ hectare).
NC3	a. Sensitive activities <ol style="list-style-type: none"> i. within 12 metres of the centre line of a 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure. ii. within 10 metres of the centre line of a 66 kV electricity distribution line or within 10 metres of a foundation of an associated support structure.

	Activity
	<p>iii. within 5 metres of the centre line of a 33 kV electricity distribution line or within 5 metres of a foundation of an associated support structure.</p> <p>b. Buildings on greenfield sites</p> <p>i. within 12 metres of the centre line of a 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure.</p> <p>ii. within 10 metres of the centre line of a 66 kV electricity distribution line or within 10 metres of a foundation of an associated support structure.</p> <p>iii. within 5 metres of the centre line of a 33 kV electricity distribution line or within 5 metres of a foundation of an associated support structure.</p> <p>c. Buildings, other than those in (b) above,</p> <p>i. within 12 metres of the foundation of an 220 kV National Grid transmission support structure.</p> <p>ii. within 10 metres of the foundation of a 66 kV electricity distribution support structure.</p> <p>iii. within 5 metres of the foundation of a 33 kV electricity distribution support structure.</p> <p>d. Fences within 5 metres of a National Grid transmission line support structure foundation or 5 metres of a 66 kV and 33 kV electricity distribution support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified, and shall, absent written approval, be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines and 66 kV and 33 kV electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid or electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines and electricity distribution lines. Buildings and activity in the vicinity of National Grid transmission lines or electricity distribution lines must comply with the NZECP 34:2001.
NC4	Residential activity, health care facility, education activity, guest accommodation
NC5	Any activity within the area defined in Appendix 16.8.16 as "Area subject to wastewater discharge restrictions", which results in daily average sewage flows from a site to the Council's reticulated network exceeding 0.09 l/s/ha.

16.5.2 Built form standards - Industrial Heavy Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activity RD2 unless otherwise stated.

16.5.2.1 Maximum height for buildings

- a. The maximum height of any building within 20 metres of a residential or rural zone shall be 15 metres.

Any application arising from this rule shall not be publicly notified.

16.5.2.2 Minimum building setback from road boundaries/ railway corridor

The minimum building setback from road and rail corridor boundaries shall be as follows:

	Applicable to:	Standard
a.	Any activity unless specified below	1.5 metres
b.	Any activity fronting an arterial road or opposite a residential zone, unless specified below	3 metres
c.	Buildings, balconies and decks on sites adjacent to or abutting railway line	4 metres from the rail corridor boundary

Any application arising from this rule (other than clause c.) shall not be limited or publicly notified.

Any application arising from clause c. of this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

16.5.2.3 Minimum building setback from the boundary with a residential zone

The minimum building setback from the boundary with a residential zone shall be as follows:

	Applicable to:	Standard
a.	All sites which share a boundary with a residential zone, other than specified in b.	3 metres
b.	Sites adjoining the residential zone at Wigram	Nil

Any application arising from this rule shall not be publicly notified.

16.5.2.4 Sunlight and outlook at boundary with a residential zone

	Applicable to:	Standard
a.	All sites which share a boundary with a residential zone, other than those adjoining the residential zone at Wigram	Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal boundary in accordance with the diagrams in Appendix 16.8.11.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be publicly or limited notified.

Any application arising from this rule shall not be publicly notified.

16.5.2.5 Outdoor storage of materials

- a. Any outdoor storage area shall be screened by landscaping, fencing or other screening to a minimum of 1.8 metres in height from any adjoining residential zone except where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year.

Any application arising from this rule shall not be limited or publicly notified, except where the adjoining zone is residential.

16.5.2.6 Landscaped areas

Landscaping and trees shall be provided as follows:

	Standard
a.	<p>The road frontage of all sites opposite a residential zone or listed below shall have a landscaping strip with a minimum width of 1.5 metres, and minimum of 1 tree for every 10 metres of road frontage or part thereof:</p> <ul style="list-style-type: none"> i. Land adjoining Main South Road between Marshs Road and Halswell Junction Road; and ii. Land at Chaney's, north of Main North Road, between State Highway 1 and the railway line <p>This standard shall not apply to an emergency service facility or vehicle access to any site.</p>

	Standard
b.	The road frontage of all sites opposite a rural zone shall have a landscaping strip in accordance with the following standards: <ul style="list-style-type: none"> i. minimum width – 10 metres ii. minimum density of tree planting – 1 tree for every 10 metres of road frontage or part thereof.
c.	On sites adjoining a residential zone, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary.
d.	All landscaping/trees required for these rules shall be in accordance with the provisions in Appendix 16.8.1.
e.	On the land legally described as Lot 3, DP 49632 (330 Springs Road) the existing line of eucalyptus trees along the southern boundary of the site shall be retained.

Any application arising from clause b. of this rule shall not be limited or publicly notified.

Advice Notes

1. Vegetation in close proximity to the electricity transmission network will need to be planted and managed in accordance with the Electricity (Hazards from Trees) Regulations 2003.
2. Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater. The stormwater facilities, which support multiple values such as stormwater retention, water quality treatment, biodiversity enhancement, Ngāi Tahu/ Manawhenua values and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management and the protection of groundwater in an integrated manner. Stormwater treatment sites or treatment facilities should be separated from natural waterways with vegetated buffers to ensure stormwater is treated before it is discharged into natural waterways or natural wetlands.

16.5.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

16.5.2.8 Visual amenity and screening

- a. Where a site adjoins an Open Space, Specific Purpose (Cemetery) or Specific Purpose (Tertiary Education) Zone, provision shall be made for landscaping, fence(s), wall(s) or a combination to at least 1.8 metres in height along the length of the zone boundary, excluding any road frontages. Where landscaping is provided, it shall be continuous and for a minimum depth of 1.5 metres along the zone boundary.

Any application arising from this rule shall not be limited or publicly notified.

16.5.3 Area Specific Rules – Industrial Heavy Zone (Sir James Wattie Drive)

The following rules and the Sir James Wattie Drive Outline Development Plan (Appendix 16.8.7) shall apply to the Industrial Heavy Zone (Sir James Wattie Drive). All activities specified are also subject to the rules in 16.5.1 (Activity status tables) and 16.5.2 (Built form standards) unless specified otherwise in 16.5.3.

16.5.3.1 Activity status tables – Industrial Heavy Zone (Sir James Wattie Drive)

16.5.3.1.1 Permitted activities

The activities listed below are permitted activities in the Industrial Heavy Zone (Sir James Wattie Drive) if they meet any activity specific standards set out in this table and the built form standards in Rule 16.5.3.2.

Activity		Activity specific standards
P1	Activities listed in Rule 16.5.1.1 P1-P18, subject to the completion of the upgrade of the intersection of Shands Road and Sir James Wattie Drive (Refer to Rule 16.5.3.1.3 NC2 for development preceding completion of the upgrade)	Development shall comply with: <ol style="list-style-type: none"> a. All of the following Key Structuring Elements on the Sir James Wattie Drive Outline Development Plan (Appendix 16.8.7), being: <ol style="list-style-type: none"> i. Access b. Built form standards in Rule 16.5.3.2 and 16.5.2.
P2	Key Structuring Elements identified on the outline development plan in Appendix 16.8.7.	<ol style="list-style-type: none"> a. Development is to be in accordance with the following Key Structuring Elements on the outline development plan, being: <ol style="list-style-type: none"> iii. Access

16.5.3.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 16.7.1, 16.7.2 and 16.5.3.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 16.5.1.1 P1-P18 that does not meet one or more of the built form standards in Rule 16.5.3.2. Refer to relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: a. For Rule 16.5.3.2.1 a. and b., Minimum building setback from road boundaries/ railway corridor – Rule 16.7.1.3 c. For Rule 16.5.3.2.1 a., Setback from Marshs Road – Rule 16.5.3.3.2 b. Landscaped areas – Rule 16.7.1.7
RD2	Any development not complying with a Key Structuring Element on the outline development plan in Appendix 16.8.7. Any application arising from this rule shall not be publicly notified.	a. Outline development plan – Rule 16.5.3.3.1

16.5.3.1.3 Non-complying Activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity which results in the daily average sewage flow from a site exceeding 0.09L/s/ha.
NC2	Any development within the area covered by the Outline Development Plan (Sir James Wattie Drive) in Appendix 16.8.7 until the upgrade of the intersection of Shands Road and Sir James Wattie Drive is completed by way of a roundabout or traffic lights.
NC3	Any site access directly onto that part of Marshs Road west of the Southern Motorway designation or Shands Road.

16.5.3.2 Built form standards – Industrial Heavy Zone (Sir James Wattie Drive)

16.5.3.2.1 Minimum building setback from road boundaries

The minimum building setback from road boundaries shall be as follows:

	Applicable to:	Standard
a.	Sites adjoining Marshs Road to the east of the Southern Motorway designation	6 metres

	Applicable to:	Standard
b.	Sites adjoining the designation for the Southern Motorway	6 metres

Any application arising from this rule shall not be publicly notified.

16.5.3.2.2 Landscaped areas

- a. The building setback from the designation for the Southern Motorway required under Rule 16.5.3.2.1 b. shall contain a landscaping strip with a minimum width of 1.5 metres, and minimum of 1 tree for every 10 metres of road frontage or part thereof.

Any application arising from this rule shall not be publicly notified.

16.5.3.3 Rules - Matters of discretion – Industrial Heavy Zone (Sir James Wattie Drive)

16.5.3.3.1 Outline development plan

- a. The extent to which development is in accordance with the outline development plan.
- b. The extent to which the development provides for safe and efficient connectivity within the outline development plan area and to the surrounding area and transport network for vehicles, pedestrians and cyclists including to Marshs Road and the public cycleway between Little River, Prebbleton and Hornby.
- c. The extent to which the landscaping, (planting and maintenance) and stormwater infiltration enhance the visual amenity and cultural values of the site and in particular the urban-rural edge at Marshs Road and the approach to Christchurch city on Shands Road.

16.5.3.3.2 Setback from Marshs Road

- a. The effect of reducing the setback on the visual amenity of the adjoining rural zone.

16.5.4 Area Specific Rules - Industrial Heavy Zone (South West Hornby)

The following rules and the South West Hornby Industrial Area Outline Development Plan (Appendix 16.8.8) shall apply to the Industrial Heavy Zone (South West Hornby Industrial Area). All activities specified are also subject to the rules in 16.5.2 (Activity status tables) and 16.5.3 (Built form standards) unless specified otherwise in 16.5.4.

16.5.4.1 Activity status tables – Industrial Heavy Zone (South West Hornby)

16.5.4.1.1 Permitted activities

The activities listed below are permitted activities in the Industrial Heavy Zone (South West Hornby) if they meet any activity specific standards set out in this table and the built form standards in Rule 16.5.4.2.

Activity		Activity specific standards
P1	Activities listed in Rule 16.5.1.1 P1-P18.	Development shall comply with: <ol style="list-style-type: none"> a. all of the Key Structuring Elements on the South West Hornby Outline Development Plan (Appendix 16.8.8), being: <ol style="list-style-type: none"> i. Collector Road ii. Minor Arterial Road. b. Built form standards in Rule 16.5.4.2, and Rule 16.5.2 unless specified otherwise in Rule 16.5.4.2.
P2	Within the area identified as ‘rural wastewater irrigation area’ on the outline development plan (Appendix 16.8.8), rural activities permitted in the Rural Urban Fringe Zone and the irrigation of water from industrial processes. Rural activities and irrigation of water from industrial processes are not required to comply with Rule 16.5.4.1.1 P1.	<ol style="list-style-type: none"> a. Compliance with the Rural Urban Fringe Zone built form standards. b. Any rural activity that does not comply with the Rural Urban Fringe Zone built form standards is subject to the subsequent Rural Urban Fringe Zone rules relating to those standards.
P3	Key Structuring Elements identified on the outline development plan in Appendix 16.8.8.	<ol style="list-style-type: none"> a. Development is to be in accordance with the Key Structuring Elements on the South West Hornby Outline Development Plan (Appendix 16.8.8), as identified in Rule 16.5.4.1.1 P1.

16.5.4.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 16.7.1, 16.7.2 and 16.5.4.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>Any development within the Industrial Heavy Zone (South West Hornby) south west of the area identified as 'rural wastewater irrigation area' on the outline development plan in Appendix 16.8.8 until the construction (being physical works) of the intersection of Shands Road and the southern spine road (marked as 'A' on outline development plan in Appendix 16.8.8) including traffic signals has commenced.</p> <p>Any application arising from this rule shall not be publicly notified.</p>	a. Roading and access - Rule 16.5.4.3.4
RD2	<p>Any development resulting in more than 15 hectares of land (excluding roads) being developed within the Industrial Heavy Zone (South West Hornby) south west of the area identified as 'rural wastewater irrigation area' on the outline development plan in Appendix 16.8.8, until construction (being physical works) of the Christchurch Southern Motorway has commenced.</p> <p>Any application arising from this rule shall not be publicly notified.</p>	
RD3	<p>Any development (excluding rural activities and irrigation of water from industrial processes) within the area shown as 'rural wastewater irrigation area' on the outline development plan in Appendix 16.8.8 until:</p> <ol style="list-style-type: none"> a. The full southern spine road between Main South Road and Shands Road (marked as 'C' on the outline development plan in Appendix 16.8.8) has been constructed and is open to traffic; and b. Capacity upgrades have commenced at the following intersections: <ol style="list-style-type: none"> i. Intersection of the southern spine road and Shands Road (marked as 'A' on outline development plan in 	

	Activity	The Council's discretion shall be limited to the following matters:
	<p>Appendix 16.8.8)</p> <p>ii. Intersection of the northern spine road and Shands Road (marked as 'B' on outline development plan in Appendix 16.8.8).</p> <p>Any application arising from this rule shall not be publicly notified.</p>	
RD4	<p>Any site access directly onto Marshs Road.</p> <p>Any application arising from this rule shall not be publicly notified.</p>	
RD5	<p>Any activity listed in Rule 16.5.4.1.1 P1- P2 that does not meet one or more of the built form standards in Rule 16.5.4.2.</p> <p>Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the built form standard that is not met:</p> <p>a. Maximum height of buildings and fencing or screening structure – Rule 16.7.1.1</p> <p>b. For Rule 16.5.4.2.2, Minimum building setback from road boundaries/ railway corridor – Rule 16.7.1.3</p> <p>c. For Rule 16.5.4.2.2 and 16.5.4.2.3 a., Setback from boundaries adjoining rural zone - Rule 16.5.4.3.2</p> <p>d. For Rule 16.5.4.2.3, Minimum building setback from the boundary with a residential zone, residential property – Rule 16.7.1.4</p> <p>e. For Rule 16.5.4.2.4, Landscaped areas – Rule 16.7.1.7</p> <p>f. For Rule 16.5.4.2.4, Landscaping at rural urban interface – Rule 16.5.4.3.3</p>
RD6	<p>Any development not complying with a Key Structuring Element on the outline development plan in Appendix 16.8.8.</p> <p>Any application arising from this rule shall not be publicly notified.</p>	<p>a. Outline development plan – Rule 16.5.4.3.1</p>

Information requirement for RD3: A full Integrated Transport Assessment shall be completed and included in the application.

16.5.4.1.3 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity which results in the daily average sewage flow from a site exceeding 0.09L/s/ha, excluding wastewater that is discharged to ground in the 'rural wastewater irrigation area' on the outline development plan (Appendix 16.8.8).
NC2	Any site access directly onto Shands Road or Main South Road.

16.5.4.2 Built form standards – Industrial Heavy Zone (South West Hornby)

16.5.4.2.1 Maximum height for buildings

- a. The maximum height of any building within 20 metres of the rural zone boundary and the Marshs Road boundary shall be 10 metres.

Any application arising from this rule shall not be publicly notified.

16.5.4.2.2 Minimum building setback from road boundaries

The minimum building setback from road boundaries shall be as follows:

	Applicable to:	Standard
a.	Office buildings and car parking on sites fronting Marshs Road	10 metres
b.	All other buildings not provided for in clause a.	20 metres

Any application arising from this rule shall not be publicly notified.

16.5.4.2.3 Minimum building setback from the south west boundary and residential properties

The minimum building setback from ta boundary with a rural zone and from residential properties shall be as follows:

	Applicable to:	Standard
a.	Sites with a boundary adjoining the rural zone. This rule shall not apply to sites adjoining the land identified on the outline development plan in Appendix 16.8.8 as 'rural wastewater irrigation area'.	10 metres
b.	Sites adjoining Lot 1 DP64487 (until the existing residential activity ceases - following which no setback shall apply). Clause b. shall only apply until 30 March 2026 at which time the rule shall no longer apply.	20 metres

Any application arising from this rule shall not be publicly notified.

16.5.4.2.4 Landscaped areas

Landscaping and trees shall be provided as follows:

	Standard
a.	<p>The setback from Marshs Road and the rural zone required under Rules 16.5.4.2.2 and 16.5.4.2.3 a. shall comprise a landscaping strip of a depth equivalent to the setback, comprising:</p> <ul style="list-style-type: none"> i. Two rows of trees, staggered in a manner that one row is off-set from the other row. ii. Trees shall be spaced 10 metres apart in each row. iii. The trees used in the landscaping strip shall comprise one or more of the following species: Podocarpus totara – totara, Hoheria angustifolia – houhere/ narrow-leaved lacebark, Plagianthus regius – manatu/ lowland ribbonwood. iv. The existing shelterbelt on the Marshs Road frontage shall be retained until trees required under clause ii. are 6 metres in height. v. Shrubs shall be planted between the two rows of trees, using the species listed in Appendix 16.8.1, Section 3. vi. The requirements of Appendix 16.8.1 Part A shall apply. vii. Maintenance of the landscaping strip shall be undertaken for a period of no less than 5 years from the date of planting.

Any application arising from this rule shall not be publicly notified.

16.5.4.3 Rules - Matters of discretion – Industrial Heavy Zone (South West Hornby)

16.5.4.3.1 Outline Development Plan

- a. The extent to which development is in accordance with the outline development plan.
- b. The extent to which landscaping (planting and maintenance) enhances the visual amenity and Ngāi Tahu/Manawhenua cultural values of the site and in particular the urban-rural edge at Marshs Road and the approach to Christchurch City on Shands Road.

16.5.4.3.2 Setback from boundaries adjoining rural zone

- a. The effect of reducing the setback on the visual amenity of the adjoining rural zone and the approach to Christchurch City along Marshs Road, Main South Road and Shands Road.

16.5.4.3.3 Landscaping at rural urban interface

- a. The extent to which planting (species and density) will maintain an attractive green edge to the urban area and support biodiversity and Ngāi Tahu cultural values.

16.5.4.3.4 Roading and access

- a. The extent to which the location of vehicular access points, the design of the transport network (including road alignment and intersection design within the outline development plan area and connections with the wider network), and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on the amenity values of the surrounding area and the safety and efficiency of the transport network.
- b. The effect of any additional access points on the safety and efficiency of the adjoining road network, having regard to the level and type of traffic using the proposed access point, the location and design of the proposed access point and the adequacy of existing or alternative access points.
- c. The extent to which the measures for mitigating the effects of development support a comprehensive and integrated approach to development of the South West Hornby industrial area.
- d. The extent to which the development affects the construction and future operation of the movement network as shown on the outline development plan.
- e. The extent to which the use of sympathetic design and landscaping treatment integrate the proposed vehicle access into the surrounding rural environment, in particular with regards to character and amenity.

16.5.5 Area Specific Rules - Industrial Heavy Zone (Springs Road)

The following rules and the Industrial Heavy Zone (Springs Road) Outline Development Plan (Appendix 16.8.13) shall apply to the Industrial Heavy Zone (Springs Road). All activities specified are also subject to the rules in 16.5.1 (Activity status tables) and 16.5.2 (Built form standards) unless specified otherwise in 16.5.5.

16.5.5.1 Activity status tables - Industrial Heavy Zone (Springs Road)

16.5.5.1.1 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 16.5.5.3, and as specified in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 16.5.1.1 P1-P18 that does not meet one or more of the built form standards in Rule 16.5.5.2. Refer to relevant built form standard for provisions regarding notification.	<ul style="list-style-type: none"> a. Minimum building setback from road boundaries/ railway corridor - Rule 16.7.1.3. b. Landscaping on boundaries adjoining the Southern Motorway - Rule 16.5.5.3.1.
RD2	Any new road to Springs Road in the location marked on the outline development plan in Appendix 16.8.13 as "Road access to Springs Road".	<ul style="list-style-type: none"> a. Road access to Springs Road - Rule 16.5.5.3.2.

16.5.5.1.2 Non-complying activities

The activities listed below are non-complying activities.

	<u>Activity</u>
NC1	Any direct site access to Springs Road.
NC2	Any new road to Springs Road in locations other than as marked on the outline development plan in Appendix 16.8.13 as "Road access to Springs Road".
NC3	Any activity which results in the daily average sewage flow from a site exceeding 0.09 L/s/ha.

16.5.5.2 Built form standards – Industrial Heavy Zone (Springs Road)

16.5.5.2.1 Minimum building setback from the Southern Motorway

- a. The minimum building setback from a road boundary with the “Christchurch Southern Motorway Stage 2 Designation”, as marked on the outline development plan in Appendix 16.8.13, shall be 10 metres.

Any application arising from this rule shall not be limited or publicly notified.

16.5.5.2.2 Landscaping adjoining the Southern Motorway

The setback required under Rule 16.5.5.2.1 above shall be landscaped with one tree per 10 metres of road frontage or part thereof.

Any application arising from this rule shall not be limited or publicly notified.

16.5.5.3 Rules - Matters of discretion - Industrial Heavy Zone (Springs Road)

16.5.5.3.1 Landscaping on boundaries adjoining the Southern Motorway

- a. The extent to which planting will maintain a green edge to the urban area.

16.5.5.3.2 Road access to Springs Road

- a. The extent to which the design (including geometry and layout) of the road access to Springs Road in the location marked on the outline development plan (Appendix 16.813) affects the following, having regard to the volume and type of traffic using the access:
 - i. safety for all road users on Springs Road; and
 - ii. the function and efficiency of Springs Road.
- b. The effectiveness of proposed mitigation measures, including a median strip, controls on turning movements and other measures, relating to the function, efficiency and safety of the road network.

16.6 Rules – Industrial Park Zone

16.6.1 Activity status tables – Industrial Park Zone

16.6.1.1 Permitted activities

The activities listed below are permitted activities in the Industrial Park Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 16.6.2. Note, the built form standards do not apply to an activity that does not involve any development.

Activities may also be restricted discretionary, discretionary or non-complying, as specified in Rules 16.6.1.2, 16.6.1.3 and 16.6.1.4.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hard standing areas.

Activity		Activity specific standards
P1	Any new building or addition to a building for any activity listed in Rule 16.6.1.1 P2 to P18.	Nil
P2	Industrial activity	Nil
P3	Warehousing and distribution activities	
P4	High technology industrial activity	Nil
P5	Service industry	
P6	Trade and industry training facility	
P7	Ancillary retail activity	Any ancillary retail activity shall: <ul style="list-style-type: none"> a. occupy no more than 250m² or 25% of the GFA of all buildings on the same site, whichever is the lesser; and d. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation where goods are displayed for sale within the building and the retail activity fronts the street. e. be limited to the display and sale of goods produced, processed or stored on the site.

P8	Food and beverage outlet	Nil
P9	Service station	
P10	Commercial services	Commercial services within the Industrial Park Zone (Memorial Avenue) shall be limited to a total GLFA of 8,200m ²
P11	Office activity within the Industrial Park Zone (Tait, Awatea)	Office activity within each Industrial Park Zone (Tait, Awatea) shall: <ul style="list-style-type: none"> a. be limited to a total of 5,000 m²; f. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation where the office activity fronts the street.
P12	Ancillary office activity	Any ancillary office activity shall: <ul style="list-style-type: none"> a. occupy no more than 500m² or 30% of the GFA of all buildings on the same site, whichever is the lesser; and g. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation where the office activity fronts the street.
P13	Public transport facility	Nil
P14	Emergency service facilities	
P15	Gymnasium	
P16	Pre-school	
P17	Parking lots and parking buildings	
P18	Community corrections facility	

16.6.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 16.7.1 and 16.7.2, as set out in the following table.

	Activity
NC3	<p>a. Sensitive activities within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure.</p> <p>o. Buildings on greenfield sites within 10 metres of the centre line of a 66 kV electricity distribution line or within 10 metres of a foundation of an associated support structure.</p> <p>p. Buildings, other than those in (b) above, within 10 metres of the foundation of an associated support structure.</p> <p>q. Fences within 5 metres of a 66kV electricity distribution support structure foundation.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. The 66kV electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activities in the vicinity of electricity distribution lines must comply with the NZECP 34:2001.

16.6.2 Built form standards - Industrial Park Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activity RD2 unless otherwise stated.

16.6.2.1 Maximum height for buildings, fences and screening structures

The maximum height of any building, fencing or screening structure shall be as follows:

	Applicable to:	Standard
a.	Buildings - all areas	15 metres
b.	Fencing and screening structures located between any building and the road boundary	1.2 metres, or 2 metres where the whole of the structure is at least 50% visually transparent – refer to Figure 16.1 below

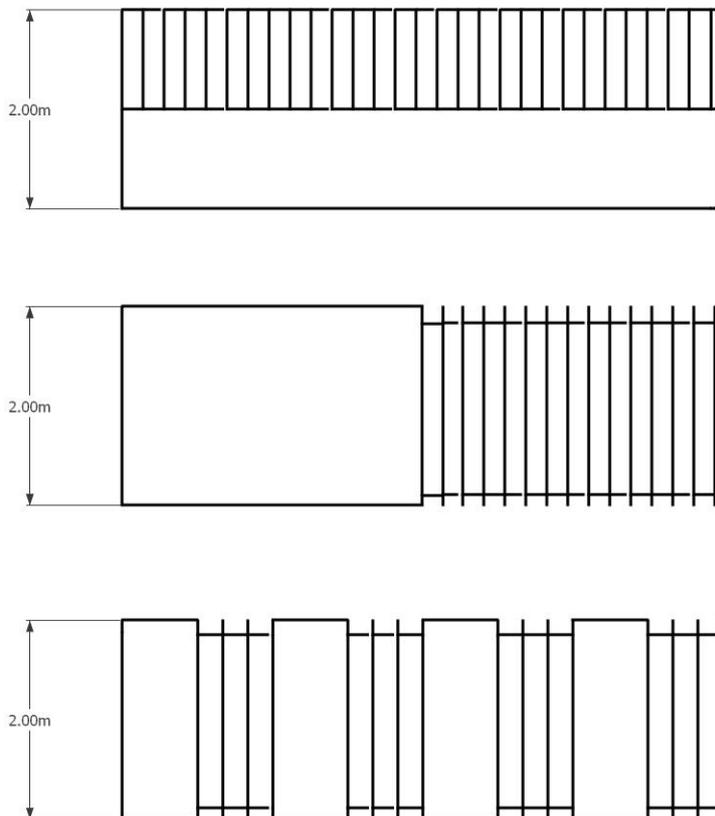


Figure 16.1: Examples of a structure/fence that is 50% visually transparent (being the top half of the first diagram, the right half of the second diagram, and every second section of the last diagram).

Any application arising from this rule shall not be publicly notified.

16.6.2.2 Maximum building coverage of a site

- a. In all areas, the maximum percentage of the net site area covered by buildings shall be 50%.

Any application arising from this rule shall not be limited or publicly notified.

16.6.2.3 Minimum building setback from road boundaries/ railway corridor

The minimum building setback from road and rail corridor boundaries shall be as follows:

	Applicable to:	Standard
a.	Any activity unless specified in b. – d. below	6 metres
b.	Ancillary offices	1.5 metres
c.	Service station canopies	3 metres
d.	Sites with more than one road boundary	1.5 metres on one road boundary and 6 metres on any other road boundary
e.	Buildings, balconies and decks on sites adjacent to or abutting railway lines.	4 metres from the rail corridor boundary

Any application arising from with this rule (other than clause e.) shall not be limited or publicly notified.

Any application arising from clause e. of this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

16.6.2.4 Minimum building setback from the boundary with a residential zone

- a. The minimum building setback from the boundary with a residential zone shall 6 metres.

Any application arising from this rule shall not be publicly notified.

16.6.2.5 Sunlight and outlook at boundary with a residential zone

- a. Where an internal site boundary adjoins a residential zone no part of any building shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal boundary in accordance with the relevant diagram in Appendix 16.8.11.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

Any application arising from this rule shall not be publicly notified.

16.6.2.6 Outdoor storage of materials/ car parking

	Standard
a.	<p>The outdoor storage of materials shall not be located within the minimum setbacks specified in Rules 16.6.2.3.</p> <p>Any outdoor storage area shall be screened by landscaping, fencing or other screening to a minimum of 1.8 metres in height from any adjoining residential zone except where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year.</p>
b.	<p>Car parking shall be provided to the side or rear of sites and not between buildings and the street, except for visitor parking.</p>

Any application arising from this rule shall not be limited or publicly, except where the adjoining zone is residential.

16.6.2.7 Landscaped areas

Landscaping and trees shall be provided as follows:

	Standard
a.	<p>The minimum percentage of the site to be landscaped shall be 10%, excluding those areas required to be set aside for trees within or adjacent to parking areas (refer to clause (d) below).</p>
b.	<p>The area adjoining the road frontage of all sites shall have a landscape strip in accordance with the following standards.</p> <ol style="list-style-type: none"> i. Minimum width - 1.5 metres i. Minimum density of tree planting – 1 tree for every 10 metres of road frontage or part thereof.
c.	<p>On sites adjoining a residential zone, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof.</p>
d.	<p>In addition to clauses (a), (b) and (c) above, where car parking is located at the front of a site, 1 tree shall be planted for every 5 car parking spaces within any car parking area.</p>
e.	<p>All landscaping/ trees required for these rules shall be in accordance with the provisions in Appendix 16.8.1.</p>
f.	<p>The built form standards in clauses (a) and (b) shall not apply to emergency service facilities.</p>

Any application arising from clauses (a), (b) and (d) of this rule shall not be limited or publicly notified.

Advice Note:

1. Vegetation in close proximity to the electricity transmission network will need to be planted and managed in accordance with the Electricity (Hazards from Trees) Regulations 2003.
2. Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater. The stormwater facilities, which support multiple values such as stormwater retention, water quality treatment, biodiversity enhancement, Ngāi Tahu/ Manawhenua values and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management and the protection of groundwater in an integrated manner. Stormwater treatment sites or treatment facilities should be separated from natural waterways with vegetated buffers to ensure stormwater is treated before it is discharged into natural waterways or natural wetlands.

16.6.2.8 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

16.6.3 Area Specific Rules - Industrial Park Zone (Tait Campus)

The following rules and the Tait Campus Outline Development Plan (Appendix 16.8.9) shall apply to the Industrial Park Zone (Tait Campus). All activities specified are also subject to the rules in 16.6.1 (Activity status tables) and 16.6.2 (Built form standards) unless specified otherwise in 16.6.3.

16.6.3.1 Activity status tables – Industrial Park Zone (Tait Campus)

16.6.3.1.1 Permitted activities

The activities listed below are permitted activities in the Industrial Park Zone (Tait Campus) if they meet any activity specific standards set out in this table and the built form standards in Rule 16.6.3.2.

Activity		Activity specific standards
P1	Activities listed in Rule 16.6.1.1 P1-P18	Development shall comply with: <ol style="list-style-type: none"> a. All of the Key Structuring Elements on the Tait Campus Outline Development Plan (Appendix 16.8.9), being: <ol style="list-style-type: none"> ii. Green Corridor iii. Vehicular route to Stanleys block b. Built form standards in Rule 16.6.3.2, and Rule 16.6.2 unless specified otherwise in Rule 16.6.3.2
P2	Key Structuring Elements identified on the outline development plan in Appendix 16.8.9.	Development is to be in accordance with all of the Key Structuring Elements on the outline development plan, as identified in Rule 16.6.3.1.1 P1.

16.6.3.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 16.7.1, 16.7.2 and 16.6.3.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 16.6.3.1.1 P1 that does not meet one or more of the built form standards in Rule 16.6.3.2. Refer to relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: a. Minimum building setback from road boundaries/ railway corridor – Rule 16.7.1.3 b. For Rule 16.6.3.2.1, Open space and character- Rule 16.6.3.3.1 c. For Rule 16.6.3.2.2, Landscaped areas– Rule 16.7.1.7 d. For Rule 16.6.3.2.2, Landscaping – Rule 16.6.3.3.2 e. Stormwater management – Rule 16.6.3.3.7 f. For Rule 16.6.3.2.4, Connectivity- Rule 16.6.3.3.3 g. For Rule 16.6.3.2.4, Parking- Rule 16.6.3.3.5 h. For Rule 16.6.3.2.4, Access- Rule 16.6.3.3.6
RD2	Any development not complying with a Key Structuring Element on the outline development plan in Appendix 16.8.9. Any application arising from this rule shall not be publicly notified.	Matters of discretion in Rules 16.6.3.3.1 – Rule 16.6.3.3.6

16.6.3.1.3 Non-complying activities

The activities listed below are a non-complying activity.

	Activity
NC1	Any development resulting in more than 10,000m ² GFA across the whole Industrial Park Zone (Tait Campus) before the installation of traffic lights (being the physical work) at the intersection of Wairakei Road/ Wooldridge Road/ Roydvale Avenue has been completed.
NC2	Any activity which results in the daily average sewage flow from a site exceeding 0.09L/s/ha.

Advice Note for NC1:

- The extent of the developer's contribution to the costs of the upgrade of the intersection of Wairakei/ Wooldridge Roads will be agreed with the Council in accordance with the Council Development Contributions Policy, which may include a Private Developer Agreement.

16.6.3.2 Built form standards – Industrial Park Zone (Tait Campus)

16.6.3.2.1 Minimum building setback from road boundaries

- a. For sites adjoining Wooldridge Road, the minimum building setback from road boundaries shall be 10 metres, as marked on the outline development plan in Appendix 16.8.9.

Any application arising from this rule shall not be publicly notified.

16.6.3.2.2 Landscaped areas

Landscaping and trees shall be provided as follows:

	Standard
a.	<p>A 10 metre wide landscaping strip shall be provided adjacent to the road boundary on sites adjoining Wooldridge Road, excluding roads and pedestrian crossings, and shall comprise:</p> <ul style="list-style-type: none"> i. at least 1 tree for every 10 metres of road frontage or part thereof; ii. deciduous trees, planted in groups of no less than 5 with a minimum of 5 metre spacing between trees; iii. tree species shall be capable of reaching a minimum height of 10 metres at maturity and be not less than 3 metres high at the time of planting; iv. The two lime trees identified on the outline development plan in Appendix 16.8.9 as 'Retained Lime Trees' shall be maintained and incorporated into the Landscaping Strip adjoining Wooldridge Road; v. The protected trees identified on the outline development plan in Appendix 16.8.9 as 'Protected Trees' and specimen trees immediately surrounding the protected trees in the North West corner of the Zone shall be incorporated into the landscaping strip adjoining Stanleys Road.
b.	1 tree shall be planted for every 5 car parking spaces within any car parking area.

Any application arising from this rule shall not be publicly notified.

16.6.3.2.3 Stormwater management

	Standard
a.	<p>Any stormwater from an activity within the zone shall be managed to meet the following requirements:</p> <ul style="list-style-type: none"> i. First flush treatment for the first 25mm of runoff from hardstanding areas shall be provided using vegetated dry sedimentation basins. ii. Flows in excess of the first flush and including the 50 year return events (9 hour

	Standard
	<p>duration) shall be attenuated in the locations defined on the outline development plan in Appendix 16.8.9 as 'On site stormwater treatment and attenuation'.</p> <p>iii. Stormwater discharge from the zone to the Council stormwater network shall be attenuated to pre-development levels (for up to 50 year storm events).</p>
b.	Any stormwater from an activity shall be conveyed by open naturalised swales (defined on the outline development plan in Appendix 16.8.9 as 'Open naturalised stormwater conveyance/swales') running through the zone from west to east via a series of basins as defined on the outline development plan in Appendix 16.8.9 as 'On site stormwater treatment and attenuation' to a point defined on the outline development plan from where stormwater shall be piped to an existing drain on the east side of Wooldridge Road.
c.	At least 80% of any planting around swales and ponds for stormwater management shall be indigenous vegetation.

Any application arising from this rule shall not be publicly notified.

16.6.3.2.4 Roading and access

	Standard
a.	<p>Access from Stanleys Road:</p> <p>i. Any access to an activity from Stanleys Road shall be at a location marked on the outline development plan in Appendix 16.8.9 as 'Secondary Access'.</p> <p>ii. Prior to any activity having access to Stanleys Road, new give-way markings on the Stanleys Road approach to its intersection with Harewood Road shall be provided at the cost of the developer or their successor/s in title.</p> <p>iii. Within 6 months of an activity having access to Stanleys Road, a left turn lane shall be provided on the Stanleys Road approach to the Stanleys Road/ Harewood Road intersection, which shall be carried out (as agreed with the Council) at the cost of the developer or their successor/s in title.</p> <p>iv. Any development preceding subdivision with access to Stanleys Road shall include a footpath along the Stanleys Road frontage of the zone.</p>
b.	<p>General:</p> <p>i. All work associated with design and construction of vehicle access to the zone, intersection works, internal roads and footpaths within the zone, and a footpath along the road frontage of Stanleys Road shall be provided at the cost of the developer or their successor/s in title.</p> <p>ii. Any development preceding subdivision with access to Stanleys Road shall include a shared cycleway and footpath of minimum 2.5 metre width from Wooldridge Road to Stanleys Road as marked on the outline development plan in Appendix 16.8.9 as 'Public shared walk and cycle connection', connecting with pedestrian and cycle facilities</p>

	Standard
	<p>adjoining the zone.</p> <p>iii. Any surface car parking associated with an activity shall be in the locations identified on the outline development plan in Appendix 16.8.9 as 'pocket car parks at grade associated with buildings'. Any car parking elsewhere in the zone shall be located under or within buildings.</p> <p>iv. Any pedestrian and cycle way through the site shall be illuminated to a level between 2 and 10 lux.</p> <p>v. Any access to an activity shall be set back from trees identified on the outline development plan in Appendix 16.8.9 as 'Existing trees not to be affected by road layout' by a distance of at least 10 metres.</p>

Any application arising from this rule shall not be publicly notified.

16.6.3.3 Rules - Matters of discretion – Industrial Park Zone (Tait Campus)

16.6.3.3.1 Open space and character

- a. The extent to which the building form, location, site design and layout of development:
 - i. contributes to a high amenity environment with significant areas of landscaping and open space, compatible with the character of Nunweek Park and the adjoining rural zones;
 - ii. minimises the visual impact of development as viewed from Stanleys Road, Nunweek Park and adjacent rural properties;
 - iii. maintains views across the zone;
 - iv. provides for and creates a green corridor through the zone that incorporates and enhances landscape and water features including existing trees;
 - v. recognises the cultural values of Ngāi Tahu/Manawhenua.

16.6.3.3.2 Landscaping

- a. The extent to which landscaping provides a transition between the industrial zone and the surrounding rural zones by maintaining an open character, while effectively screening buildings, parking and storage areas.
- b. The quality and effectiveness of landscaping proposed along the Wooldridge Road and Stanleys Road frontages in creating an attractive appearance to the zone as viewed from the road.
- c. The extent to which stormwater basins, open space, and landscaped areas are co-located so as to maximize recreational and amenity opportunities.
- d. The degree to which any reverse sensitivity effects are avoided or mitigated through landscaping.
- e. The suitability of planting along the water feature's edge to the local conditions.

- f. The extent to which landscaping incorporates indigenous vegetation, enhances mahinga kai values and water quality of the development.

16.6.3.3.3 Connectivity

- a. The extent to which pedestrian and cycle movement through the zone between Wooldridge Road and Stanleys Road and then to the wider transport network and Nunweek Park are facilitated by pedestrian and cycle ways.
- b. The extent to which the principles of Crime Prevention through Environmental Design have been incorporated into the design of pedestrian and cycle ways.
- c. The extent to which pedestrian and cycle ways are incorporated within landscaped areas.
- d. The provision for vehicle and pedestrian movement between buildings within the site.

16.6.3.3.4 Energy efficiency and sustainability

- a. The extent to which passive solar energy and access to daylight is promoted through building orientation and design.
- b. The degree to which timber materials are incorporated into the design of buildings for carbon absorption.
- c. The extent of which ground water coupling and heat exchangers are incorporated to provide both heating and cooling.
- d. The extent to which provision is made for ventilation through a combination of natural and mechanical means.

16.6.3.3.5 Parking

- a. The visual effect of car parking areas both from within the site and as seen from outside the site, in particular from Nunweek Park and Stanleys Road, and the effectiveness of any mitigation including landscaping.

16.6.3.3.6 Access

- a. The location and design of the external vehicle access points to Stanleys and Wooldridge Roads and their effect on the character, safety and efficiency of the adjoining road network.
- b. The effectiveness and safety of pedestrian access to and from the site, including access to the public transport network.
- c. The extent to which the location and design of the vehicle access points is integrated with landscaping along the zone boundary and does not compromise the amenity and appearance of the zone as viewed from Wooldridge Road and Stanleys Road
- d. The effect of any additional access points in respect to:
 - i. the likely level and type of traffic using the proposed access points;
 - ii. the effect on the safety and efficiency of the adjoining road network.

16.6.3.3.7 Stormwater management

- a. The extent to which stormwater basins and open space are integrated to maximise recreational opportunities and amenities.
- b. The extent to which any stormwater system recognises and/or provides for those values of importance to Ngāi Tahu/ manawhenua and in particular the maintenance and enhancement of water quality and mahinga kai values.
- c. The effectiveness of the design, construction and operation of stormwater facilities in treatment and retention of stormwater.
- d. The ability for the stormwater system to be adequately maintained, particularly if it remains in private ownership.
- e. The extent to which treatment and disposal methods conform to the Council's guidelines for stormwater management systems.

16.6.4 Area Specific Rules – Industrial Park Zone (Awatea)

The following rules and the Awatea Outline Development Plan (including the layer diagrams) (Appendix 16.8.10) shall apply to the Industrial Park Zone (Awatea). All activities specified are also subject to the rules in 16.6.1 (Activity status tables) and 16.6.2 (Built form standards) unless specified otherwise in 16.6.4

16.6.4.1 Activity status tables - Industrial Park Zone (Awatea)

16.6.4.1.1 Permitted activities

The activities listed below are permitted activities in the Industrial Park Zone (Awatea) if they meet any activity specific standards set out in this table and the built form standards in Rule 16.6.4.2.

Activity		Activity specific standards
P1	Activities listed in Rule 16.6.1.1 P1-P18	<p>Development shall comply with:</p> <ol style="list-style-type: none"> a. All of the Key Structuring Elements on the Awatea outline development plan (including the layer diagrams) (Appendix 16.8.10), whether they are indicated as 'Fixed Structural Elements' or not, being: <ol style="list-style-type: none"> i. Blue network elements ii. Green network elements iii. Green multiuse corridors iv. Movement network v. Primary Road vi. Location of access points on the movement network vii. Traffic treatment to prevent heavy vehicle access viii. Representative traditional places and sites of significance ix. Traditional headwaters x. Proposed indigenous tree planting corridor. b. Built form standards in Rule 16.6.4.2, and Rule 16.6.2 unless specified otherwise in 16.6.4.2
P2	Key Structuring Elements identified on the outline development plan in Appendix 16.8.10.	<ol style="list-style-type: none"> a. Development is to be in accordance with the Key Structuring Elements on the Awatea Outline Development Plan (including the layer diagrams) (Appendix 16.8.10), as identified in Rule 16.6.4.1.1 P1.

16.6.4.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 16.7.1, 16.7.2 and 16.6.4.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 16.6.4.1.1 P1 that does not meet one or more of the built form standards in 16.6.4.2. Refer to relevant built form standard for provisions regarding notification.	a. Minimum building setback from road boundaries/ railway corridor – Rule 16.7.1.3
RD2	Any development not complying with a Key Structuring Element on the outline development plan in Appendix 16.8.10. Any application arising from this rule shall not be publicly notified.	a. Outline development plan – Rule 16.6.4.3.1

16.6.4.1.3 Non complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity which results in the daily average sewage flow from a site exceeding 0.09L/s/ha.

16.6.4.2 Built form standards - Industrial Park Zone (Awatea)

16.6.4.2.1 Minimum building setback from road boundaries

- a. The minimum building setback from the road boundary with Halswell Junction Road or McTeigues Road shall be 10 metres.

Any application arising from this rule shall not be publicly notified.

16.6.4.3 Rules - Matters of discretion - Industrial Park Zone (Awatea)

16.6.4.3.1 Outline development plan

- a. The extent to which development is in accordance with the outline development plan.

- b. The extent to which the location of vehicular access points, the design of the transport network (including road alignment and intersection design within the outline development plan area and connections with the wider network), and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on residential amenity values and the safety and efficiency of the transport network.
- c. The effect of any additional access points on the safety and efficiency of the adjoining road network, having regard to the level and type of traffic using the proposed access point, the location and design of the proposed access point and the adequacy of existing or alternative access points.
- d. The degree to which safe and efficient pedestrian and cycle access is provided through the industrial zone, and with the adjoining area and wider transport networks.
- e. The effectiveness of treatment in the location marked on the outline development plan as 'Traffic treatment to prevent heavy vehicle access' or alternative measures to avoid heavy vehicle movement through the adjoining residential zone.
- f. The degree to which the industrial zone is easily accessible by public transport including any bus services.
- g. The effectiveness of the design, construction and operation of stormwater facilities in managing stormwater on-site including retention, infiltration and treatment.
- h. The ability for the stormwater system to be adequately maintained, particularly if it remains in private ownership.
- i. The extent to which treatment and disposal methods conform to the Council's guidelines for stormwater management systems.
- j. The extent to which any stormwater system recognises and/or provides for those values of importance to Ngāi Tahu/Manawhenua and in particular the maintenance and enhancement of water quality and mahinga kai values.
- k. The extent to which open space corridors are wide and landscaped to a high standard to promote safe and convenient movement through the zone and with adjoining areas while enhancing amenity, supporting ecological values, and recognising Ngāi Tahu/Manawhenua values.
- l. The extent to which development recognises and protects sites of significance to Ngāi Tahu/Manawhenua and values associated with traditional places including headwaters.
- m. The extent to which the Rūnanga have been consulted on the proposal and are satisfied that any effects on wāhi tapu and wāhi taonga are mitigated.
- n. Whether a Cultural Impact Assessment has been undertaken that demonstrates that a development will not adversely affect wāhi tapu me wāhi taonga.
- o. The degree to which the recommendations of the Cultural Impact Assessment have been addressed in the design/ development of the site.
- p. The development provides for an indigenous tree planting corridor, and planting of indigenous species within the corridor.

16.6.5 Rules - Industrial Park Zone (Wairakei Road)

The following rules and the Industrial Park Zone (Wairakei Road) Outline Development Plan (Appendix 16.8.14) shall apply to the Industrial Park Zone (Wairakei Road). All activities specified are also subject to the rules in 16.6.1 (Activity status tables) and 16.6.2 (Built form standards) unless specified otherwise in Rule 16.6.5.

Note: The area defined on the Industrial Park Zone (Wairakei Road) Outline Development Plan as “Industrial Park Zone (Tait) and Industrial General Zone (Stanleys Road) – Refer to Appendix 16.8.9” is for information purposes only and the relevant rules for this area are in 16.6.3 and 16.4.7.

16.6.5.1 Activity status tables - Industrial Park Zone (Wairakei Road)

16.6.5.1.1 Permitted activities

The activities listed below are permitted activities in the Industrial Park Zone (Wairakei Road) if they meet any activity specific standards set out in this table and the built form standards in Rule 16.6.5.2.

Activity		Activity specific standards
P1	Activities listed in Rule 16.6.1.1 P1-P18.	<p>Development shall comply with:</p> <ul style="list-style-type: none"> a. The location of the Key Structuring Elements on the Industrial Park Zone (Wairakei Road) Outline Development Plan (Appendix 16.8.14), being: <ul style="list-style-type: none"> iii. Stormwater facility locations b. Built form standards in Rule 16.6.5.2, and Rule 16.6.2 unless specified otherwise in 16.6.5.2. c. Activity specific standards in Rule 16.6.1.1 for activities P1 to P18 (Refer to Rule 16.6.1.2 RD2 for any non-compliance)
P2	Key Structuring Elements identified on the Outline Development Plan in Appendix 16.8.14	<ul style="list-style-type: none"> a. Development is to be in accordance with the Key Structuring Elements on the outline development plan, as identified in Rule 16.6.5.1.1 P1.

16.6.5.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 16.7.1, 16.7.2 and 16.6.5.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 16.6.1.1 P1-P18 that does not meet one or more of the built form standards in 16.6.5.2, unless otherwise specified in Rule 16.6.5.1.3 NC4. Refer to the relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: <ol style="list-style-type: none"> For Rule 16.6.5.2.5, Minimum building setback from the boundary with a residential zone – Rule 16.7.1.4 For Rule 16.6.5.2.5, Sunlight and outlook at boundary with a residential zone, residential property and road – Rule 16.7.1.5 For Rule 16.6.5.2.5, Outdoor storage of materials – Rule 16.7.1.6 Minimum building setback from the boundary with the Rural Urban Fringe Zone & Specific Purpose (Schools) Zone – Rule 16.6.5.3.1 For Rule 16.6.5.2.2, Landscaping in the Industrial Park Zone (Wairakei Road) - Rule 16.6.5.3.2 Roading and access - Rule 16.6.5.3.3
RD2	Any activity listed in Rule 16.6.5.1.1 P1 - P2 that does not meet activity specific standard P1 (a) and/or P2 (a). Any application arising from this rule shall not be publicly notified.	<ol style="list-style-type: none"> Outline development plan – Rule 16.6.5.3.4

16.6.5.1.3 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any new road or direct site access to Russley Road, defined on the Industrial Park Zone (Wairakei Road) Outline Development Plan in Appendix 16.8.14 as “No road or site access”
NC2	Any activity which results in the instantaneous sewage flow from a site exceeding 0.09 l/s/ha.
NC3	Any activity resulting in more than 10ha (excluding roads) of land within the Industrial Park Zone (Wairakei Road) Outline Development Plan area as defined in Appendix 16.8.14 being developed for permitted or consented activities before completion of: <ol style="list-style-type: none"> the upgrade of the intersection of Wooldridge Road and Harewood Road comprising traffic signal controls;

	b. the upgrade of the intersection of Stanleys Road and Harewood Road comprising controls for managing right turning movements out of Stanleys Road.
NC4	Any activity not complying with Rule 16.6.5.2.4 (Sewer infrastructure).

16.6.5.2 Built form standards - Industrial Park Zone (Wairakei Road)

16.6.5.2.1 Minimum building setback from the boundary with the Rural Urban Fringe and Specific Purpose (School) zones

- a. The minimum building setback from the boundary with the Rural Urban Fringe and Specific Purpose (School) zones shall be 10 metres.

Any application arising from this rule shall not be publicly notified.

16.6.5.2.2 Landscaped areas

Landscaping and trees shall be provided as follows:

	Applicable to	Standard
a.	Activities located on a site that includes or adjoins the former channel of the Styx River, identified on the Industrial Park Zone (Wairakei Road) Outline Development Plan in Appendix 16.8.14 as “Indicative Blue/ green corridor – planting”	<p>a. Planting of trees and shrubs shall:</p> <ul style="list-style-type: none"> i. be completed prior to, or in conjunction with, the establishment of the activity; ii. be at a density of 1 tree or shrub per 2m²; iii. be undertaken as a corridor either side of the former channel of the Styx River; and iv. be of indigenous species only.
b.	Activities on sites adjoining the Rural Urban Fringe and/or Specific Purpose (School) Zones.	<p>a. A landscaping strip shall be provided adjacent to the boundary with the Rural Urban Fringe and/or Specific Purpose (School) Zones in accordance with the following standards:</p> <ul style="list-style-type: none"> i. Minimum width of 10 metres ii. Two rows of trees, staggered in a manner that one row is off-set from the other row; iii. Trees shall be spaced 10 metres apart in each row; iv. Trees used in the landscaping strip shall comprise one or more of the following species: Podocarpus totara – Totara, Hoheria angustifolia – houhere/ narrow-leaved lacebark, Plagianthus regius – manatu/ lowland ribbonwood; v. Shrubs shall be planted between the two rows of trees, using the species listed in Appendix 16.8.1, section 3; vi. The requirements of Appendix 16.8.1 Part A shall apply; vii. Maintenance of the landscaping strip shall be undertaken for a period of no less than 5 years from the date of planting. viii. The landscaping strip shall be completed prior to, or in

	Applicable to	Standard
		conjunction with, the establishment of the activity.
c.	Activities on sites adjoining the Specific Purpose (School) Zones.	<p>a. In addition to (a) and (b), a solid, continuous fence with a minimum height of 1.8 metres shall be constructed on the boundary with the Specific Purpose (Schools) Zone.</p> <p>b. The fence shall be constructed prior to, or in conjunction with, the establishment of the activity.</p>

Any application arising from this rule shall not be limited or publicly notified.

16.6.5.2.3 Roading and access

	Standard
a.	Any activity shall have vehicle access to Wairakei Road, Stanleys Road and/or Woolridge Road only in the locations marked on the Industrial Park Zone (Wairakei Road) Outline Development Plan (Appendix 16.8.14) as “Road access point – Proposed controlled intersection”.
b.	<p>i. There shall be no development of allotments which the 'Collector road' runs through on the outline development plan prior to the vesting of land and its formation as a “Collector road” along the alignment shown on the Outline Development Plan in Appendix 16.8.14.</p> <p>ii. There shall be no development of Lot 2, DP54992 (580 Russley Road) and Lot 1, DP54992 (570 Russley Road) prior to the vesting of land and its formation as a 'Local Road' along the alignment shown on the Outline Development Plan in Appendix 16.8.14.</p>

Any application arising from this rule shall not be publicly notified.

16.6.5.2.4 Sewer infrastructure

	Standard
a.	No activity shall discharge to the Council’s reticulated wastewater network until the upgrade of the Avonhead sewer and Upper Riccarton Interceptor Sewer to provide capacity to accommodate wastewater flows from the Industrial Park Zone (Wairakei Road) into the Wairakei collector sewer.
b.	Any activity which discharges to the Council’s reticulated wastewater network following the upgrades specified under a. shall have a flow meter installed at the discharge point to the Council’s reticulated network.

Any application arising from this rule shall not be publicly or limited notified.

16.6.5.2.5 Boundary with residential properties within the zone

- a. The following built form standards shall apply to any boundary with properties used for residential activity within the zone:
- i. Rule 16.6.2.4 Minimum building setback from the boundary with a residential zone;

- ii. Rule 16.6.2.5 Sunlight and outlook at boundary with a residential zone. For the purpose of this rule, Diagram E of Appendix 16.8.11 shall apply;
- iii. Rule 16.6.2.6 Outdoor storage of materials/ car parking.

Any application arising from this rule shall not be publicly notified.

16.6.5.3 Rules - Matters of discretion - Industrial Park Zone (Wairakei Road)

16.6.5.3.1 Minimum building setback from the boundary with the Rural Urban Fringe Zone & Specific Purpose (School) Zone

- a. The extent to which an intrusion into the setback from the boundary:
 - i. adversely affects the amenity and character of the adjoining zone, and
 - ii. adversely affects the anticipated character and amenity of the zone as a park-like environment, as viewed from the adjoining properties.
- b. The extent to which effects of an intrusion into the setback are minimised by screening, landscaping, building scale, form and design to the extent that the intended character and high level of amenity of the Industrial Park Zone (Wairakei Road) is maintained.

16.6.5.3.2 Landscaping in the Industrial Park Zone (Wairakei Road)

- a. The extent to which development provides for and creates a green corridor through the zone that incorporates landscaping including existing vegetation, and enhances multiple values including stormwater retention, water quality treatment, biodiversity enhancement, Ngāi Tahu/ Manawhenua values and landscape amenity.
- b. The extent to which landscaping provides a buffer between the industrial zone and the adjacent Rural Urban Fringe Zone and Specific Purpose (School) Zone, while effectively screening buildings, parking and storage areas.
- c. The degree to which any effects on amenity and character of the adjoining environment are mitigated through landscaping.

16.6.5.3.3 Roading and access

- a. The extent to which the location of vehicle access points (including additional road access points), the design of the transport network (including road alignment and intersection design within the Industrial Park Zone (Wairakei Road) Outline Development Plan (Appendix 16.8.14) area and connections with the wider network), and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on the character and amenity of the zone, and safety and efficiency of the transport network.
- b. The extent to which the location and design of the vehicle access points are integrated with landscaping along the zone boundary and does not compromise the amenity and appearance of the zone as viewed from an adjoining road.
- c. The extent to which pedestrian and cycle movement through the zone and to the wider transport network and Nunweek Park are facilitated by pedestrian and cycle ways.

- d. The extent to which the principles of Crime Prevention through Environmental Design have been incorporated into the design of pedestrian and cycle ways to support their use and the safety of users.

16.6.5.3.4 Outline development plan

- a. The extent to which development is in accordance with the Industrial Park Zone (Wairakei Road) Outline Development Plan (Appendix 16.8.14).
- b. The degree to which stormwater management areas are suitably located for managing stormwater quality and quantity within the Industrial Park Zone (Wairakei Road) Outline Development Plan (Appendix 16.8.14) area.
- c. The extent to which any stormwater system recognises and/or provides for values of importance to Ngāi Tahu/ Manawhenua and in particular the maintenance and enhancement of water quality and mahinga kai values.
- d. The degree to which stormwater retention basins and open space are located so as to provide an effective buffer between industrial and residential properties.
- e. The extent to which stormwater basins and open space areas are co-located so as to maximise recreational and amenity opportunities.

16.6.6 Area specific rules - Industrial Park Zone (Memorial Avenue)

The following rules and the Industrial Park Zone (Memorial Avenue) Outline Development Plan (Appendix 16.8.15) shall apply to the Industrial Park Zone (Memorial Avenue). All activities specified are also subject to the rules in 16.6.1 (Activity status tables) and 16.6.2 (Built form standards) unless specified otherwise in Rule 16.6.6.

16.6.6.1 Activity status tables - Industrial Park Zone (Memorial Avenue)

16.6.6.1.1 Permitted activities

The activities listed below are permitted activities in the Industrial Park Zone (Memorial Avenue) if they meet any activity specific standards set out in this table and the built form standards in Rules 16.6.2 and 16.6.6.2.

Activities may also be controlled, restricted discretionary, discretionary or non-complying, as specified in Rules 16.6.6.1.2, 16.6.6.1.3, 16.6.6.1.4 and 16.6.6.1.5.

Activity	Activity specific standards
P1 Activities listed in Rule 16.6.1.1 P1-P18 and activities listed in Rule 16.6.6.1.1 P2-P4.	The activity shall comply with: <ol style="list-style-type: none"> a. All of the Key Structuring Elements on the Industrial Park Zone (Memorial Avenue) Outline Development Plan (Appendix 16.8.15), being: <ol style="list-style-type: none"> i. "Road access point – controlled intersection" locations ii. "Collector Road" location iii. A "left in, left out only" access configuration at the western access to Memorial Avenue. "Shall comply with" in respect to clause iii. means that the activity and/or its site layout shall not compromise the provision of a left-in, left out only access. c. Built form standards in Rule 16.6.6.2, and Rule 16.4.2 unless specified otherwise in 16.6.6.2 d. Activity specific standards in 16.6.1 for activities listed in Rule 16.6.1.1 P1 to P18 (Refer to Rule RD2 of Rule 16.6.1.2 for any non-compliance)
P2 Guest accommodation	<ol style="list-style-type: none"> a. No more than 200 bedrooms shall be provided in the zone. b. Guest accommodation shall be designed and constructed to comply with the indoor design sound levels contained in Rule XX. The requirement of XX for road traffic noise shall also apply in respect of noise from industrial activity within the zone at the noise levels permitted under XX.¹ c. Guest accommodation shall be limited to the areas defined on the Industrial Park Zone (Memorial Avenue) Outline Development

¹ **XX** - Standards to be confirmed in the Panel's decision for Chapter 6 General Rules

		Plan (Appendix 16.8.15) as “Guest Accommodation restricted to this area”.
P3	Veterinary care facility	Nil
P4	Health care facility with no overnight accommodation	a. The health care facility shall comply with the indoor design sound levels contained in Rule XX . The requirement of XX for road traffic noise shall also apply in respect of noise from industrial activity within the zone at the noise levels permitted under Rule XX . ²
P5	Key Structuring Elements identified on the outline development plan in Appendix 16.8.15	a. The activity shall be in accordance with the Key Structuring Elements on the Industrial Park Zone (Memorial Avenue) Outline Development Plan (Appendix 16.8.15), as identified in Rule 16.6.6.1.1 P1.

16.6.6.1.2 Controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 16.6.6.3, as set out in the following table (the matters of discretion are to be treated as a matter of control for the purposes of this rule).

Activity		The Council’s control is reserved to the following matters:
C1	The erection of new buildings and additions to existing buildings either wholly or partly within any area between 10 metres and 50 metres of Russley Road and/or between 20 metres and 50 metres of Memorial Avenue. Any application arising from this rule shall not be limited or publicly notified.	a. Design and amenity - Rule 16.6.6.3.2.

16.6.6.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 16.7.1, 16.7.2 and 16.6.6.3, as set out in the following table.

Activity		The Council’s discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 16.6.6.1.1 P1, other than as provided for in Rule 16.6.6.1.5 NC1, that does not meet activity specific standard a.. Any application arising from this rule shall not be publicly notified.	a. Outline development plan – Rule 16.6.6.3.1
RD2	Any activity listed in Rule 16.6.6.1.1 P1-P4 or Rule 16.6.6.1.3 RD3 that does not meet one or	As relevant to the built form standard that is not met:

² **XX - Standards to be confirmed in the Panel’s decision for Chapter 6 General Rules**

Activity	The Council's discretion shall be limited to the following matters:
<p>more of the built form standards in Rule 16.6.2 and 16.6.6.2, other than Rule 16.6.6.2.6 or 16.6.6.2.8.</p> <p>Refer to the relevant built form standard for provisions regarding notification.</p>	<ul style="list-style-type: none"> a. Maximum height of buildings and fencing or screening structure – Rule 16.7.1.1 b. Maximum building coverage of a site – Rule 16.7.1.2 c. Minimum building setback from road boundaries/ railway corridor – Rule 16.7.1.3 d. Minimum building setback from the boundary with a residential zone, residential property – Rule 16.7.1.4 e. Sunlight and outlook at boundary with a residential zone, residential property and road – Rule 16.7.1.5 f. Outdoor Storage areas of materials – Rule 16.7.1.6 g. Landscaped areas – Rule 16.7.1.7 h. Water supply for fire fighting – Rule 16.7.1.9 i. For Rule 16.6.6.2.7, Outline development plan – Rule 16.6.6.3.1 j. For Rule 16.6.6.2.2, Design and amenity - Rule 16.6.6.3.2
<p>RD3 Trade suppliers resulting in no more than 10,000m² GLFA in the Industrial Park Zone (Memorial Avenue).</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Display of goods, showroom and non-industrial activities – Rule 16.7.2.1(a)(i) - (iii), (v), (vi), (ix) b. Design and amenity – Rule 16.6.6.3.2

16.6.6.1.4 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	<p>Buildings for permitted, controlled and restricted discretionary activities in Rules 16.6.1 and 16.6.6.1 within the area defined on the Industrial Park Zone (Memorial Avenue) Outline Development Plan (Appendix 16.8.15) as “Airport Runway End Protection Area”, other than enclosed walkways which:</p> <ul style="list-style-type: none"> a. are not greater than 2.4 metres in height and/or 1.8 metres in width, and b. are associated with vehicle parking areas.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited (absent its written approval).

16.6.6.1.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any access or road connection from the Industrial Park Zone (Memorial Avenue) to Memorial Avenue or Russley Road in locations other than as shown on the Outline Development Plan in Appendix 16.8.15 as “Road access point –controlled intersection”.
NC2	Any activity not complying with Rule 16.6.6.2.6 (Sewer infrastructure).
NC3	Industrial activity or warehousing and distribution activity on any part of a site within 50 metres of Memorial Avenue.
NC4	Food and beverage outlets with drive-through facilities on any part of a site within 50 metres of Memorial Avenue and/or Russley Road.
NC5	Activities not complying with Rule 16.6.6.1.1. P2 a. to c. and/or P4 a.

16.6.6.2 Built form standards — Industrial Park Zone (Memorial Avenue)

The following built form standards shall be met by all permitted activities, controlled activities, and for restricted discretionary activity RD3, unless otherwise stated.

16.6.6.2.1 Maximum height for buildings

The maximum height of any building shall be as follows:

	Applicable to:	Standard
a.	Buildings – All areas, unless specified below	15 metres
b.	Buildings, unless specified below, within 50 metres of Memorial Avenue or adjoining a ‘Key Open Space Location’ defined on the Outline Development Plan in Appendix 16.8.15.	12 metres
c.	Buildings for guest accommodation in the area defined on the Outline Development Plan in Appendix 16.8.15 as “Guest Accommodation restricted to this area (20m height limit)”	20 metres

Any application arising from this rule shall not be publicly notified.

16.6.6.2.2 Minimum building setback from road boundaries adjacent to Memorial Avenue and Russley Road

The minimum building setback from road boundaries shall be as follows:

	Applicable to:	Standard
a.	Buildings on a site adjacent to Memorial Avenue	20 metres
b.	Buildings on a site adjacent to Russley Road	10 metres

Any application arising from clause (a) of this rule shall not be limited or publicly notified.

Any application arising from clause (b) shall not be publicly notified. Limited notification, if required, shall only be to New Zealand Transport Agency (absent its written approval).

16.6.6.2.3 Sunlight and outlook at boundary with residential properties and guest accommodation within the zone

- a. Where a site boundary adjoins a site used for residential activity or guest accommodation within the zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the site internal boundary in accordance with diagram E in Appendix 16.8.11.

Any application arising from this rule shall not be publicly notified.

16.6.6.2.4 Outdoor storage areas / car parking

Standard	
a.	Any outdoor storage area (including car parking) shall not be located within the minimum building setbacks specified in Rule 16.6.6.2.2.
b.	<p>i. On sites adjacent to Memorial Avenue, all car parking shall be provided to the side or rear of sites and not between buildings and the road.</p> <p>ii. Car parking to the side of buildings shall not occupy more than 40% of the Memorial Avenue road frontage of each site.</p>

Any application arising from this rule shall not be limited or publicly notified.

16.6.6.2.5 Landscaped areas adjacent to Memorial Avenue and Russley Road

Landscaping and trees shall be provided as follows:

Permitted	
a.	A landscaping strip shall be provided within the building setback from Memorial Avenue of at least 10 metres in depth. Within the landscaping strip, at least 1 tree shall be planted for every 10 metres of the boundary or part thereof.
b.	Provision shall be made for landscaping to at least 1.8 metres in height along the length of the zone boundary adjacent to Russley Road. Landscaping, comprising shrubs and trees, shall create a continuous screen along the zone boundary for a minimum depth of 1.5 metres.

Any application arising from clause (a) of this rule shall not be limited or publicly notified.

Any application arising from clause (b) shall not be publicly notified. Limited notification, if required, shall only be to New Zealand Transport Agency (absent its written approval).

16.6.6.2.6 Sewer infrastructure

Standard	
a.	Any activity that discharges to the Council's wastewater network shall not exceed the flows specified in Table A below before the upgrade of the infrastructure identified.
b.	The discharge flow from the site shall be able to be remotely monitored and controlled by Council.

Table A

Timeframes	Allowable discharge during a storm event (Refer below)	Allowable discharge outside storm event
Prior to the upgrade of any part of the Riccarton Interceptor	0	0
Maximum discharge after upgrade of the Lower Riccarton Interceptor.	6.7L/s	7.8 L/s
Maximum discharge following the upgrade of the Upper Riccarton Interceptor and Lower Riccarton Interceptor.	7.6 L/s	7.8 L/s
Maximum discharge following the full upgrade of the Upper Avonhead Road sewer, Upper Riccarton Interceptor and Lower Riccarton Interceptor sewers.	0.75 L/s/ha	0.75 L/s/ha

Any application arising from this rule shall not be limited or publicly notified.

Advice Note:

1. A storm event is defined by the measured water level in the Riccarton Interceptor exceeding the daily Peak Dry Weather flow water level (measured as an average for the month of September each year) by more than 100mm.

16.6.6.2.7 Roading and access

- a. No development undertaken pursuant to Rules 16.6.6.1.1, 16.6.6.1.2 and 16.46.6.1.3 shall occur until the “Main Access” shown on the Outline Development Plan in Appendix 16.8.15 is constructed.

Any application arising from this rule shall not be publicly notified.

16.6.6.3 Rules - Matters of discretion — Industrial Park Zone (Memorial Avenue)

16.6.6.3.1 Outline development plan

- a. The extent to which development is in accordance with the Industrial Park Zone (Memorial Avenue) Outline Development Plan in Appendix 16.8.15.
- b. The extent to which the location and staging of vehicular access points and the design of the transport network (including road alignment and intersection design within the Industrial Park Zone (Memorial Avenue) Outline Development Plan in Appendix 16.8.15 and connections with the wider network) may individually or cumulatively impact on residential amenity values and the safety, efficiency and connectivity of the transport network.
- c. The extent to which the location of guest accommodation outside the areas defined on the Industrial Park Zone (Memorial Avenue) Outline Development Plan in Appendix 16.8.15 as “Guest accommodation restricted to this area” reduces the opportunity for Guest accommodation fronting Memorial Avenue and Russley Road, having regard to the limit of 200 bedrooms within the zone.

- d. The degree to which guest accommodation outside the areas defined on the Industrial Park Zone (Memorial Avenue) Outline Development Plan in Appendix 16.8.15 as “Guest accommodation restricted to this area” reduces capacity or erodes the integrity and function of the zone for industrial activities.
- e. The degree to which guest accommodation outside the areas defined on the Industrial Park Zone (Memorial Avenue) Outline Development Plan in Appendix 16.8.15 as “Guest accommodation restricted to this area” may lead to reverse sensitivity effects on existing and/or potential use of the land for industrial activities.

16.6.6.3.2 Design and amenity

- a. The extent to which the design of the buildings will support the development of and maintain a high quality urban environment, having regard to:
 - i. the degree of variation in form, bulk, location, orientation and height of the building; and
 - ii. the avoidance of large expanses of wall or repetitious building forms; and
 - iii. the choice of materials.
- b. The architectural treatment of the building elevations including the design, architectural features and details, use of colour and building materials.
- c. The extent to which space and landscaping is as prominent as the built form to achieve a high amenity environment.
- d. The extent to which the location of security fencing detracts from the visual amenity and landscape planting along the street frontage.
- e. The extent to which any signage on buildings is integrated with the architectural detail of a building.
- f. The extent to which showrooms, offices and areas for the display of goods are positioned to face Memorial Avenue and Russley Road to maximise visual interest.
- g. The extent to which car parking and loading areas, service areas and outdoor storage are effectively screened from public view by landscaping.
- h. The effectiveness of mitigation including landscaping in reducing the adverse effects of buildings, including their scale and appearance, on the adjoining environment including Memorial Avenue, Russley Road and Avonhead Road.
- i. The choice of materials and colours/reflectivity of facades to reduce the prominence of buildings in the landscape.
- j. Whether development is oriented to Memorial Avenue and encourages pedestrian movement between buildings and spaces within the zone.

16.7 Rules - Matters of discretion

16.7.1 Matters of discretion for built form standards

16.7.1.1 Maximum height of buildings and fencing or screening structure

- a. Building height:
 - i. The distance the building is set back from any residential zone and the extent to which this mitigates any adverse effects of the increased height.
 - ii. The extent to which the additional building height may enable the more efficient use of the remainder of the site or the long-term protection of **Sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1**, significant trees **listed in Appendix 9.4.7.1**, or natural features on the site.
 - iii. The design and appearance of the building in mitigating the visual impact of exceeding the height limit.
 - iv. The extent to which the building may visually dominate the area it is located in, having regard to the scale and form of buildings in the surrounding area.
 - v. The extent to which the location of the building on the site and its visibility minimises visual effects on the surrounding area.
 - vi. The extent to which the increase in height reflects functional requirements of the activity.
- b. Fencing or screening structures in the Industrial Park Zone:
 - i. The extent to which visibility is maintained between the building and the street.
 - ii. The extent to which screening maintains public safety and other Crime Prevention through Environment Design (CPTED) principles.

16.7.1.2 Maximum building coverage of a site

- a. The ability to mitigate any adverse effects of increased coverage by additional landscaping or screening.
- b. In the Industrial Park Zone, the degree to which the existing and anticipated open space and park-like character of the zone will be retained.
- c. Any adverse effects of increased building coverage on the character of the surrounding environment.
- d. The extent to which a greater site coverage reflects functional requirements of the activity.

16.7.1.3 Minimum building setback from road boundaries/ railway corridor

- a. The extent to which the reduced setback of the building impacts on the amenity of the street environment, having regard to its location within the zone, function of the zone and the anticipated level of amenity.
- b. The extent and quality of landscaping to be provided.
- c. The effect of a building's reduced setback, taking account of such factors as existing road widths, existing building setbacks, functional requirements, street planting, and the orientation of buildings on adjoining sites, particularly those in residential zones.
- d. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor.

16.7.1.4 Minimum building setback from the boundary with a residential zone, residential property

- a. Any adverse visual effects on any adjoining residential property as a result of a reduced building setback.
- b. Whether landscaping or screening within the setback mitigates the dominance of buildings.
- c. The scale and height of buildings within the reduced setback and their impact on the visual outlook of residents and users on the adjoining site(s).
- d. The extent to which buildings in the setback enable better use of the site and improve the level of amenity elsewhere on the site.
- e. The proposed use of the setback, the visual and other effects of this use and whether a reduced setback and the use of that setback achieves a better outcome.
- f. The effect of a reduced setback on the character of the Industrial Park Zone as a park-like environment.
- g. The extent to which the proposed setback intrusion would impact on the visual amenity or use of any esplanade reserve or strip.

16.7.1.5 Sunlight and outlook at boundary with a residential zone, residential property and road

- a. The effect of any reduced sunlight admission on properties in adjoining zones, taking account of the extent of overshadowing, the intended use of spaces and for residential properties, the position of outdoor living spaces or main living areas in buildings.
- b. The effect on privacy of residents and other users in the adjoining zones.
- c. The scale of building and its effects on the character of any adjoining residential zone.
- d. The effects of any landscaping and trees proposed within the site, or on the boundary of the site in mitigating adverse visual effects.
- e. The effect on outlook from adjoining properties.

- f. For sites fronting Blakes Road, Belfast, the extent to which any intrusion of the road boundary recession plane results in additional building scale and bulk and associated effects on the visual and residential amenity of residential properties and the visual amenity of sites on the opposite side of Blakes Road.

16.7.1.6 Outdoor storage of materials

- a. The extent of visual impacts on the adjoining environment.
- b. The extent to which site constraints necessitate the location of storage within the setback.
- c. The type and volume of materials to be stored.
- d. The extent, appearance and type of screening or landscaping proposed.
- e. The functional requirements of the activity.

16.7.1.7 Landscaped areas

- a. The visual effects of buildings taking account of their scale and appearance, outdoor storage areas, car parking or other activities as a result of reduced landscaping.
- b. The extent to which the site is visible from adjoining residential sites and/or identified arterial roads fulfilling a gateway function and the likely consequences of any reduction in landscaping or screening on the amenity of those sites.
- c. Whether there are any compensating factors for reduced landscaping or screening, including the nature or scale of planting proposed, the location of parking, manoeuvring or storage areas, or the location of ancillary office activity/wholesale display of goods/showrooms.
- d. The extent to which the length of the road frontage to any adjoining zone boundary reduces the need for tree planting.
- e. The relative importance of landscaping on the site, taking account of the visual quality of an adjoining zone.
- f. The extent to which the proposal is consistent with the anticipated amenity of the zone.
- g. The extent to which tree planting under the electricity transmission network would adversely affect the safe and efficient functioning of the electricity network or restrict maintenance of that network.
- h. The extent to which indigenous species are used to recognise and enhance Ngāi Tahu/Manawhenua cultural values, particularly where development is located within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6.
- i. The extent to which stormwater facilities are integrated into landscaped areas to achieve a multi-value approach.
- j. The appropriateness and placement of landscaping having regard to the potential adverse effects on safety for pedestrians and vehicles and the functional requirements of the activity.

16.7.1.8 Access to the Industrial General Zone (Deans Ave)

- a. Whether any conflict may be created by vehicles queuing across the vehicle crossing.
- b. Whether there may be potential confusion between vehicles turning at the crossing or the intersection.
- c. The effect on safety for all road users of the proposed road access points to the Industrial General Zone (Deans Ave).
- d. Whether the speed and volume of vehicles on the road will exacerbate the adverse effects of access on the safety of users of all transport modes.
- e. Whether the geometry of the frontage road and intersections will mitigate the adverse effects of the access.
- f. The present traffic controls along the road corridor where vehicular access is proposed.
- g. Any cumulative effects when considered in the context of existing access points serving other activities in the vicinity.
- h. The proposed traffic mitigation measures such as medians, no right turn or left turn signs, or traffic calming measures.

16.7.1.9 Water supply for fire fighting

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

16.7.1.10 Development Plan for land at 65 – 67 Racecourse Road

- a. Whether there may be potential confusion between vehicles turning at the crossing or the intersection.
- b. The effect on safety for all road users of the proposed road access points.
- c. Whether the geometry of the frontage road and intersections will mitigate the adverse effects of the access.
- d. The present traffic controls along the road corridor where vehicular access is proposed.
- e. Any cumulative effects when considered in the context of existing access points serving other activities in the vicinity.
- f. The proposed measures to mitigate traffic effects.
- g. Whether residential amenity is maintained on the frontage with Racecourse Road through the provision of landscaping and setback of buildings.
- h. The provision made for trees and planting to mitigate any effects.

16.7.2 Matters of discretion for activity specific standards

16.7.2.1 Display of goods, showroom and non-industrial activities

- a. General:
 - i. The extent to which the activity does not adversely affect the function of the zone to provide for primarily industrial activities.
 - ii. The impact of the activity on the ability of existing or future permitted industrial activities to operate or establish without undue constraint.
 - iii. The effect of the development on the capacity to accommodate future demand for industrial activities.
 - iv. The extent to which the activity is ancillary to the primary use of a site for industrial activities.
 - v. The extent to which the activity contributes to the accumulation of other non-industrial activities that may discourage or displace industrial activities.
 - vi. Whether there are any benefits of a non-industrial activity providing a buffer between industrial activities and more sensitive land use activities.
 - vii. Whether the establishment of non-industrial activities would enable or assist the retention of an historic building.
 - viii. The extent to which the activity will be integrated with other commercial activities in an adjoining commercial zone.
 - ix. The extent to which the activity generates traffic and other effects that impact on the day to day operation of the industrial area.
 - x. The functional requirements of the activity and the necessity for additional floorspace.
- b. Retail activity, commercial service, gymnasium and pre-school:
 - i. The extent to which the activity serves the needs of workers and visitors to the industrial area.
 - ii. The extent to which the activity is accessible by a range of modes of transport for communities served by the proposed activity.
- c. Offices:
 - i. The visual effect of the extent of areas of glazing facing the street, particularly at ground level.

16.7.2.2 Residential activity

- a. In relation to minimum unit size, whether:
 - i. The floorspace available and the internal layout represents a viable residential unit that would support the amenity of current and future occupants;
 - ii. Other on-site factors compensate for a reduction in unit sizes e.g. communal facilities;

- iii. The units are to be a part of a development delivered by a social housing provider and have been designed to meet any specific needs of future social housing tenants and/or atypical housing needs.
- b. In relation to the amount of storage and waste management spaces, whether:
 - i. The amount of space to store rubbish and recycling, whether communal, outdoor or indoor is adequate;
 - ii. The volume of space provided for personal storage is adequate.
- c. In relation to the configuration of storage and waste management space, whether:
 - i. The location of rubbish and recycling space for residents is convenient;
 - ii. The lack of screening of any outdoor service space will impact on the visual amenity within the site and of any adjoining site, activity, or the street scene;
 - iii. The size and flexibility of the residential unit layout provides other indoor storage options where an indoor storage space is not provided for each unit;
 - iv. The alternative storage areas provided on the site are adequate, accessible and convenient, where indoor storage space is not provided for each residential unit.
- d. In relation to the amount of outdoor living space, whether:
 - i. There is any alternative provision of publicly available space on, or in close proximity to the site to meet the needs of occupants now and in the future;
 - ii. The reduction in outdoor living space is proportional to the size of the residential unit and the demands of the likely number of occupants now and in the future;
 - iii. The reduction in outdoor living space or the lack of its access to sunlight is compensated for by alternative indoor or outdoor living space.
- e. In relation to the location and configuration of outdoor living space:
 - i. Whether the allocation between private and communal outdoor living spaces within the site is adequate and appropriately located to meet the current and future needs of occupants of the site;
 - ii. Where the communal outdoor/indoor spaces are not contiguous on a large site, the ability of the spaces to meet the needs of residents and provide a high level of residential amenity;
 - iii. Whether the reduction in outdoor living space will result in additional loss of mature on-site vegetation and/or spaciousness of the area.
- f. In relation to noise insulation:
 - i. The extent to which the building specifications, nature and/or purpose of the proposed residential accommodation reduce the impact of noise and minimise reverse sensitivity effects.

16.7.2.3 Sensitive activities

- a. For pre-schools:

- i. The potential for reverse sensitivity effects on port activities located at Lyttelton Port and/or industrial activities within the Industrial Heavy Zone.
- ii. Whether any methods to reduce the potential for reverse sensitivity effects on industrial activities within the Industrial Heavy Zone and/or the port operator, other than acoustic insulation, have been incorporated into the design of the proposal.
- iii. The provision of a report from an acoustic specialist provides evidence that the level of external to internal noise reduction is appropriate to ensure the amenity of present and future occupiers of the site.

16.8 Appendices

16.8.1 Rules and guidance for landscaping and tree planting

The provisions in Part B of this appendix are for information and guidance only and are not statutory rules. They have been incorporated to assist in the choice of species suitable for planting in particular site conditions, and to help ensure the Council's requirements are successfully achieved.

Part A: Tree requirements - statutory requirements

1. Tree Size
 - a. Any tree required under Landscaped Area rules shall be:
 - i. not less than 1.5 metres high at the time of planting; and
 - ii. a species capable of reaching a minimum height at maturity of eight metres.

Note: trees listed in Part B of this appendix would meet this clause.
2. Tree protection
 - a. Any trees required under Landscaped Area rules shall be located within a landscaping strip, or within a planting protection area, with a minimum dimension or diameter of 1.5 metres.
 - b. No more than 10% of any landscaping strip required under Landscaped Area rules, or any planting protection area, shall be covered with any impervious surfaces.
 - c. Landscaping strips or planting protection areas adjacent to a road boundary, or adjacent to or within a car parking area, shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least one metre from any tree.
3. Maintenance of trees and landscaping
 - a. Any landscaping or trees required under Landscaped Area rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

Part B: Tree species- information and guidance only, non-statutory requirements

4. The lists of trees and shrubs contained in Sections 1 to 3 of this Part are considered suitable for Christchurch conditions.
 - a. Section 2 of this Part specifies the suitability of the trees that meet the requirements in Part A for particular conditions, these being:
 - i. trees suitable for moist/wet soil conditions;
 - ii. trees suitable for dry soil conditions;
 - iii. frost tender trees;
 - iv. trees suitable for coastal areas;
 - v. trees suitable for car parking/ paved areas etc;
 - vi. trees susceptible to wind damage/ breakages;
 - vii. trees with aggressive root system (relevant to driveways and underground services);
 - viii. trees prone to common diseases.
 - b. More detailed descriptions and requirements for each tree can be obtained from various plant manuals or by seeking advice from the Christchurch City Council City Arborist or Nursery Supervisor. It should be noted that the tree size ranges are estimates for trees that are planted in highly modified environments, e.g. streets, car parks, pedestrian malls, storm water swales. Trees planted in parks or large gardens are expected to grow larger.
 - c. The shrubs listed in Section 3 are considered suitable for planting between trees in landscaped strips.

Section 1- Trees considered suitable for Christchurch conditions

1.1 Deciduous broadleaved trees

Common name	Botanical name	Height range	Canopy spread range
English oak	<i>Quercus robur</i>	15m-20m	10m-15m
Red oak	<i>Quercus rubra</i>	15m-20m	10m-15m
Hills oak	<i>Quercus elipsoidalis</i>	15m-20m	10m-15m
Scarlet oak	<i>Quercus coccinea</i>	15m-20m	10m-15m
Evergreen oak	<i>Quercus ilex</i>	15m-20m	10m-15m
Turkey oak	<i>Quercus cerris</i>	15m-20m	10m-15m
Algerian oak	<i>Quercus canariensis</i>	15m-20m	10m-15m
Willow oak	<i>Quercus phellos</i>	15m-20m	10m-15m
Sawtooth oak	<i>Quercus acutissima</i>	15m-20m	10m-15m
Turkish hazel	<i>Corylus collurna</i>	10m-15m	6m-10m
European beech	<i>Fagus sylvatica</i>	15m-20m	10m-15m
Copper or purple beech	<i>Fagus sylvatica purpureum</i> (and 'Riversii')	15m-20m	10m-15m
Weeping beech	<i>Fagus sylvatica pendula</i>	15m-20m	6m-10m
Dawyck beech	<i>Fagus sylvatica</i> 'Dawyck'	10m-15m	3m-6m
Purple Dawyck beech	<i>Fagus sylvatica</i> 'Dawyck Purple'	10m-15m	3m-6m
American beech	<i>Fagus grandifolia</i>	15m-20m	10m-15m
Common ash	<i>Fraxinus excelsior</i>	15m-20m	10m-15m
American ash	<i>Fraxinus americana</i>	15m-20m	10m-15m
Fraxinus 'Green Glow'	<i>Fraxinus</i> 'Green Glow'	15m-20m	10m-15m
Green ash	<i>Fraxinus pennsylvanica</i>	15m-20m	10m-15m

Common name	Botanical name	Height range	Canopy spread range
Golden ash	Fraxinus excelsior 'Jaspidea' (or 'Aurea')	15m-20m	10m-15m
Tupelo	Nyssa sylvatica	15m-20m	6m-10m
Horsechestnut	Aesculus hippocastanum	15m-20m	10m-15m
Seedless horsechestnut	Aesculus plantierensis	15m-20m	10m-15m
Walnut	Juglans regia	15m-20m	10m-15m
Common lime	Tilia x europaea	15m-20m	10m-15m
Large leaved lime	Tilia platyphyllos	15m-20m	10m-15m
Small leaved lime	Tilia cordata	15m-20m	10m-15m
Weeping silver lime	Tilia petiolaris	15m-20m	10m-15m
Silver lime	Tilia tomentosa	15m-20m	10m-15m
Liquidambar 'Worplesdon'	Liquidambar 'Worplesdon'	15m-20m	10m-15m
London plane	Platanus acerifolia	15m-20m	10m-15m
Oriental plane	Platanus orientalis	15m-20m	10m-15m
Autumn glory plane	Platanus orientalis insularis	15m-20m	10m-15m
Cut leaf plane	Platanus orientalis digitata	15m-20m	10m-15m
Norway maple	Acer platanoides	15m-20m	10m-15m
Variegated Norway maple	Acer platanoides 'Drummondii'	10m-15m	10m-15m
Acer 'Bloodgood'	Acer 'Bloodgood'	3m-10m	6m-10m
Trident maple	Acer burgerianum	15m-20m	10m-15m
Paper bark maple	Acer griseum	3m-10m	6m-10m
Field maple	Acer campestre	10m-15m	10m-15m
Red maple	Acer rubrum	15m-20m	10m-15m

Common name	Botanical name	Height range	Canopy spread range
Paper birch	<i>Betula papyrifera</i>	15m-20m	10m-15m
Black birch	<i>Betula nigra</i>	15m-20m	10m-15m
Swedish birch	<i>Betula pendula dalecarlica</i>	15m-20m	10m-15m
Himalayan birch	<i>Betula jaquemontii</i>	15m-20m	10m-15m
Tulip tree	<i>Liriodendron tulipifera</i>	15m-20m	15m-20m
Chinese tulip tree	<i>Liriodendron chinensis</i>	15m-20m	15m-10m
Maidenhair tree (male only)	<i>Ginkgo biloba</i>	15m-20m	6m-10m
Hornbeam	<i>Carpinus betulus</i>	15m-20m	10m-15m
Common alder	<i>Alnus glutinosa</i>	15m-20m	10m-15m
Italian alder	<i>Alnus cordata</i>	15m-20m	10m-15m
Grey alder	<i>Alnus incana</i>	15m-20m	10m-15m
Red alder	<i>Alnus rubra</i>	15m-20m	10m-15m
Indian bean tree	<i>Catalpa bignonioides</i>	15m-20m	10m-15m
Weeping willow	<i>Salix babylonica</i>	15m-20m	15m-20m
Golden weeping willow	<i>Salix x chrysocoma</i>	15m-20m	15m-10m

1.2 Coniferous trees

Common name	Botanical name	Height	Canopy spread range
Wellingtonia	Sequoiadendron giganteum	20m-25m	10m-15m
Californian redwood	Sequoia sempervirens	20m-25m	10m-15m
Spanish fir	Abies pinsapo	10m-15m	6m-10m
Atlantica cedar	Cedrus atlantica	15m-20m	10m-15m
Western red cedar	Thuja plicata	15m-20m	6m-10m
Swamp cypress	Taxodium distichum	15m-20m	6m-10m
Bhutan cypress	Cupressus torulosa	15m-20m	6m-10m
Monkey puzzle/ Chile pine	Araucaria araucana	15m-20m	6m-10m
Totara	Podocarpus totara	10m-15m	6m-10m
Dawn redwood	Metasequoia glyptostuoboides	15m-20m	6m-10m
Japanese cedar	Cryptomaria japonica	15m-20m	6m-10m

1.3 Other evergreens

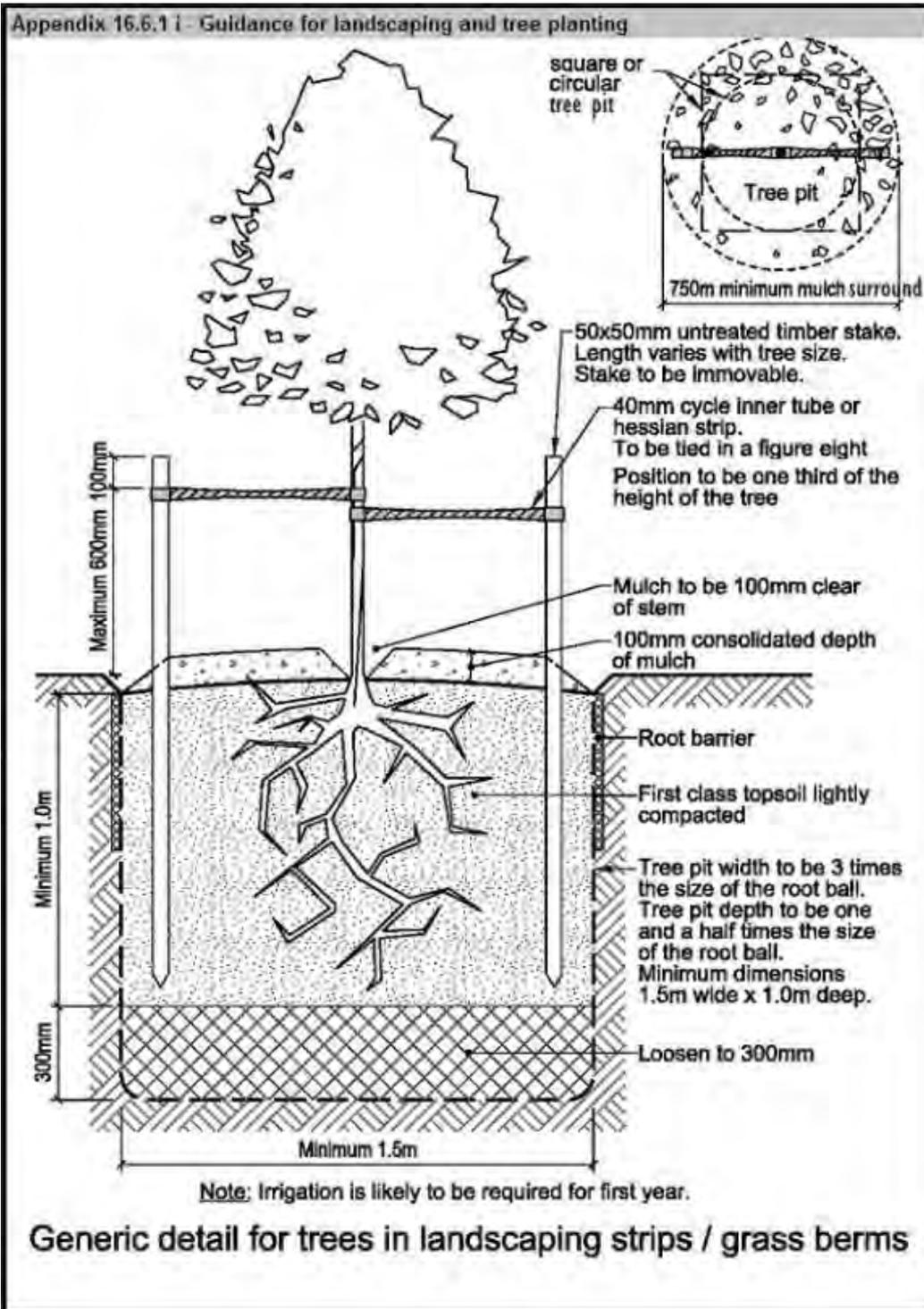
Common name	Botanical name	Height range	Canopy spread range
Bay laurel	Laurus nobilis	10m-15m	6m-10m
Cork oak	Quercus suber	15m-20m	10m-15m
Evergreen or holm oak	Quercus Ilex	15m-20m	10m-15m
Bull bay	Magnolia grandiflora	10m-15m	6m-10m
Chusan palm	Trachycarpus fortunei	10m-15m	3m-6m

1.4 Palms

Common name	Botanical name	Height range	Canopy spread range
Chusan palm	Trachycarpus fortunei	10m-15m	3m-6m

1.5 Native trees

Common name	Botanical name	Height range	Canopy spread range
Totara	Podocarpus totara	10m-15m	6m-10m
Kahikatea/white pine	Podocarpus dacrydioides	10m-15m	6m-10m
Rimu	Dacrydium cupressinum	10m-15m	6m-10m
Red beech	Nothofagus fusca	10m-15m	6m-10m
Silver beech	Nothofagus menziesii	10m-15m	6m-10m
Black beech	Nothofagus solandri var. solandri	10m-15m	6m-10m
Mountain beech	Nothofagus solandri var. cliffortioides	10m-15m	6m-10m
Miro	Prumnopitys ferruginea	10m-15m	3m-6m
Matai	Prumnopitys taxifolia	10m-15m	3m-6m
Pohutukawa	Metrosideros excelsa	TBC	TBC



Section 2- Suitability of trees for particular conditions

2.1 Trees for wet soil conditions (in order of tolerance to wetness)

Common name	Botanical name	Height range	Canopy spread range
Swamp cypress	Taxodium distichum	15m-20m	6m-10m
Moosewood	Acer pensylvanicum	15m-20m	10m-15m
Red maple	Acer rubrum	15m-20m	10m-15m
Tupelo	Nyssa sylvatica	15m-20m	6m-10m
Kahikatea/ White pine	Dacrycarpus acrydioides	10m-15m	6m-10m
Alder (most species)	Alnus species	15m-20m	10m-15m
Hills oak	Quercus elipsoidalis	15m-20m	10m-15m
English oak	Quercus robur	15m-20m	10m-15m
Black birch	Betula nigra	15m-20m	10m-15m
Willow (most species)	Salix species	15m-20m	15m-20m
Lombardy poplar (shelterbelts)	Populus italica 'Nigra'	15m-20m	6m-10m
Common ash	Fraxinus excelsior	15m-20m	10m-15m
Green ash	Fraxinus pennsylvanica	15m-20m	10m-15m
Dawn redwood	Metasequoia glyptostroboides	15m-20m	6m-10m

2.2 Trees suitable for dry soil

Common name	Botanical name	Height range	Canopy spread range
Native			
Totara	Podocarpus totara	10m-15m	6m-10m
Exotic			
Field maple	Acer campestre	10m-15m	10m-15m

Common name	Botanical name	Height range	Canopy spread range
Norway maple	<i>Acer platanoides</i>	15m-20m	10m-15m
Indian horse chestnut	<i>Aesculus indica</i>	15m-20m	10m-15m
Hornbeam	<i>Carpinus betulus</i>	10m-15m	10m-15m
Atlantic cedar	<i>Cedrus atlantica</i>	15m-20m	10m-15m
Hop hornbeam	<i>Ostrya carpinifolia</i>	10m-15m	6m-10m
Mediterranean hackberry	<i>Celtis australis</i>	15m-20m	6m-10m
American hackberry	<i>Celtis occidentalis</i>	15m-20m	6m-10m
Bay laurel	<i>Laurus nobilis</i>	10m-15m	6m-10m
Algerian oak	<i>Quercus canariensis</i>	15m-20m	10m-15m
Hills oak	<i>Quercus elipsoidalis</i>	15m-20m	10m-15m
Turkey oak	<i>Quercus cerris</i>	15m-20m	10m-15m
Cork oak	<i>Quercus suber</i>	15m-20m	10m-15m
Evergreen oak	<i>Quercus ilex</i>	15m-20m	10m-15m
Californian redwood	<i>Sequoia sempervirens</i>	15m-20m	10m-15m
Alder (tolerant of dry and wet soils)	<i>Alnus species</i>	15m-20m	10m-15m
Arizona ash	<i>Fraxinus velutina</i>	15m-20m	10m-15m

2.3 Frost tender trees suitable for Sumner, Redcliffs and frost free hill areas

Common name	Botanical name	Height range	Canopy spread range
Scarlet gum	<i>Eucalyptus ficifolia</i>	3m-10m	6m-10m
Monkey puzzle	<i>Araucaria araucana</i>	15m-20m	6m-10m
Pohutukawa	<i>Metrosideros excelsa</i>	10m-15m	10m-15m

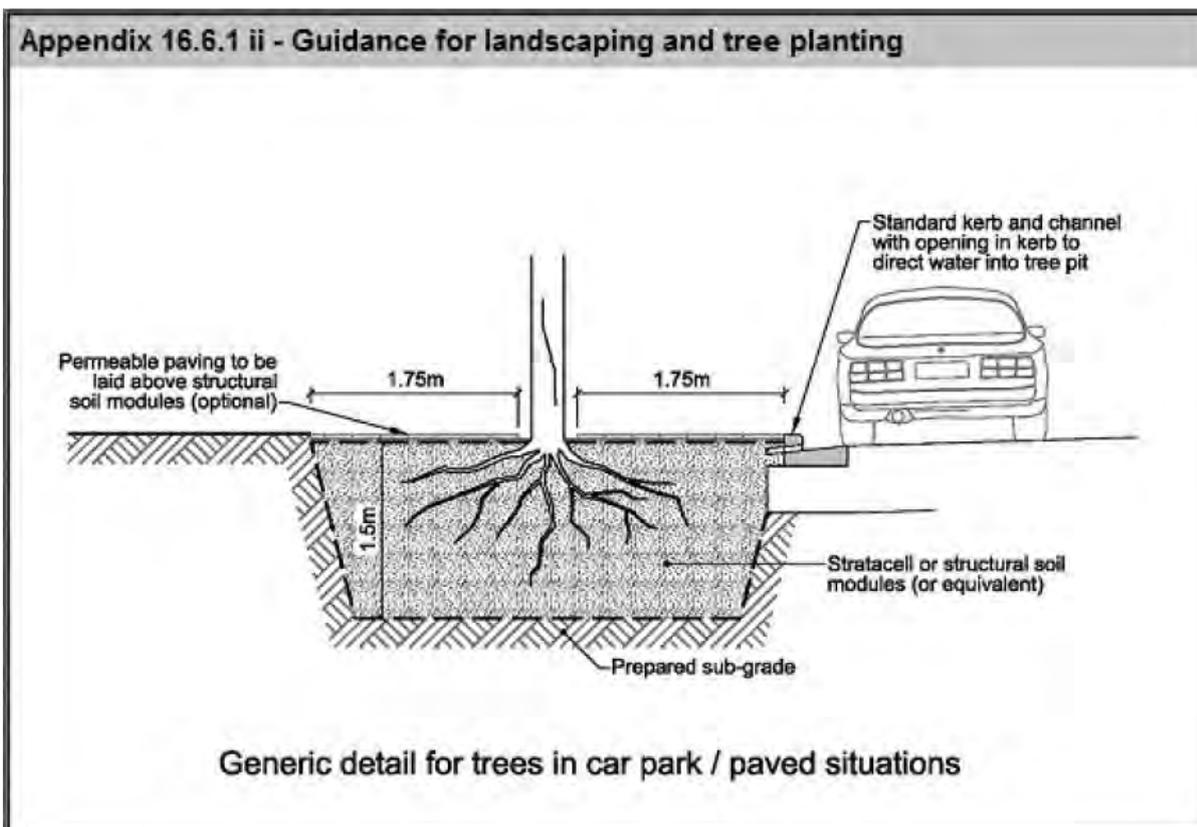
2.4 Trees suitable for Christchurch coastal areas

Common name	Botanical name	Height range	Canopy spread range
Native			
Totara	Podocarpus totara	10m-15m	6m-10m
Matai	Prumnopitys taxifolia	10m-15m	3m-6m
Exotic			
Field maple	Acer campestre	10m-15m	10m-15m
Horse chestnut	Aesculus hippocastanum	15m-20m	10m-15m
Monkey puzzle	Araucaria araucana	15m-20m	6m-10m
Japanese cedar	Cryptomeria japonica	15m-20m	6m-10m
Common ash	Fraxinus excelsior	15m-20m	10m-15m
Bay laurel	Lauris nobilis	10m-15m	6m-10m
Bull bay	Magnolia grandiflora	10m-15m	6m-10m
Oriental plane	Platanus orientalis	15m-20m	10m-15m
Cork oak	Quercus suber	15m-20m	10m-15m
Evergreen holm oak	Quercus ilex	15m-20m	10m-15m
Algerian oak	Quercus canariensis	15m-20m	10m-15m
English oak	Quercus robur	15m-20m	10m-15m
Cork oak	Quercus suber	15m-20m	10m-15m
Californian redwood	Sequoia sempervirens	20m-25m	10m-15m
Macrocarpa (shelterbelts only)			
Western red cedar			
Monterey pine (shelterbelts only)	Pinus radiata	15m-20m	15m-20m

Common name	Botanical name	Height range	Canopy spread range
Maritime pine (shelterbelts only)	<i>Pinus pinaster</i>	15m-20m	10m-15m
Stone pine (shelter belts only)	<i>Pinus pinea</i>	15m-20m	10m-15m
Norfolk pine	<i>Araucaria heterophylla</i>	15m-20m	10m-15m
Whitebeam	<i>Sorbus aria</i> 'Lutescens'	10m-15m	6m-10m

2.5 Trees suitable for car parks, paved surfaces and buildings

Common name	Botanical name	Height range	Canopy spread range
Common lime	<i>Tilia x europaea</i>	15m-20m	10m-15m
Large leaved lime	<i>Tilia platyphyllos</i>	15m-20m	10m-15m
Silver lime	<i>Tilia tomentosa</i>	15m-20m	10m-15m
Tulip tree	<i>Liriodendron tulipifera</i>	15m-20m	15m-20m
Mediterranean hackberry	<i>Celtis australis</i>	15m-20m	6m-10m
American hackberry	<i>Celtis occidentalis</i>	15m-20m	6m-10m
Field maple	<i>Acer campestre</i>	15m-20m	10m-15m
Norway maple	<i>Acer platanoides</i>	15m-20m	10m-15m
Variegated norway maple	<i>Acer platanoides</i> 'Drumondii'	10m-15m	10m-15m
Red maple	<i>Acer rubrum</i>	15m-20m	10m-15m
Fraxinus 'Green Glow'	<i>Fraxinus</i> 'Green Glow'	15m-20m	10m-15m
Green ash	<i>Fraxinus pennsylvanica</i>	15m-20m	10m-15m
American ash	<i>Fraxinus americana</i>	15m-20m	10m-15m
Common ash	<i>Fraxinus excelsior</i>	15m-20m	10m-15m
London plane	<i>Platanus acerifolia</i>	15m-20m	10m-15m
Oriental plane	<i>Platanus orientalis</i>	15m-20m	10m-15m
Algerian oak	<i>Quercus canariensis</i>	15m-20m	10m-15m
English oak	<i>Quercus robur</i>	15m-20m	10m-15m
Liquidambar 'Worplesdon'	Liquidambar 'Worplesdon'	15m-20m	10m-15m
Tupelo	<i>Nyssa sylvatica</i>	15m-20m	6m-10m



2.6 Trees particularly susceptible to wind damage/branch breakage

Common name	Specific susceptibility
Wattle	Weak branch unions
Acer negundo (box elder)	Brittle branches, weak branch unions
Agonis (myrtle)	Weak branch unions
Banksia integrifolia	Weak branch unions
Eucalyptus	Heavy end weighted branches can cause branch breakage, summer branch drop
Gleditsia triacanthos (honey locust)	Weak branches
Paulownia tomentosa (epaulette tree)	Weak branch unions, brittle branches
Poplar	Weak branch unions

Common name	Specific susceptibility
Wattle	Weak branch unions
Liquidambar	Heavy weak branch forks and brittle timber prone to wind damage when in full leaf
Claret ash (and other ash species excepting common and manna ash)	Weak forks, brittle timber
Willow (all species)	Brittle timber, heavy foliage, summer branch drop
Pinus radiata	Wind and snow damage
Cupressus macrocarpa	Wind and snow damage
Cedar (all species)	May suffer loss of large branches in winds and snow when mature

The above trees should not be precluded from plantings entirely but thought should be given to siting them in more sheltered positions away from buildings and public thoroughfares.

2.7 Trees with particularly aggressive root systems

- a. The roots of all trees have the potential to cause damage to structures, underground services and sealed/paved surfaces if planted too close to them. For example, most trees have a tendency to develop roots under shallow sealed surfaces often causing cracking or lifting.
- b. Properly constructed planting pits that allow for adequate root growth along with the use of a combination of structural soils (or root cells) and permeable asphalt surrounding the planting pit will alleviate this problem. Please contact the Christchurch City Council City Arborist for more information.
- c. The roots of all trees will follow moisture trails from leaking drainage systems (usually old earthenware pipes) and enter them. However, most modern drainage pipes made of synthetic materials with greatly improved joint sealing should be able to withstand all but the direct expansion pressure of trees growing right next to them. In addition tree roots will not extend in to heavily compacted soils. Soils around underground services need to be heavily compacted so that roots will not enter them. To be on the safe side, medium to large sized trees should be situated at least 3.0 metres from all drainage pipes except that if a tree root barrier is used then trees can be planted up to 1.5 metres from drainage pipes. A modern reinforced concrete slab building foundation constructed to withstand earthquake forces should not be affected by tree roots, except possibly where a larger tree is growing right against it. The older type of foundation, which ran around the perimeter of the building only, is much more at risk and even smaller growing trees should not be planted too close.
- d. Commonly planted tree species more frequently associated with damage to the above structures are as follows:
 - i. Willows

- ii. Poplars
- iii. Eucalyptus
- iv. Pinus radiata
- v. Cuppressus macrocarpa
- vi. Horsechestnut
- vii. Maples and sycamore
- viii. Ash.

2.8 Trees prone to diseases common in Christchurch

Common name	Disease
Ornamental crabapples, plums, cherries and rowans etc	Silver leaf disease, particularly when pruned or wounded
Cypress, thuja, juniper (and forms)	Leaf webber insect
Cypress, thuja, juniper (and forms)	Cypress canker
Native lacebark	Gall mite
London plane	Anthraco nose (leaf and twig blight)
Cherry, pear, plum	Flowering thorns and white beam cherry/pear slug
Weeping willow	Honey fungus root rot
Upright willow	Bacterial die-back
Spruce	Needle/leaf defoliating insect
Wattles (<i>Racosperma dealbata</i> & <i>baileyana</i>)	Rust fungi galls
Maple	Formopsis (twig dieback)

Section 3: Species of shrubs for planting in landscaping strips – information and guidance only, non-statutory requirements.

Native Shrubs	
Common name	Botanical Name
	Astelia spp
	Brachyglottis greyi
	Chionocloa flavicans
	Coprosma spp
	Corokia spp
	Hebe spp
Whiteywood	Melicytus ramiflorus
Red matipo	Myrsine australis
Kawakawa	Piper excelsum
	Pittosporum 'Mountain Green'
Five finger	Pseudopanax arboreus
	Pseudopanax 'Cyril Watson'
Lancewood	Pseudopanax crassifolius
Toothed Lancewood	Pseudopanax ferox
	Pseudowintera 'Red Leopard'
Prostrate Kowhai	Sophora prostrata
Exotic Shrubs	
Common name	Botanical name
	Abelia spp
	Acer spp
Japanese laurel	Aucuba japonica

Barbary	Berberis spp
	Boronia spp
Bottlebrush	Callistemon spp
Camelia	Camelia spp
Carpet rose	Rosa 'Carpet Rose'
	Ceanothus spp
Chinese plumbago	Ceratostigma willmotianum
Mexican orange blossom	Choisya ternata
Breath of heaven	Coleonema pulchrum
	Correa spp
Winter Hazel	Corylopsis spicata
Smoke bush	Cotinus spp
	Daphne spp
	Deutzia spp
	Erica spp
	Escallonia spp
Japanese laurel	Fatsia japonica
	Forsythia spp
	Gardenia spp
	Hydrangea spp
	Leucodendron spp
	Leucospermum spp
	Loropetalum spp
Star Magnolia	Magnolia stallata

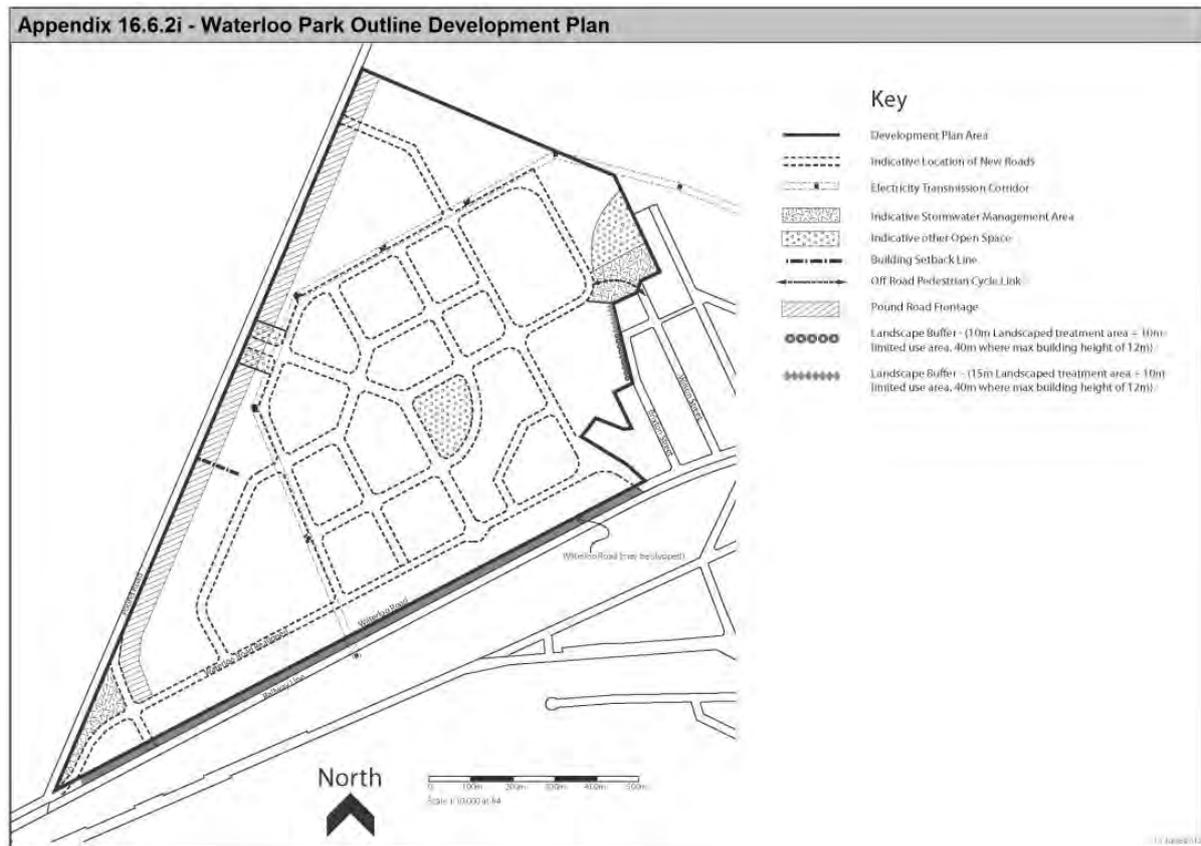
	Michelia doltsopa
Port Wine Michelia	Michelia figo
	Nandina 'Gulf Stream'
Red Robin	Photonia x fraseri
Lily of the Valley	Pieris japonica
	Protea spp
	Rhododendron
Rosemary	Rosmarinus officinalis
Waratah	Telopea spp
	Weigelia florida
Shrubs for Low Screening (3 metres-5 metres height)	
Natives	
Common name	Botanical name
Taupata	Coprosma repens
Ake ake	Dodonea viscosa
Purple ake ake	Dodonea viscosa 'Purpurea'
Broadleaf	Griselinia spp
Narrow leafed houhere	Hoheria angustifolia
Kanuka	Kunzea ericoides
Whiteywood	Melicytus ramiflorus
Manuka	Leptospermum scoparium
Fragrant olearia	Olearia fragrantissima
Mountain holly	Olearia ilicifolia
Golden akeake	Olearia paniculata
Kawakawa	Piper excelsum

Lemonwood	Pittosporum eugenoides
Kohupu	Pittosporum tenuifolium
Karo	Pittosporum crassifolium
Exotics	
Common name	Botanical name
Bottlebrush	Callistemon spp
Camelia	Camelia spp
Camelia	Camelia spp
	Ceanothus spp
Smoke bush	Cotinus spp
Japanese aralia	Fatsia japonica
	Michelia doltsopa
Red robin	Photonia x fraseri
	Protea spp
	Rhododendron

16.8.2 Industrial General Zone (Waterloo Park)

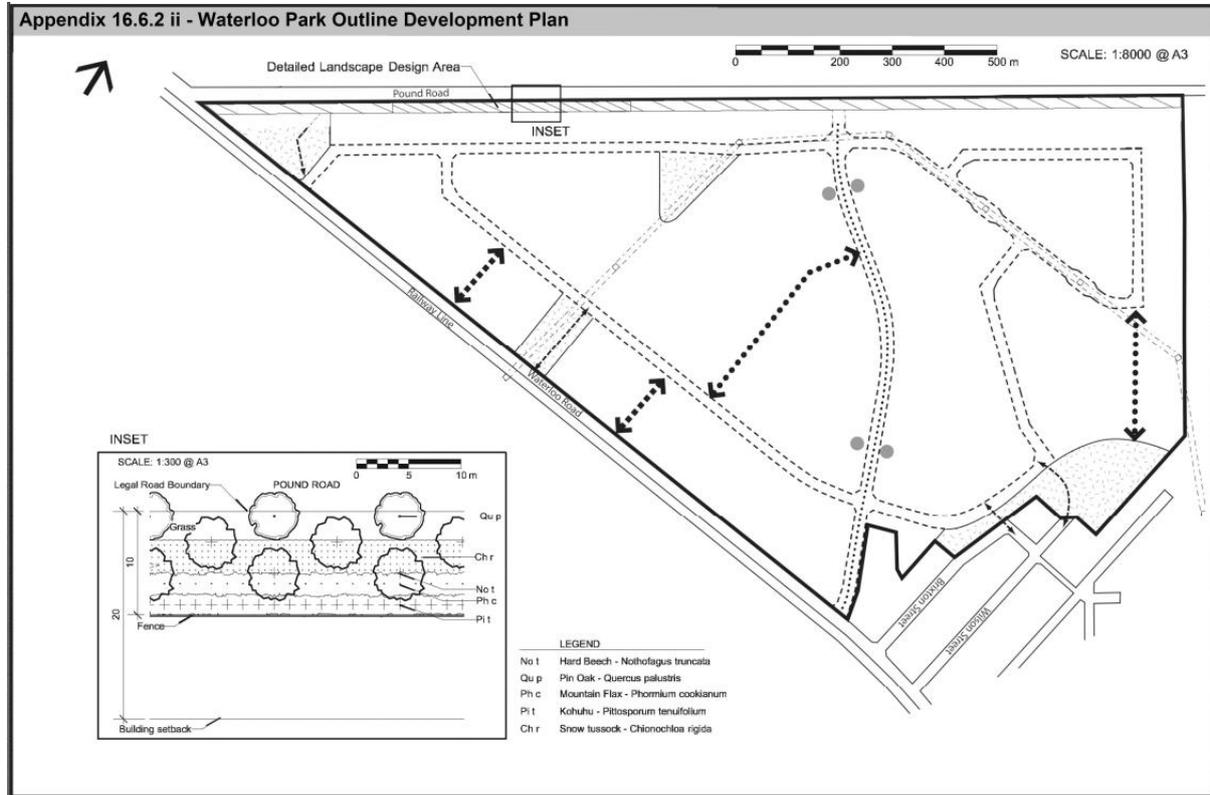
16.8.2i

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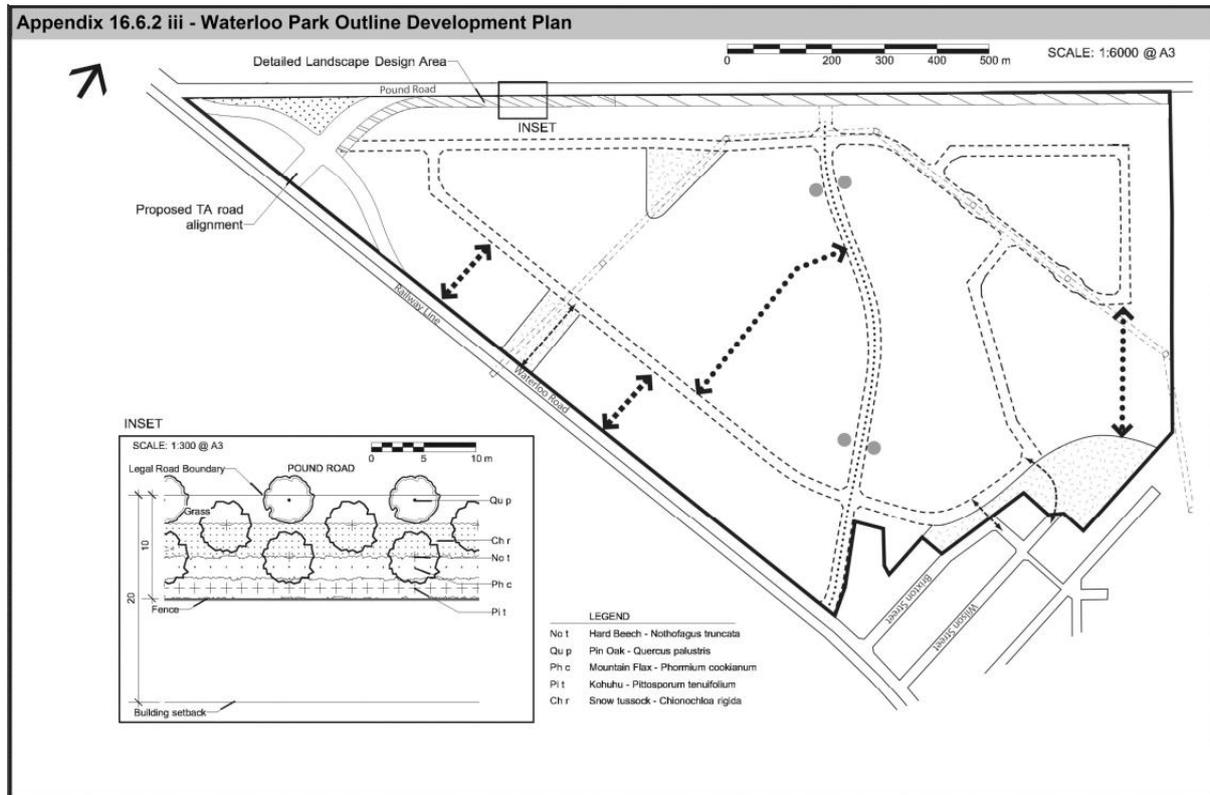
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16.8.2 iii

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16.8.3 Industrial General Zone (Portlink Industrial Park)

16.8.3.i

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Appendix 16.8.3.ii Portlink Industrial Park plant list and associated height and locations

1. E = Esplanade adjacent to Heathcote River
2. T = Tunnel Road landscape setback buffer
3. W = Wetter areas (temporarily), such as detention basins and swales
4. S = Street planting, other than main road and secondary road tree species

Botanical Name	Common Name	10 Year Height (metres)	Mature Height (metres)
Trees			
Cordyline australis (T,E,W)	Cabbage tree	5	7
Grisilinia littoralis (T,E)	Broad leaf	4	17
Pseudopanax arboreus (T,E)	Five finger	4	8
Pseudopanax crassifolius (T,E)	Lancewood	3	14

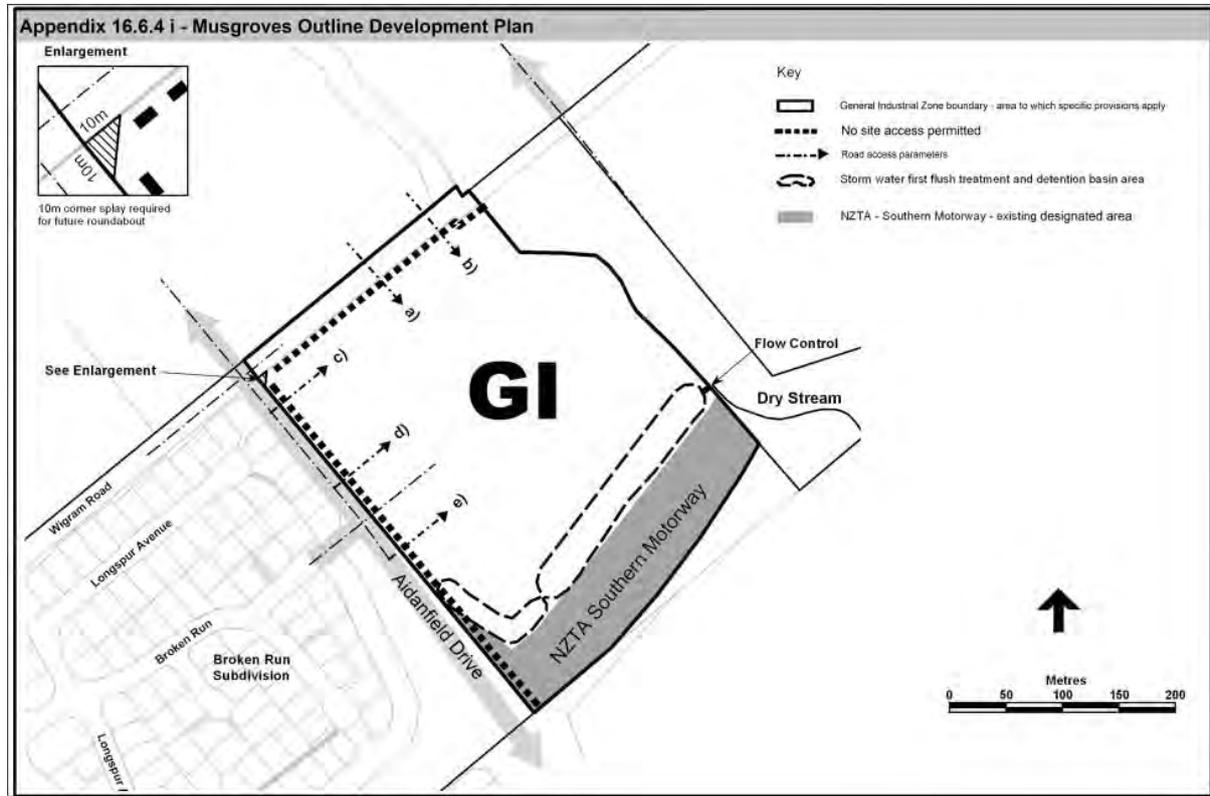
Botanical Name	Common Name	10 Year Height (metres)	Mature Height (metres)
<i>Leptospermum scoparium</i> (T,W)	Manuka	3.5	6
<i>Pseudowintera colorata</i> (E)	Horopito	1.5	8
<i>Plagianthus divaricatus</i> (W)	Salt marsh ribbonwood		2
<i>Corokia contoneaster</i> (E)	Korokio		2
<i>Myrsine australis</i> (T,E)	Mapou	2	6
<i>Chionochloa rubra</i> (T,E,S)	Red tussock		1
<i>Cortaderia fulvida</i> (T,E,W)	Mini toetoe		1.5
<i>Anemanthele lessonia</i> (T,E,S)	Wind grass		0.8
<i>Carex secta</i> (T,E,W)	Pukio		0.8
<i>Carex virgata</i> (T,E,W)	Swamp sedge		0.8
<i>Astelia fragrans</i> (T,E)	Bush flax		1.5
<i>Astelia grandis</i> (E,W)	Swamp astelia		2
<i>Hebe stricta</i> (E,W)	Hebe sp.		3
<i>Hebe salicifolia</i> (T,E,W)	Hebe sp.		2.5
<i>Phormium tenax</i> (T,E,W)	Harakeke		2.5
<i>Phormium cookianum</i> (E)	Coastal flax		2
<i>Phormium</i> 'Surfer' (S)			0.5
<i>Phormium</i> 'Black rage' (S)			0.75
<i>Daniella nigra</i> (E,S)	Ink berry		0.5
<i>Libertia ixiodes</i> (E,S)	NZ Iris		0.5
Street Trees For secondary cross roads:			

Botanical Name	Common Name	10 Year Height (metres)	Mature Height (metres)
Nothofagus solandri var. 'Cliffortioides' (S)	Mountain beech	2	18
Street Trees For main roads:			
Tilia cordata (S)	Small leaved lime		24
Tilia platyphyllos (S)	Large leaved lime		24

16.8.4 Industrial General Zone (Musgroves)

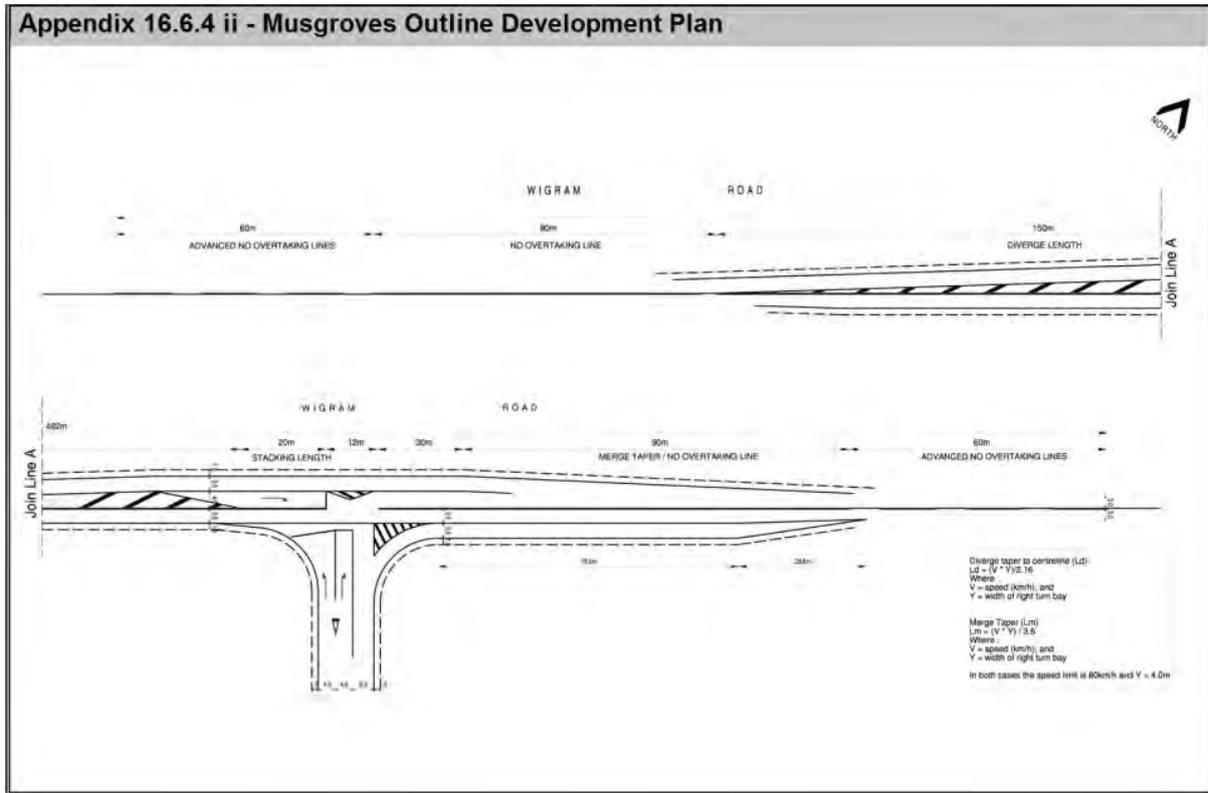
16.8.4.i

Council to update the appendix numbering.



16.8.4.ii

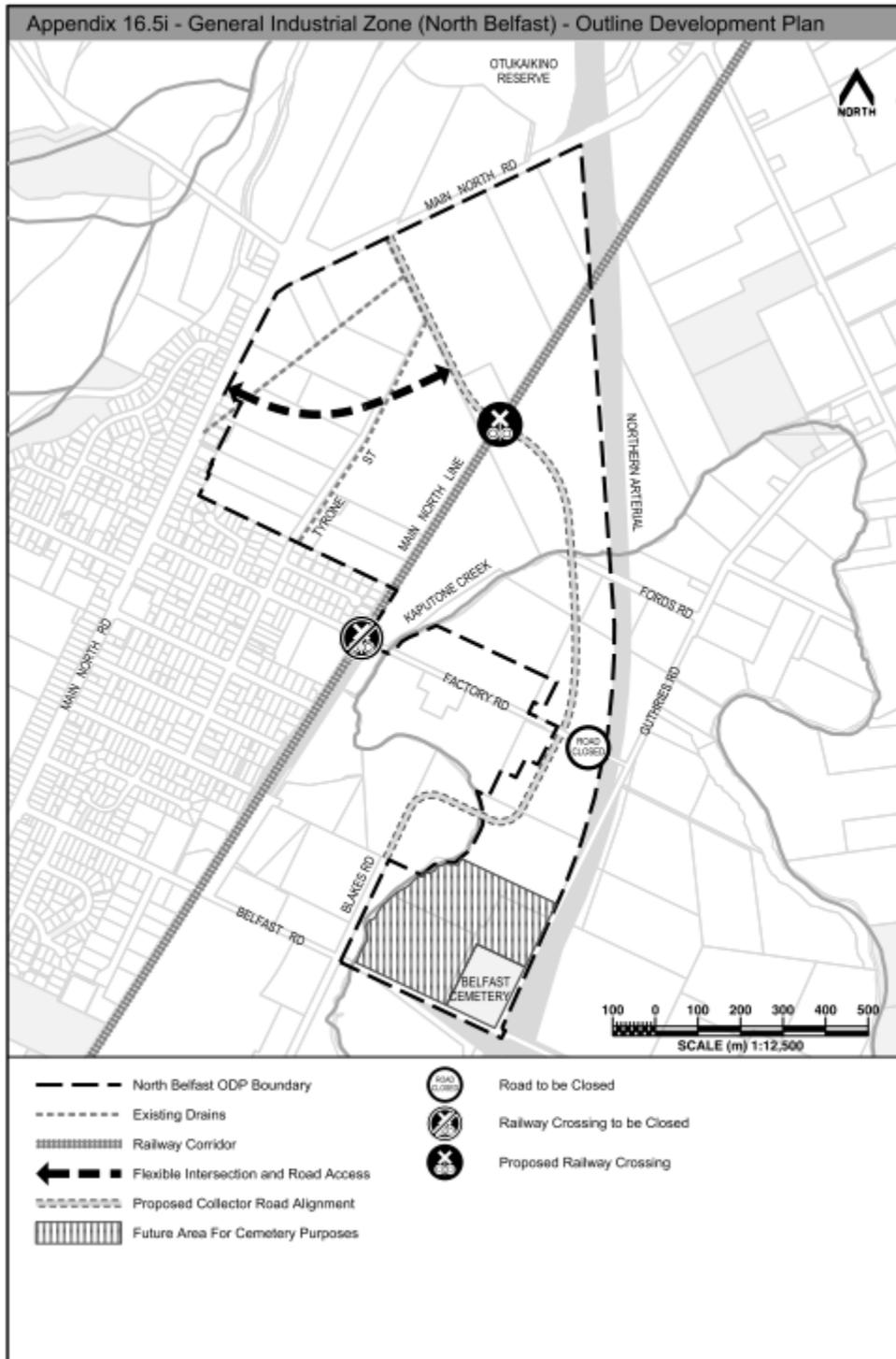
Council to update the appendix numbering.



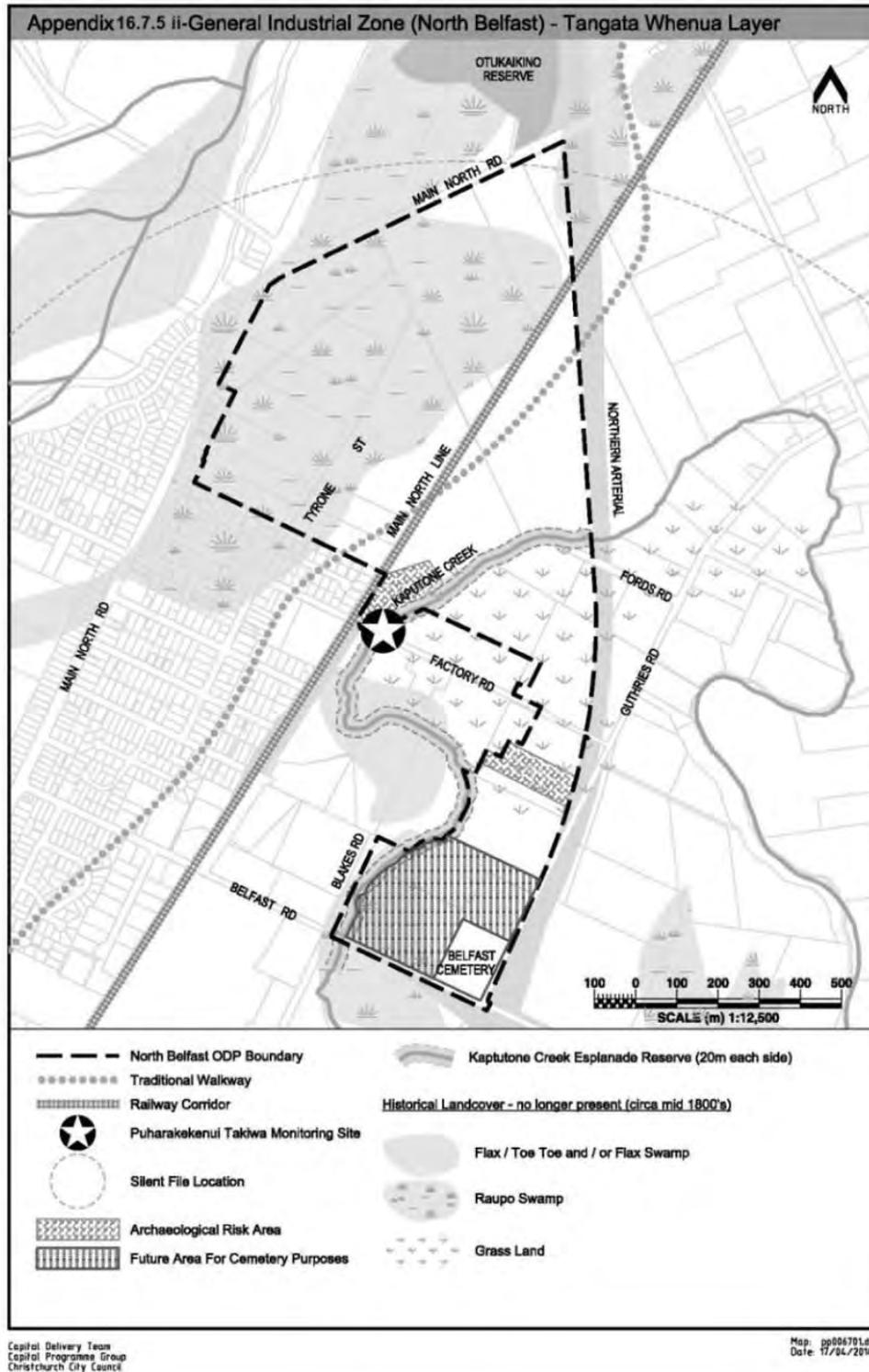
16.8.5 Industrial General Zone (North Belfast)

Council to update the appendix numbering.

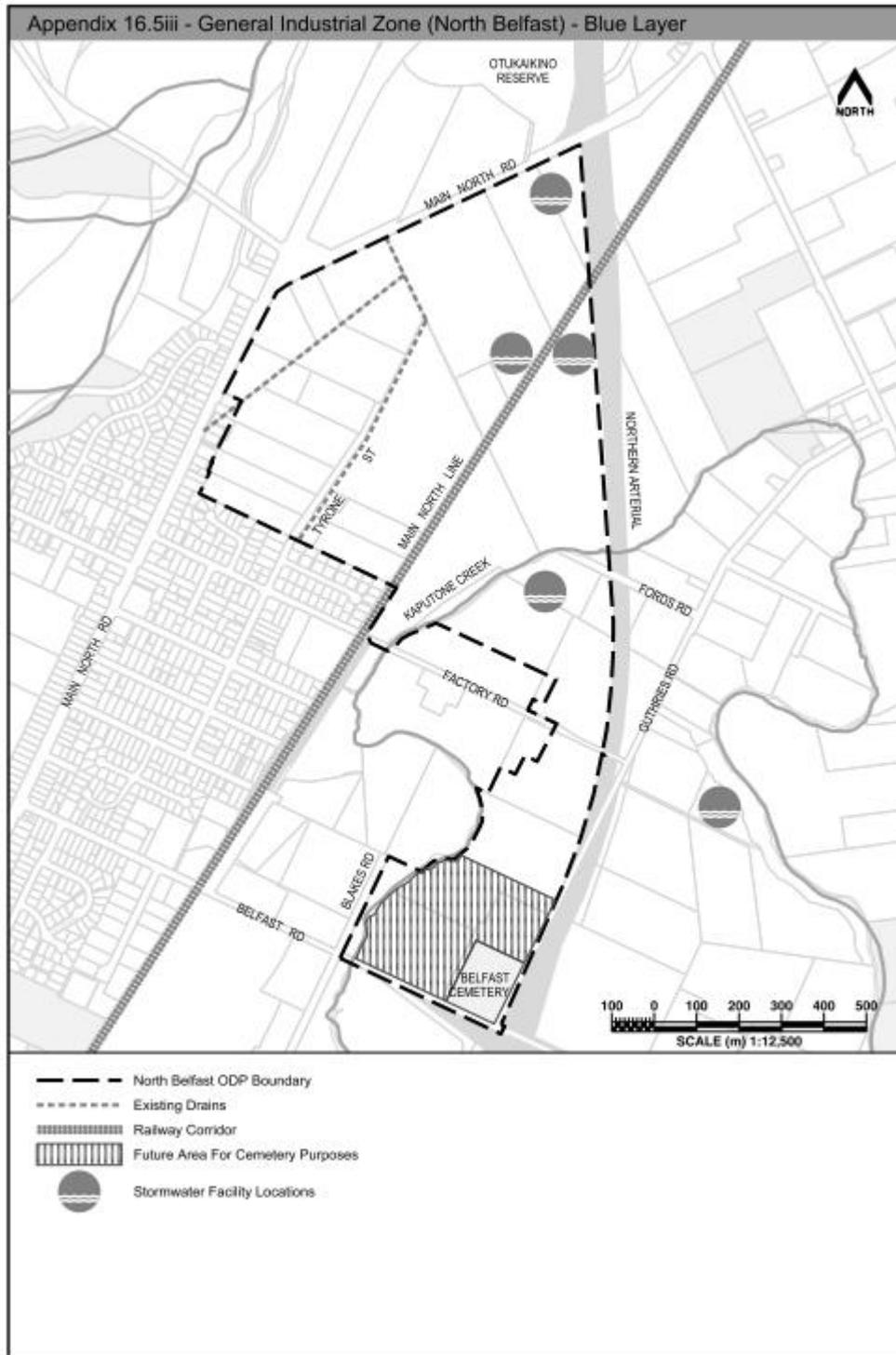
16.8.5.i



16.8.5.ii

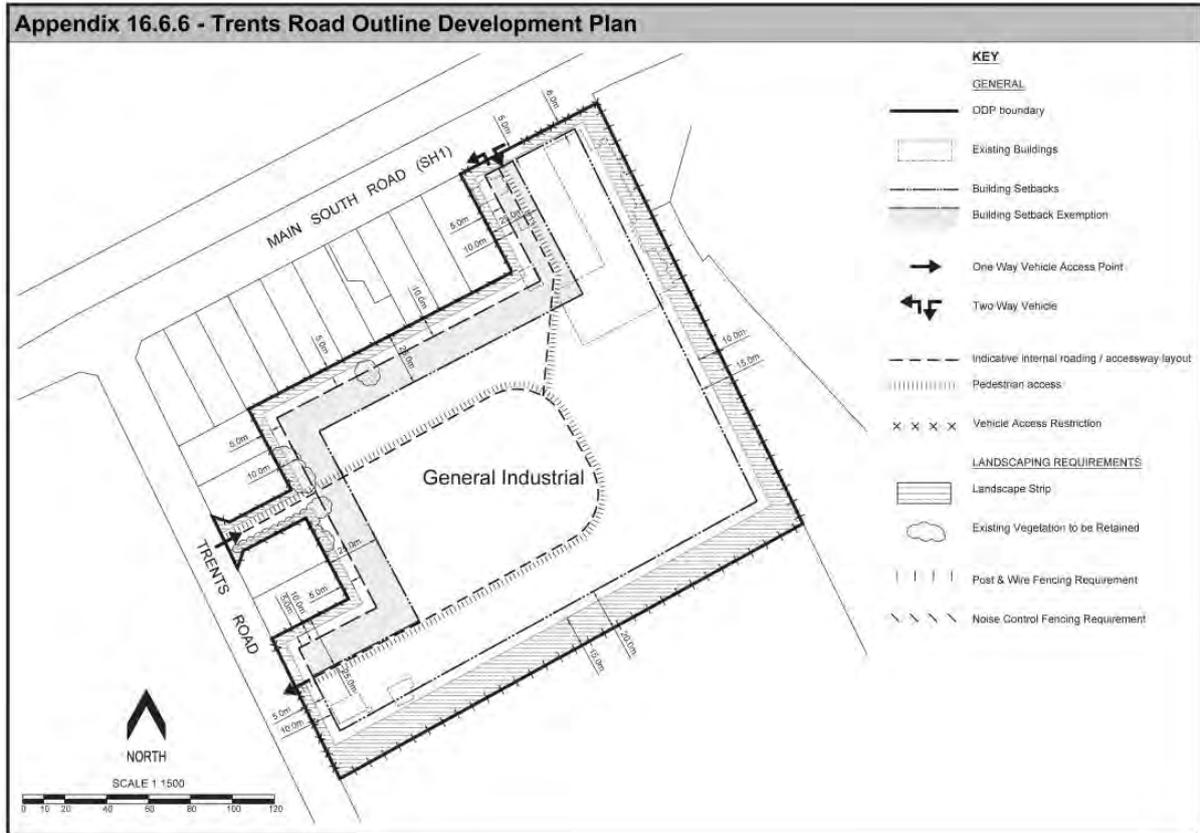


16.8.5.iii



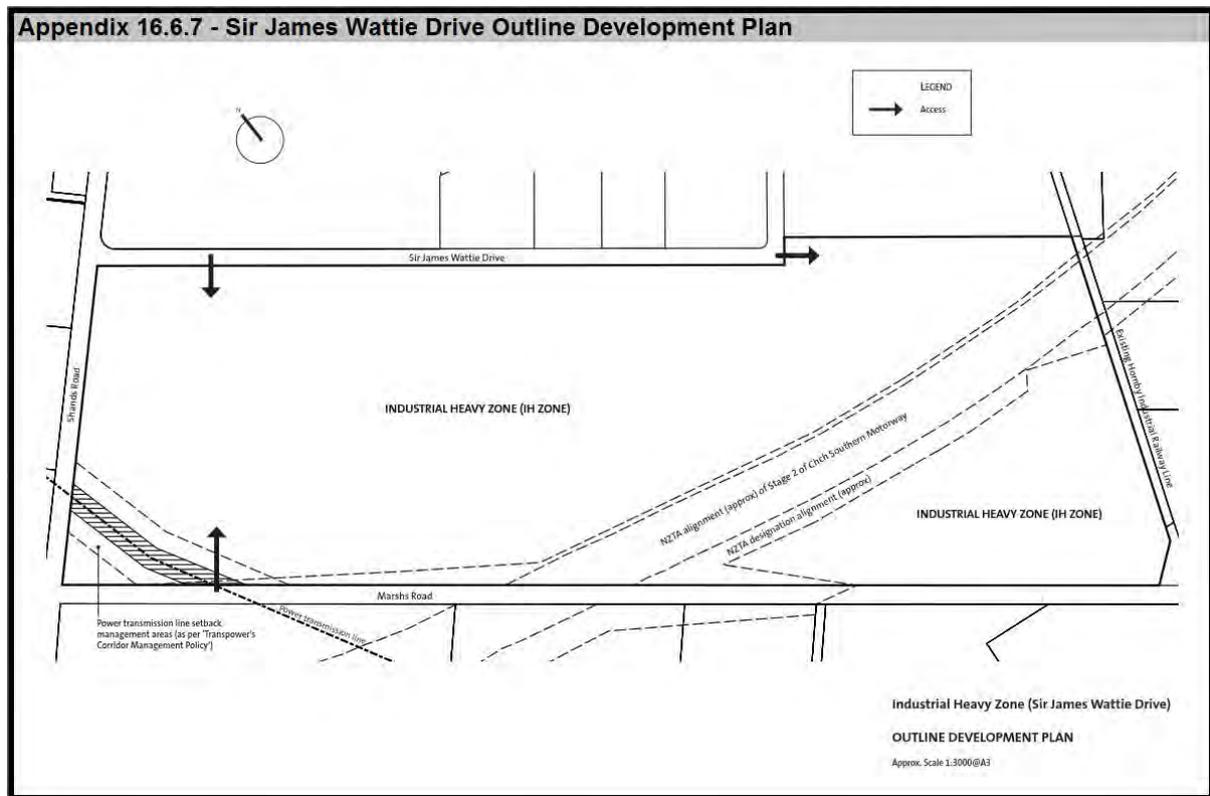
16.8.6 Industrial General Zone (Trents Road)

Council to update the appendix numbering.



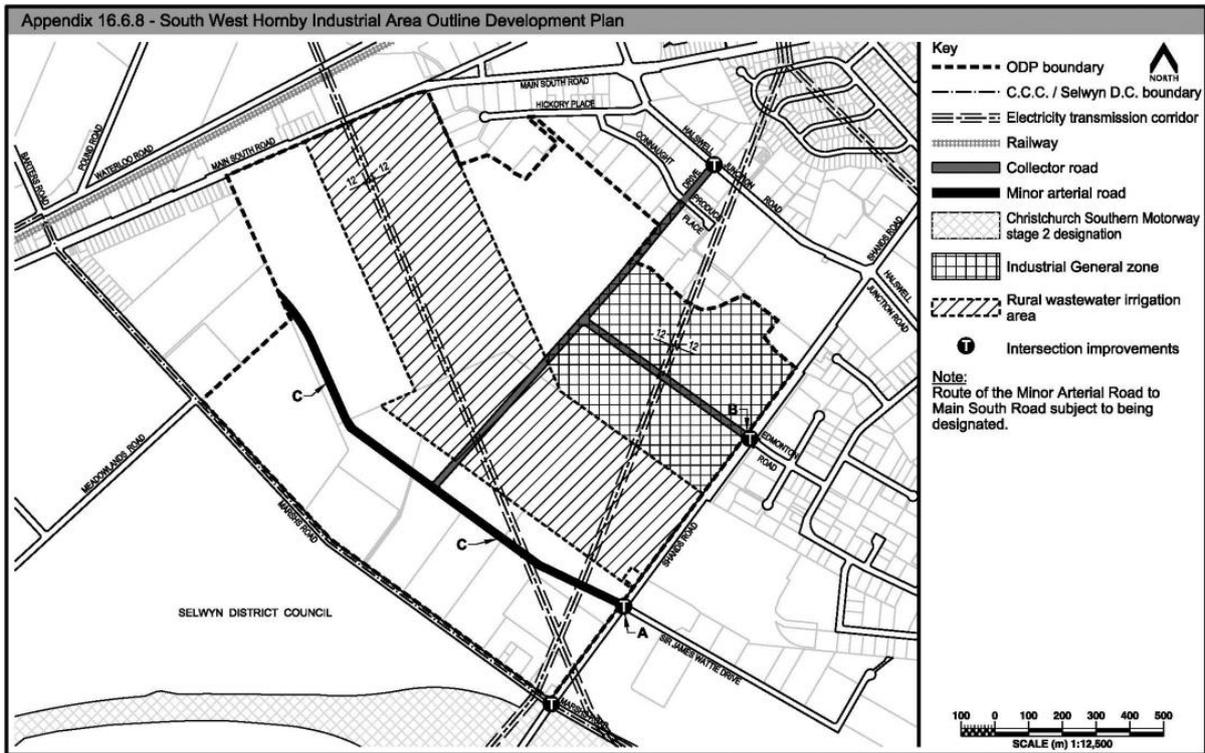
16.8.7 Industrial Heavy Zone (Sir James Wattie Drive) -

Council to update the appendix numbering.



16.8.8 South West Hornby Industrial Area

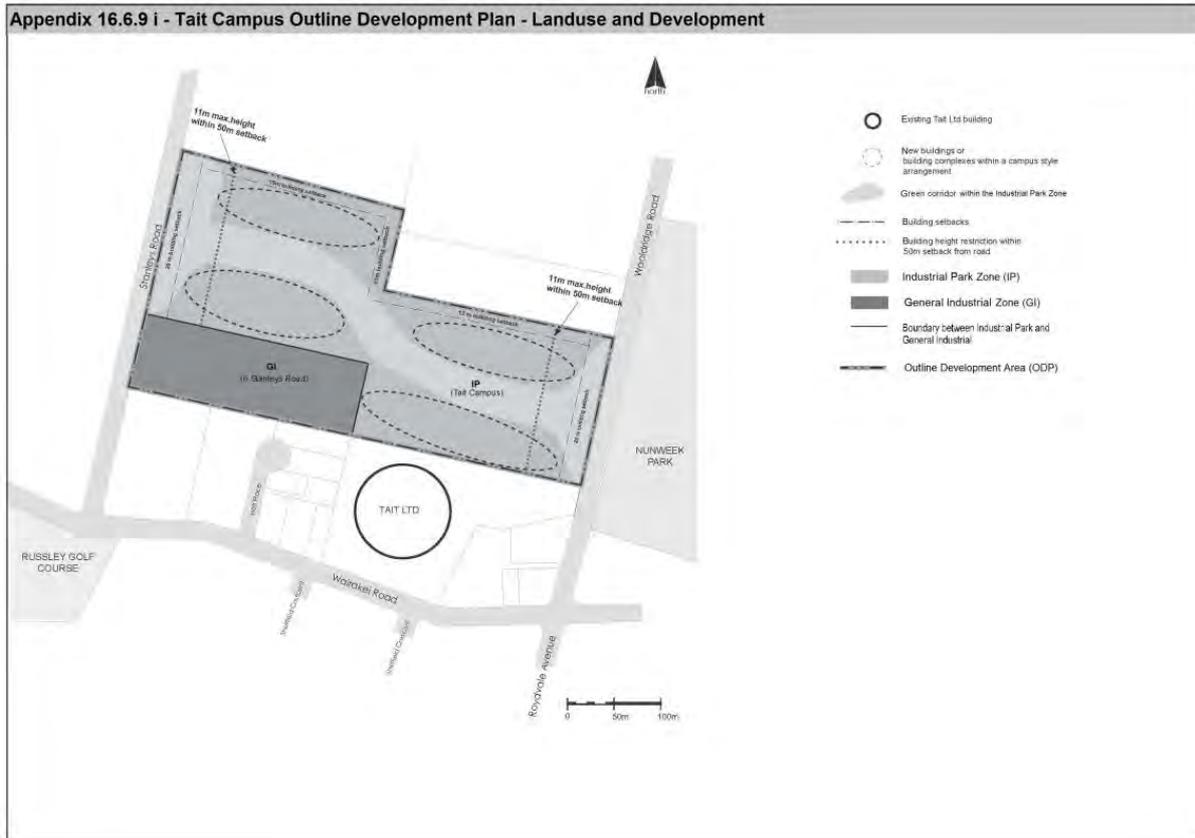
Council to update the appendix numbering.



16.8.9 Industrial Park Zone (Tait Campus) and Industrial General Zone (Stanleys Road)

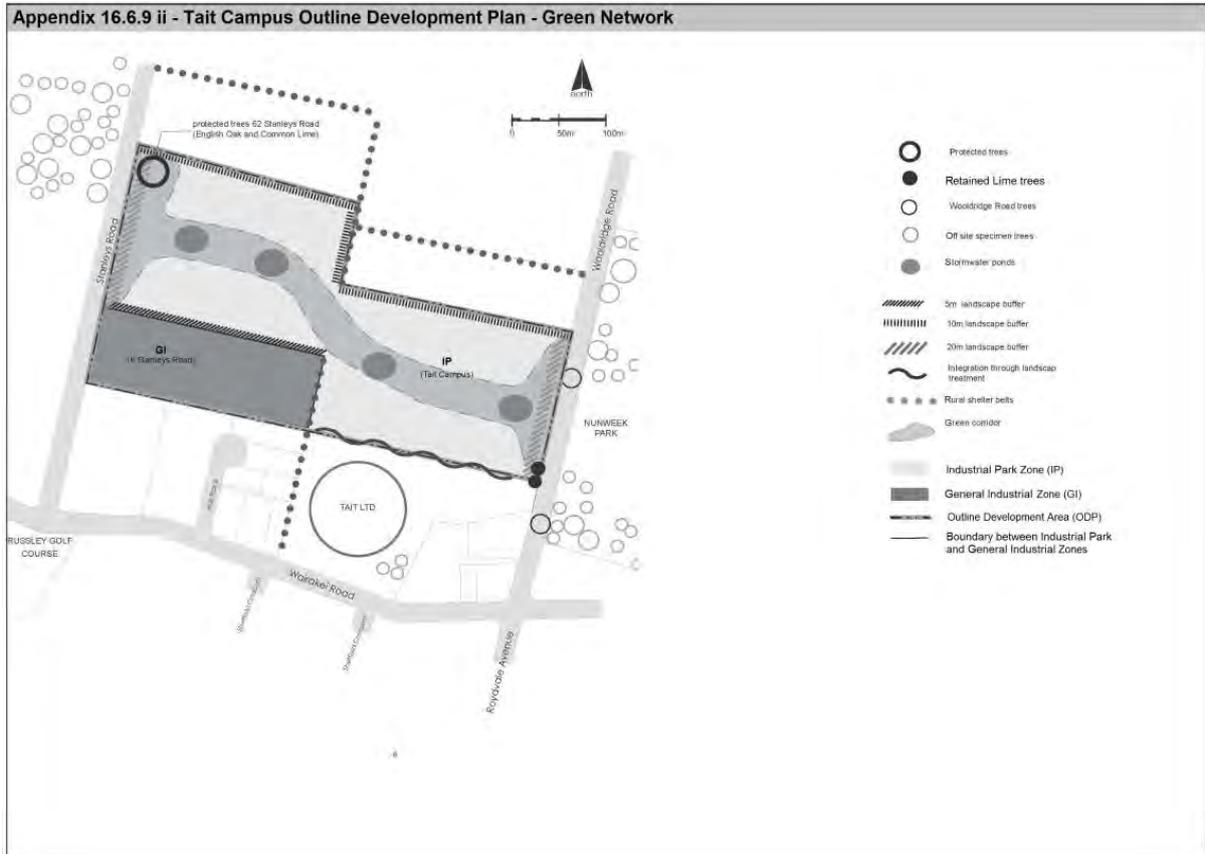
16.8.9i

Council to update the appendix numbering.



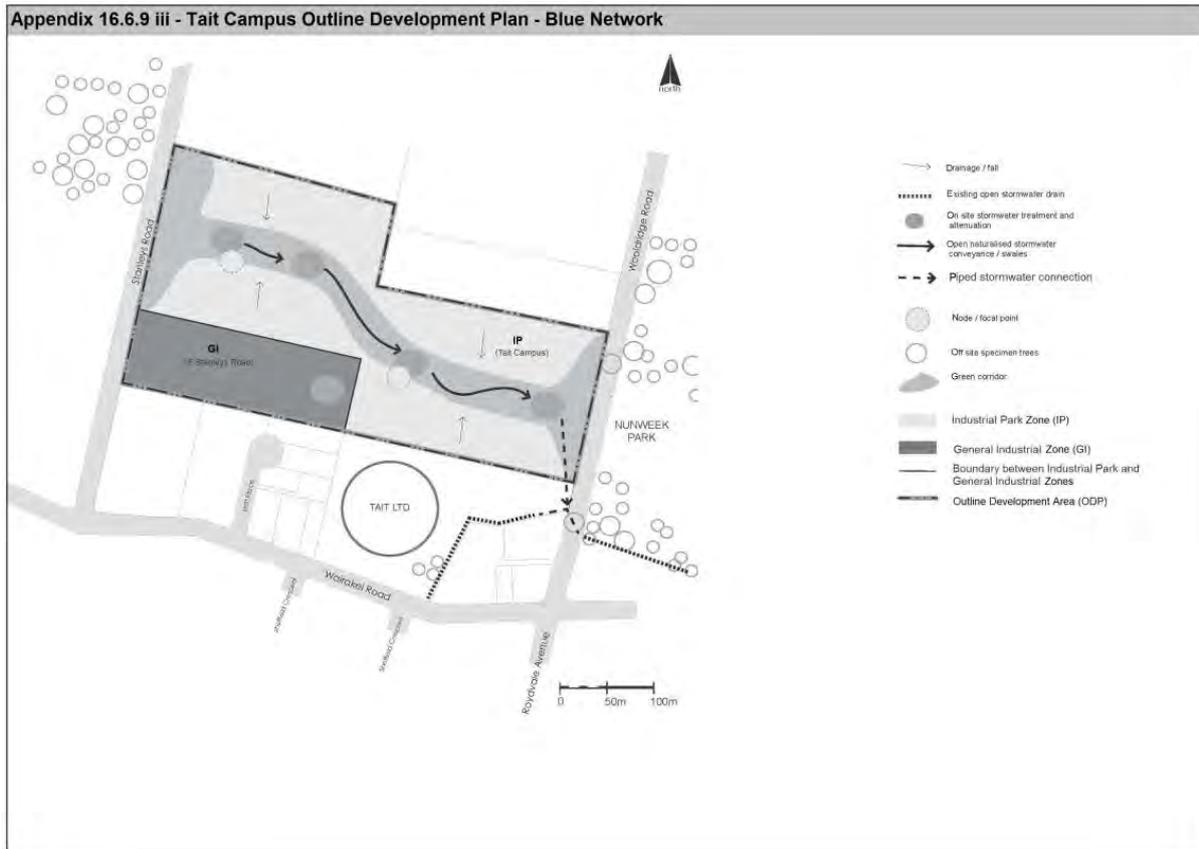
16.8.9ii

Council to update the appendix numbering.



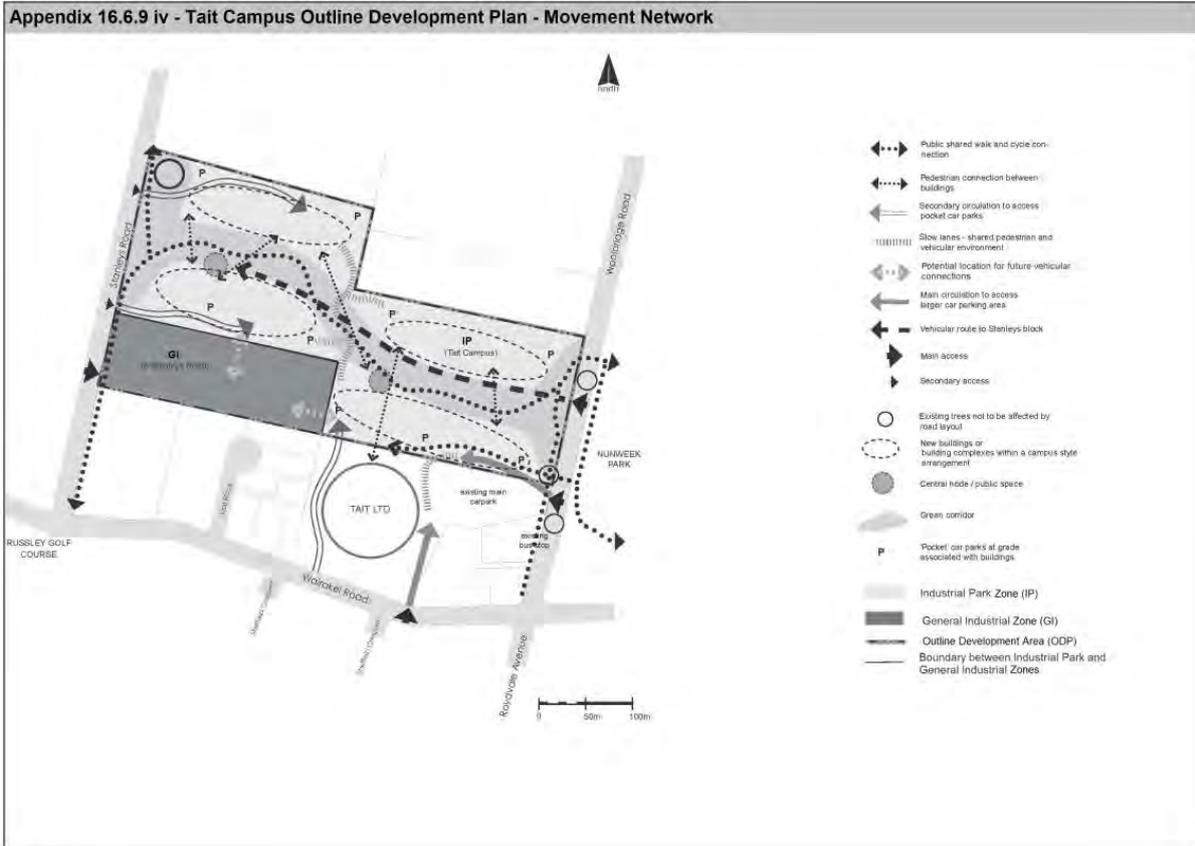
16.8.9iii

Council to update the appendix numbering.



16.8.9iv

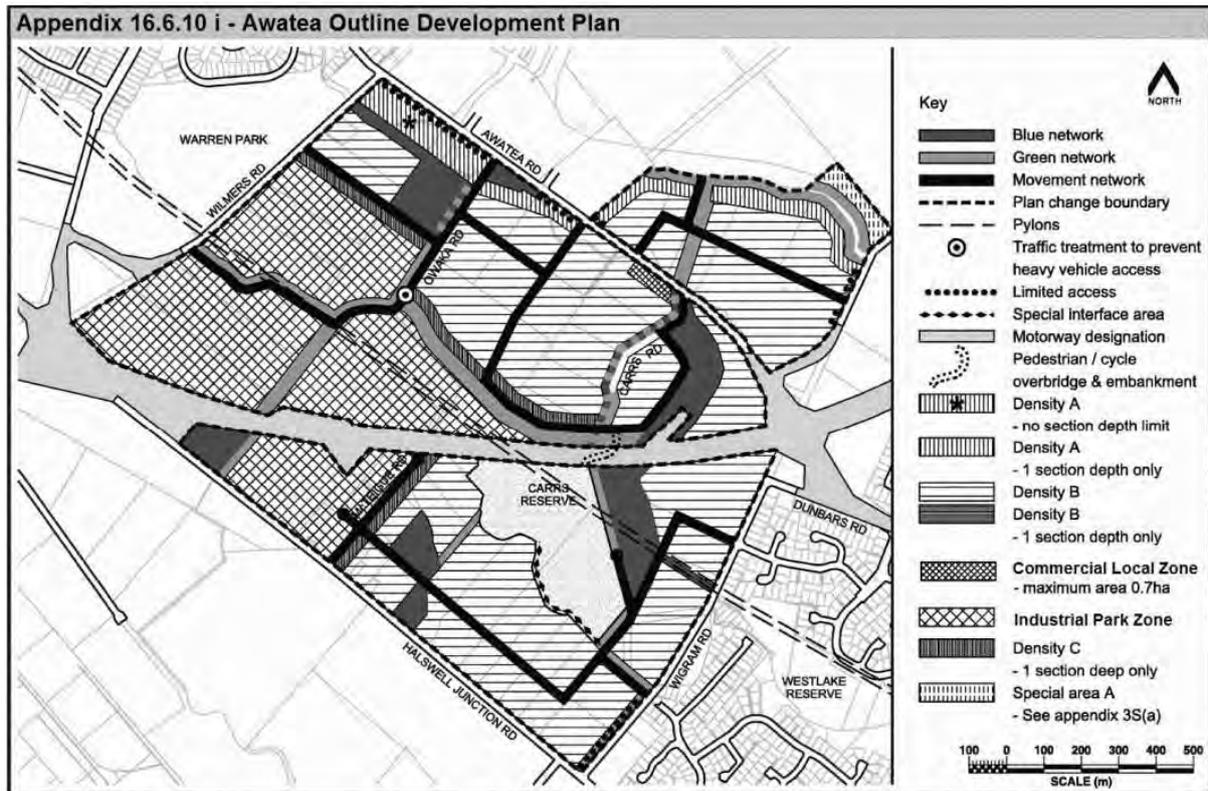
Council to update the appendix numbering.



16.8.10 Industrial Park Zone (Awatea)

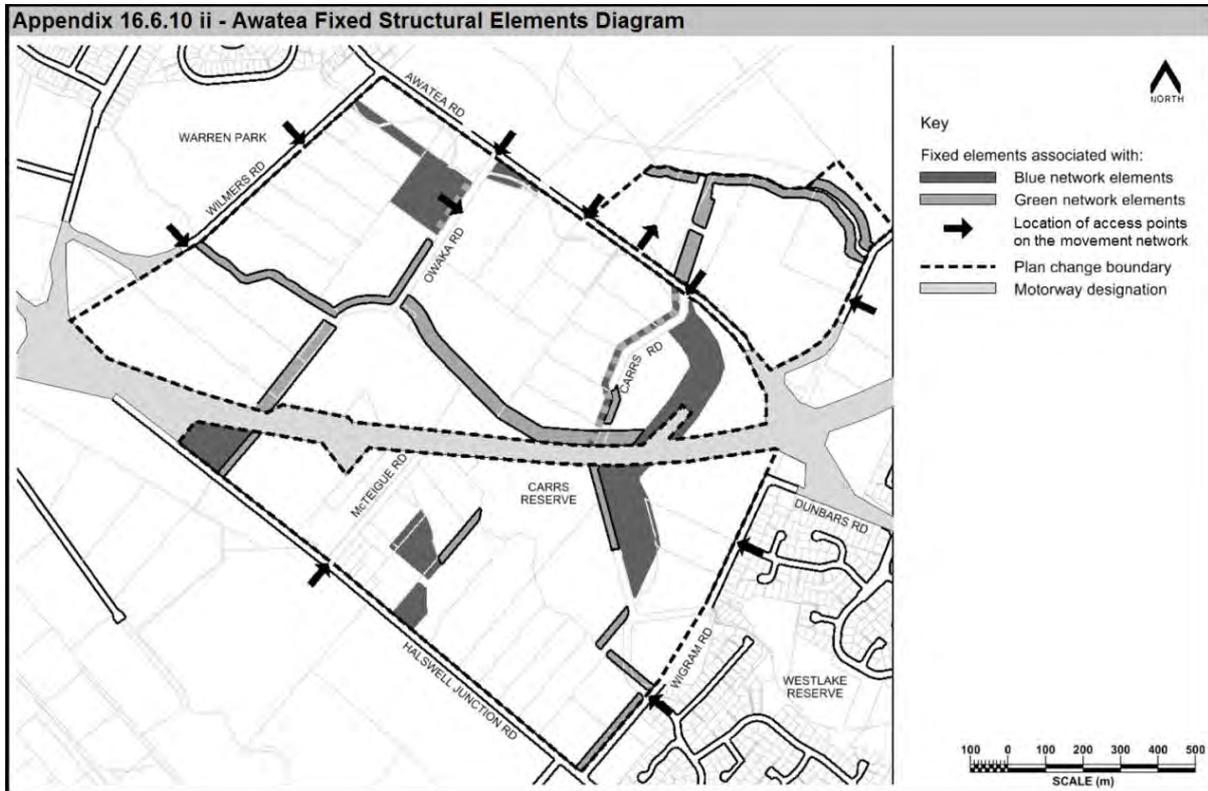
Appendix 16.8.10 i

Council to update the appendix numbering.



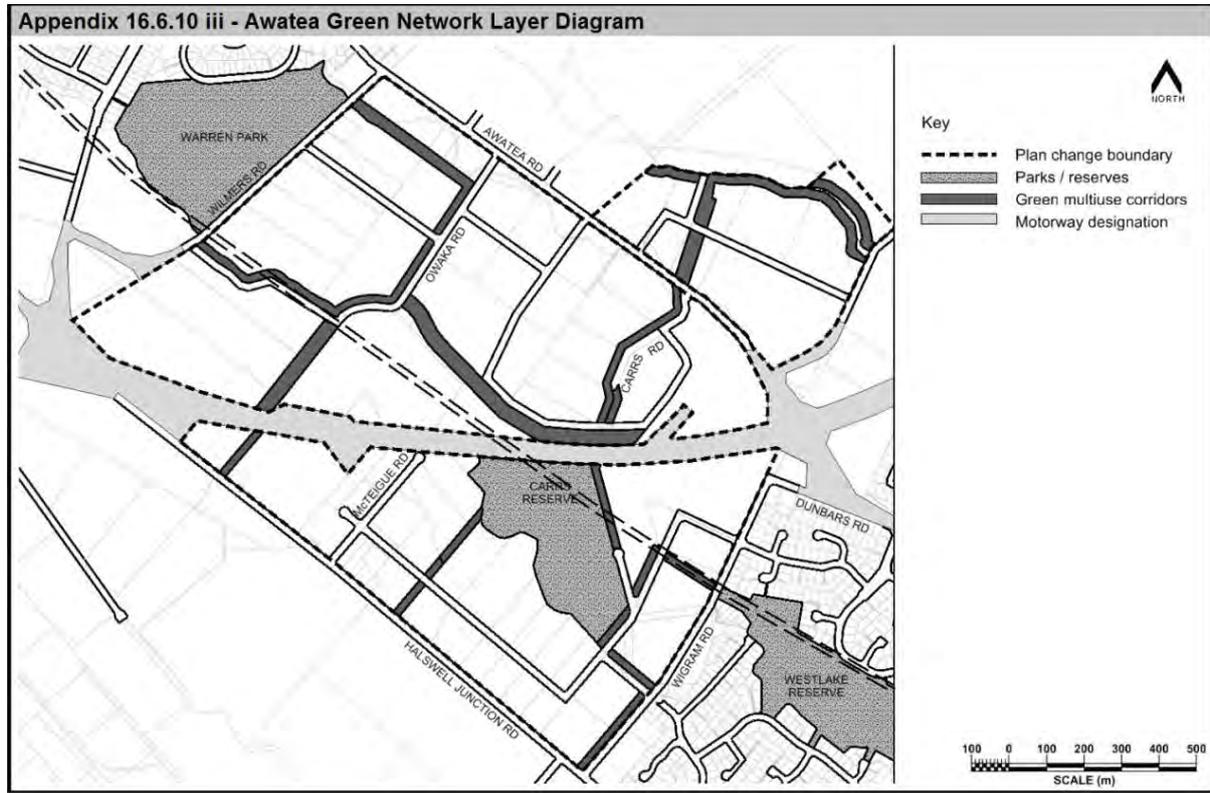
Appendix 16.8.10ii

Council to update the appendix numbering.



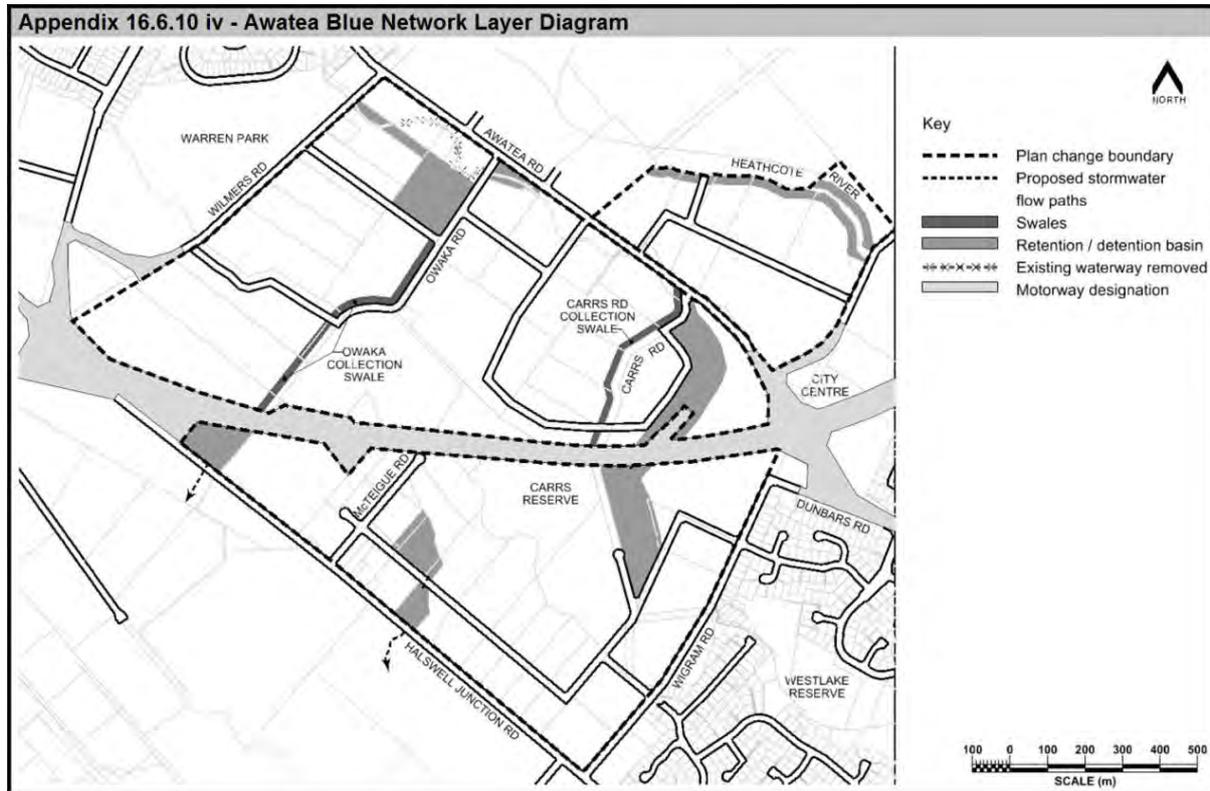
Appendix 16.8.10iii

Council to update the appendix numbering.



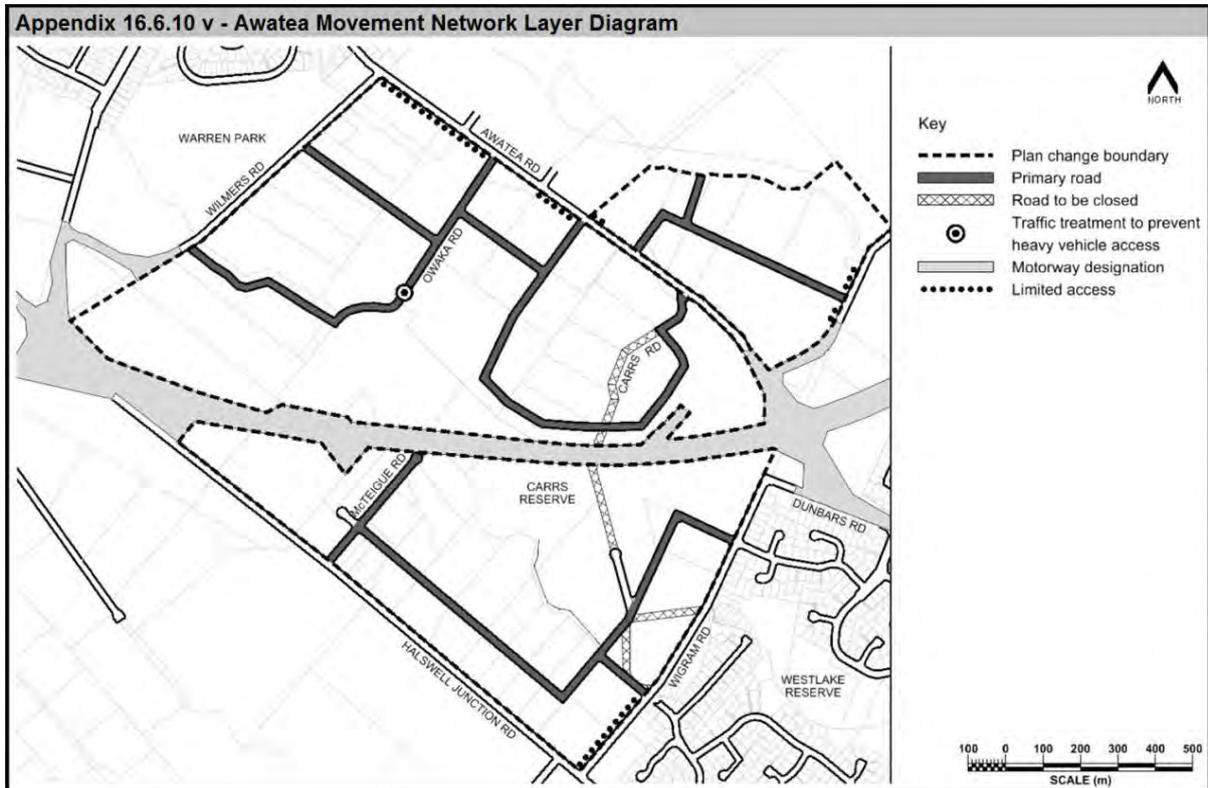
Appendix 16.8.10iv

Council to update the appendix numbering.



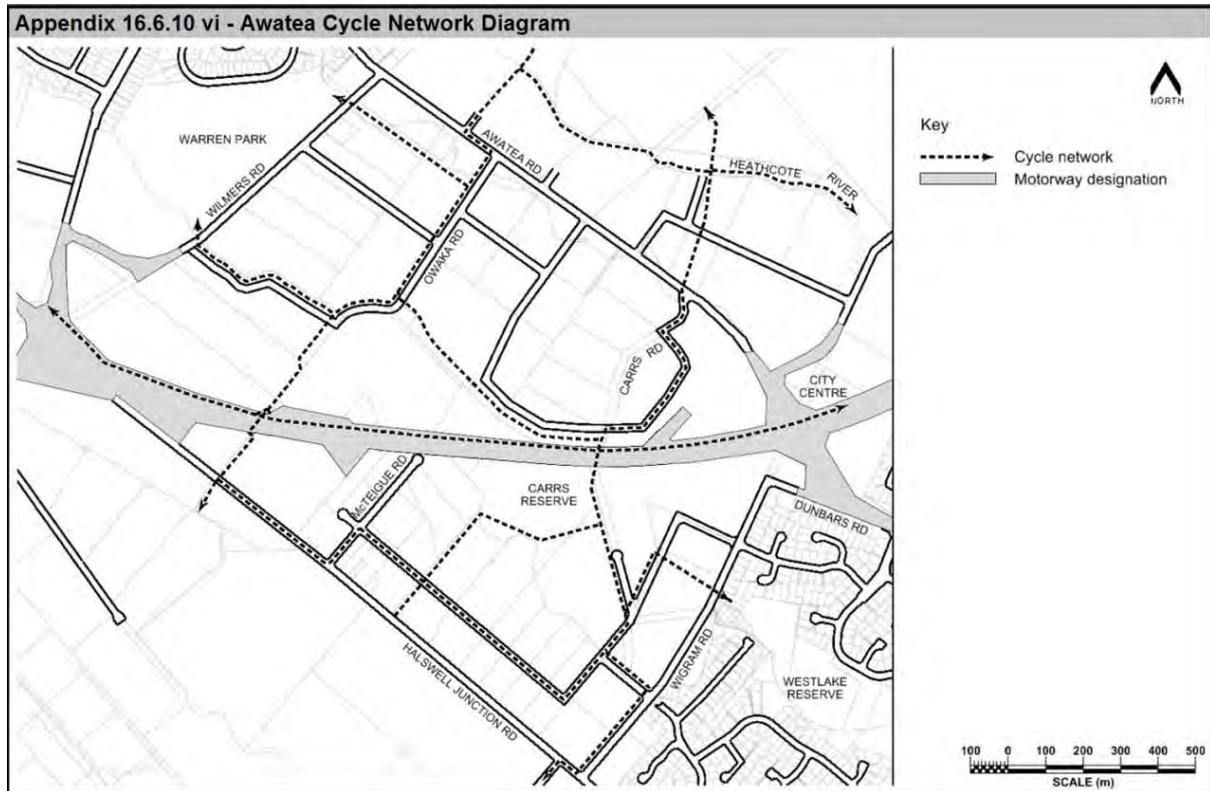
Appendix 16.8.10v

Council to update the appendix numbering.



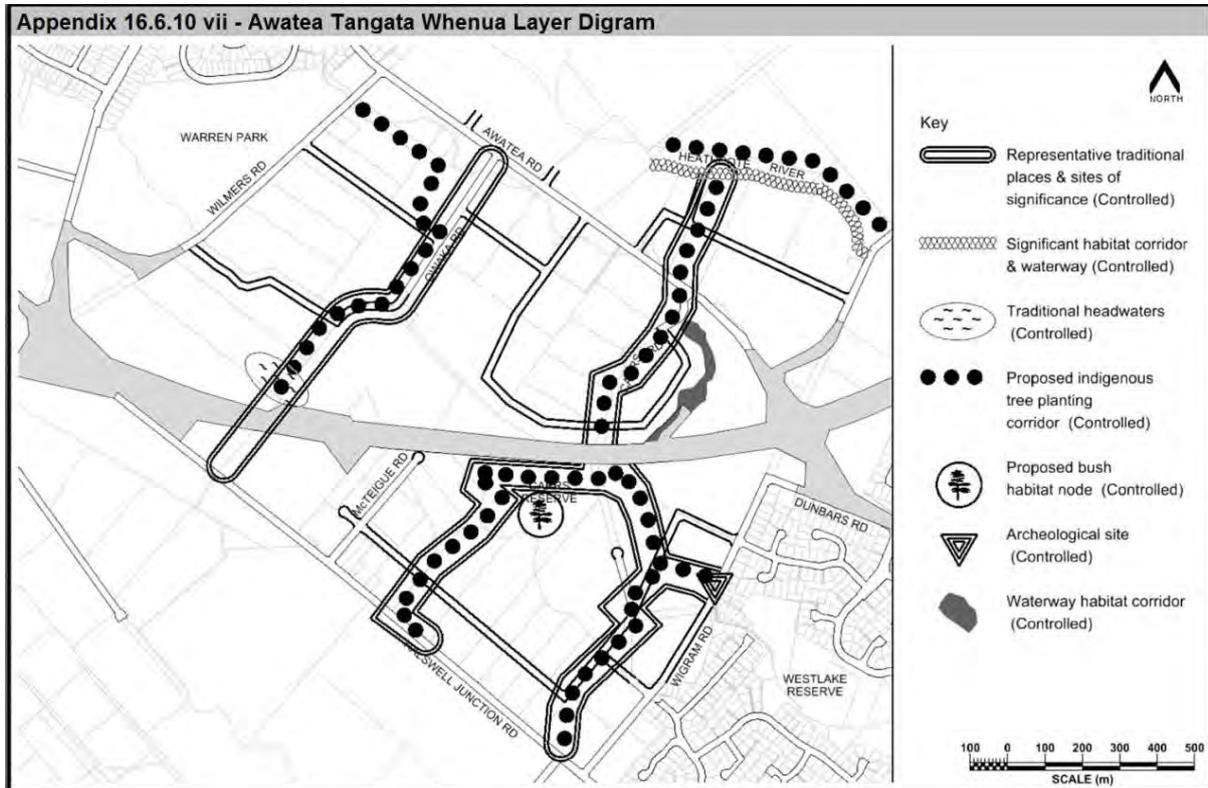
Appendix 16.8.10vi

Council to update the appendix numbering.

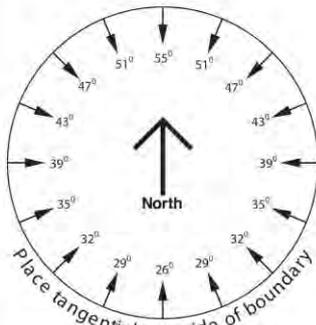


Appendix 16.8.10vii

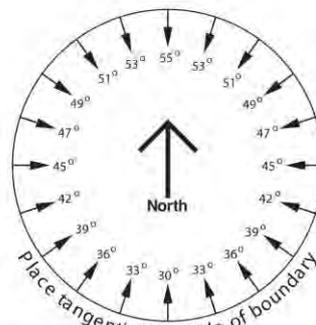
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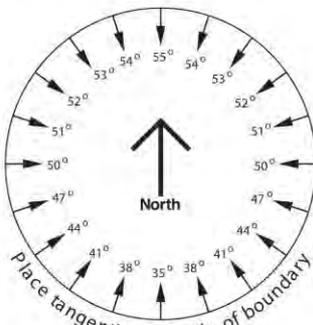
16.8.11 Recession Plane Diagrams



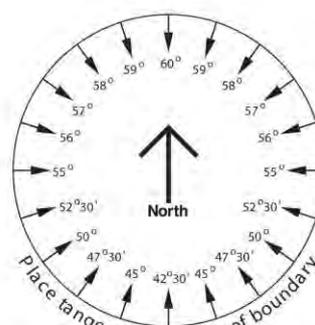
- A Applicable to all buildings:
- in the Residential Suburban Zone
 - on sites in other non residential zones that adjoin the Residential Suburban Zone



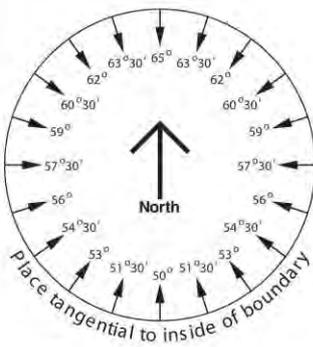
- B Applicable to all buildings:
- Residential Suburban density overlay
 - On sites on other non residential zones that adjoin the Residential Suburban density overlay area



- C Applicable to all buildings:
- in the Residential Medium Density Zone
 - on sites in other non residential zones that adjoin the Residential Medium Density Zone



- D Applicable to all buildings:
- in the medium density higher height limit zones
 - on sites in other non residential zones that adjoin the medium density higher height limit zones
 - in the medium density higher height limit zones (except those buildings over 11 metres in height)
 - on sites in other non residential zones that adjoin the medium density (except those buildings over 11 metres in height)

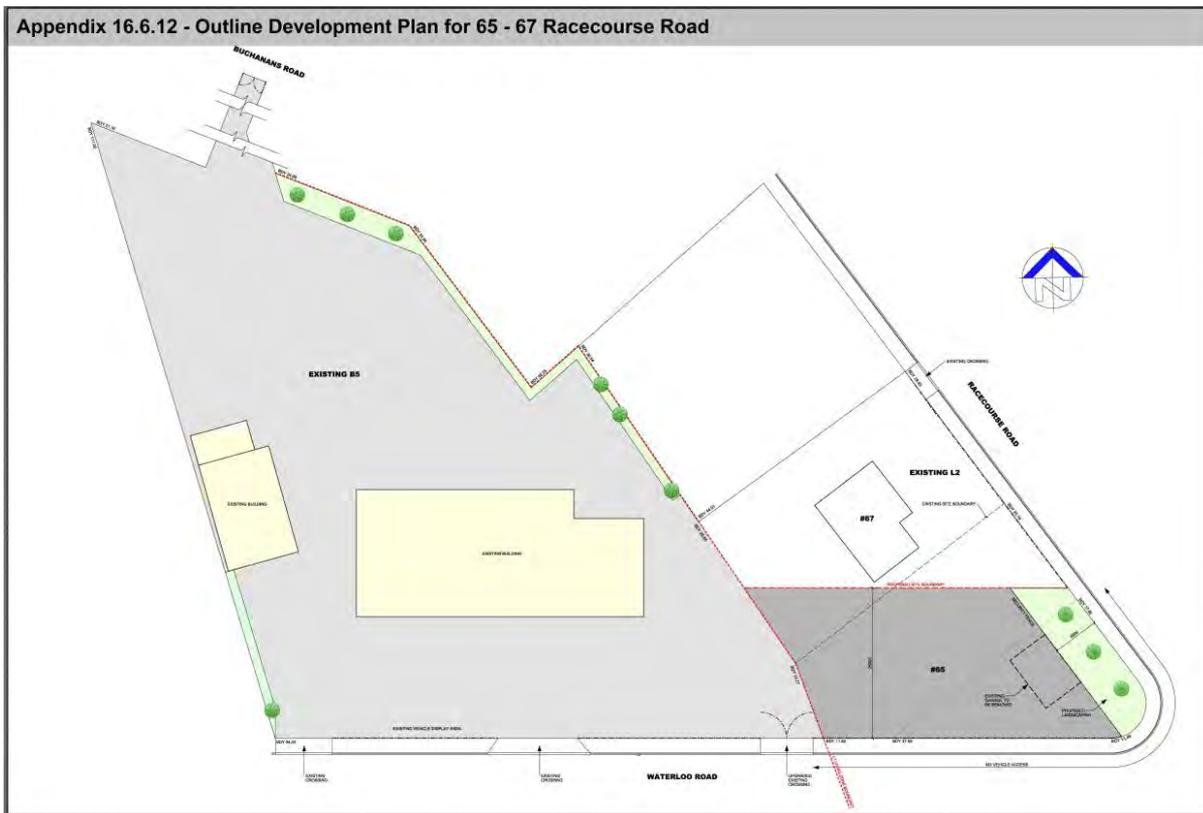


- E Applicable to all buildings:
- over 11 metres in height in the medium density higher height limit zones
 - over 11 metres in height on sites in other non residential zones that adjoin the medium density higher height limit zones

Note: North is true north

16.8.12 Development Plan for 65 – 67 Racecourse Road

Remove 'Outline' from the title and update appendix number.



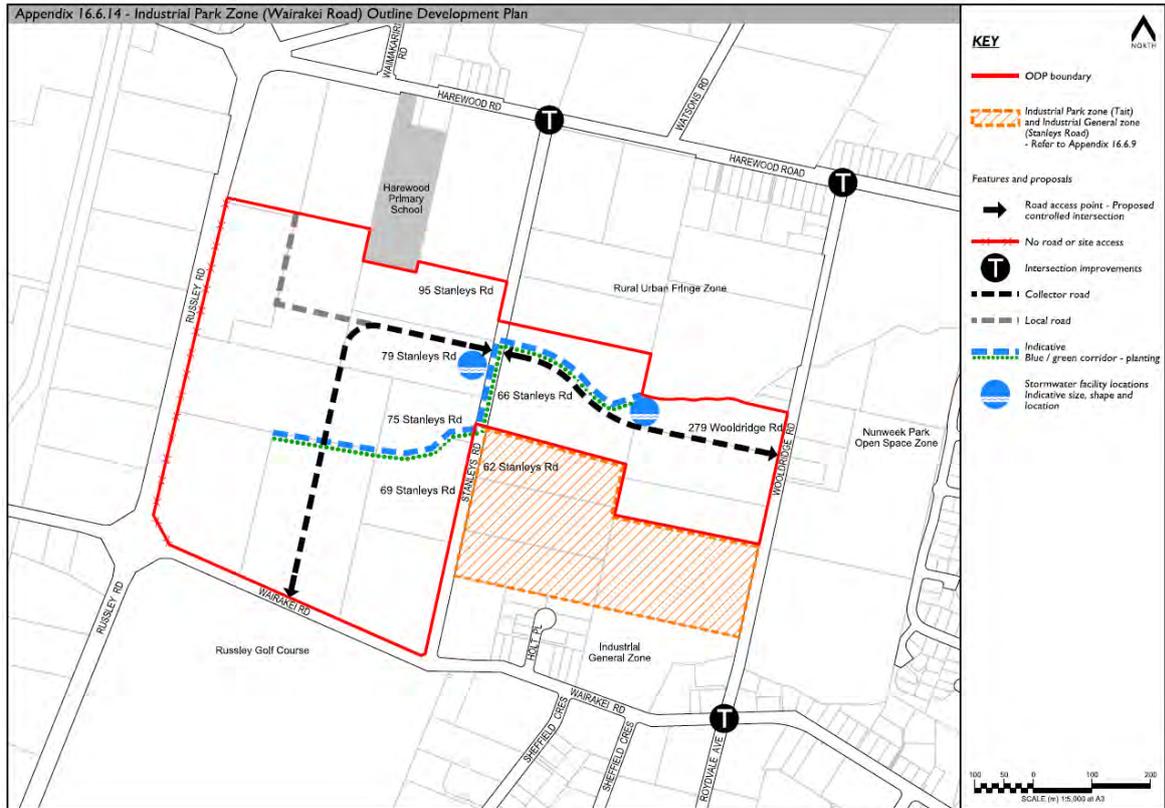
16.8.13 Industrial Heavy Zone (Springs Road) Outline Development Plan

Council to update the appendix numbering.



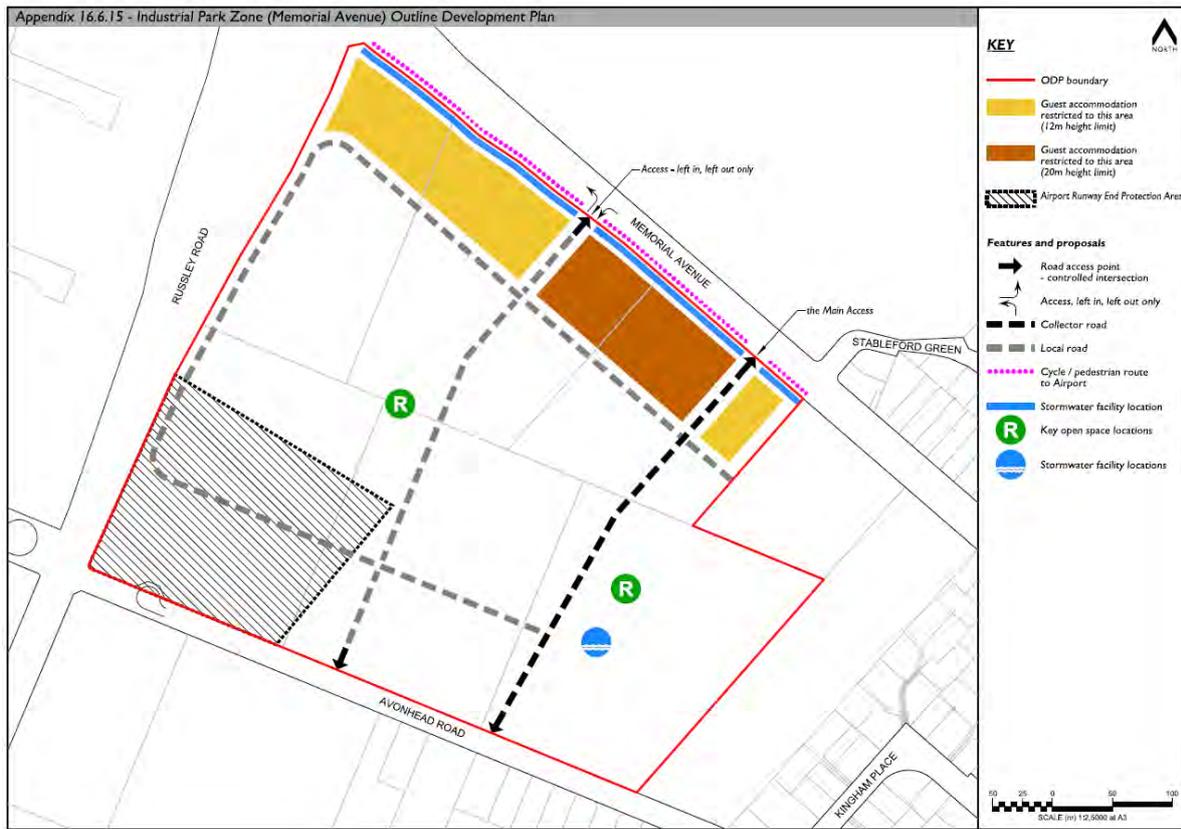
16.8.14 Industrial Park Zone (Wairakei Road) Outline Development Plan

Council to update the appendix numbering.



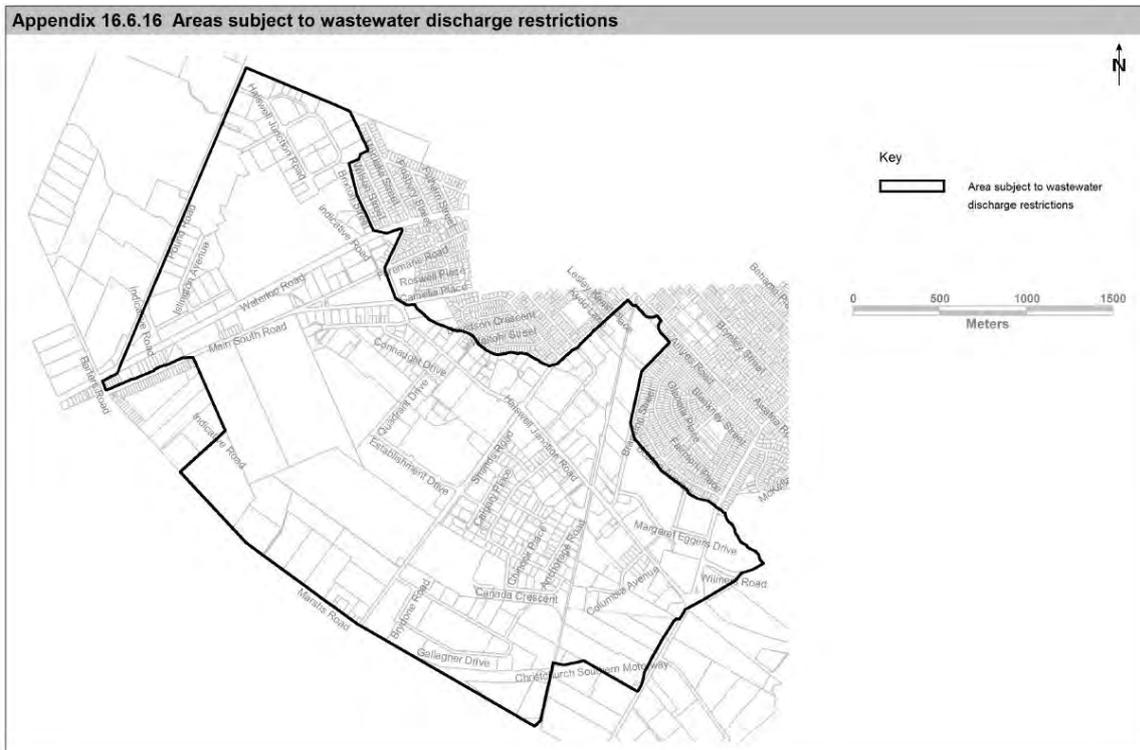
16.8.15 Industrial Park Zone (Memorial Avenue) Outline Development Plan

Council to update the appendix numbering.



16.8.16 Areas subject to wastewater discharge restrictions

Council to update the appendix numbering.



Chapter 17 Rural – incorporating consequential amendments from Natural and Cultural Heritage decisions 21 October 2016

The chapter is amended by our decisions as follows.

This version includes:

- Decision 34 Rural and rural parts of Decision 35 Open Space, including minor corrections to Decision 34 (13 October 2016) and to Decision 35 (13 October 2016).

Red text shows amendments from the decisions on Chapter 9 Natural and Cultural Heritage

Chapter 17 Rural

17.0 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

The district includes a productive and diverse rural environment that includes Banks Peninsula, the Port Hills and rural flat land. The objectives, policies, rules, standards and assessment criteria in this chapter seek to manage activities in those areas through six different rural zones, being the Rural Banks Peninsula, Rural Urban Fringe, Rural Port Hills, Rural Waimakariri, Rural Quarry and Rural Templeton Zones.

17.1 Objectives and Policies

17.1.1 Objective — The rural environment

- a. Subdivision, use and development of rural land that:
 - i. supports, maintains and, where appropriate, enhances the function, character and amenity of the rural environment and, in particular, the potential contribution of rural productive activities to the economy and wellbeing of the district;
 - ii. avoids significant, and remedies or mitigates other reverse sensitivity effects on rural productive activities and natural hazard mitigation works;
 - iii. maintains a contrast to the urban environment; and
 - iv. maintains and enhances the distinctive character and amenity of Banks Peninsula and the Port Hills, including indigenous biodiversity, Ngai Tahu cultural values, open space, natural features and landscapes, and coastal environment values.

17.1.1.1 Policy — Range of activities on rural land

- a. Provide for the economic development potential of rural land by enabling a range of activities that:
 - i. have a direct relationship with, or are dependent on, the rural resource, rural productive activity or sea-based aquaculture;
 - ii. have a functional, technical or operational necessity for a rural location; or
 - iii. recognise the historic and contemporary relationship of Ngai Tahu with land and water resources; and
 - iv. represent an efficient use of natural resources.

17.1.1.2 Policy — Effects of activities utilising the rural resource

- a. Ensure that activities utilising the rural resource avoid significant adverse effects on areas of important natural resources and avoid, remedy or mitigate other adverse effects on rural character and amenity values.

17.1.1.3 Policy — Contributing elements to rural character and amenity values

- a. Recognise that rural character and amenity values vary across the district resulting from the combination of natural and physical resources present, including the location and extent of established and permitted activities.
- b. Recognise that the elements that characterise an area as rural, from which desired amenity is derived, include the predominance of:
 - i. a landscape dominated by openness and vegetation;
 - ii. significant visual separation between residential buildings on neighbouring properties;
 - iii. where appropriate, buildings integrated into a predominantly natural setting; and
 - iv. natural character elements of waterways, water bodies, indigenous vegetation and natural landforms, including the coastal environment where relevant.
- c. Recognise that rural productive activities in rural areas can produce noise, odour, dust and traffic consistent with a rural working environment, including farming, plantation forestry and quarrying, that may be noticeable to residents and visitors in rural areas

17.1.1.4 Policy — Function of rural areas

- a. Ensure the nature, scale and intensity of subdivision, use and development recognise the different natural and physical resources, character and amenity values, conservation values and Ngai Tahu values of rural land in the district, including:
 - i. the rural productive, recreation, tourism and conservation activities on Banks Peninsula and their integrated management with maintaining and enhancing landscape, coastal and indigenous biodiversity values;
 - ii. the rural productive and recreation activities in the rural flat land area surrounding the main Christchurch urban area;
 - iii. the flood management and groundwater recharge functions adjoining the Waimakariri River;
 - iv. the open character and natural appearance of the rural Port Hills which maintain distinct urban/rural boundaries
 - v. the re-use of the site of the former Templeton Hospital;
 - vi. the historic and contemporary cultural landscapes, sites of Ngai Tahu cultural significance and the use of land and water resources for mahinga kai; and
 - vii. the conservation activities undertaken within the Peacock Springs Conservation Area.

- i. restricting the scale, location and reflectivity of buildings to maintain a low density of built form that is not visually dominant and does not detract from views of cultural landscapes identified in the plan, sites of Ngai Tahu cultural significance, or natural landforms and features;
- ii. encouraging the protection, maintenance and enhancement of indigenous biodiversity, natural features and landscapes, historic heritage, coastal environment values, and open space; and
- iii. encouraging public walking and cycling access connections where appropriate.

17.1.1.9 Policy — Plantation forestry

- a. Ensure new plantation forestry is located and managed to:
 - i. avoid fire risk to nearby residential activities and urban areas;
 - ii. maintain the natural landforms and features, coastal environment values, open rural character and high visual amenity of Banks Peninsula and the Port Hills facing the Christchurch main urban area ;
 - iii. not obscure views from the Summit Road;
 - iv. maintain the views to cultural landscapes identified in the plan on Banks Peninsula;
 - v. avoid adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna and promote enhancement, restoration and retention of indigenous biodiversity;
 - vi. avoid wilding tree spread on Banks Peninsula and promote land management that contains or eradicates wilding trees.

17.1.1.10 Policy — Separation of incompatible activities

- a. Ensure the design and location of new habitable buildings achieve adequate separation distances or adopt other on-site mitigation methods, including acoustic insulation, to mitigate potential reverse sensitivity effects with lawfully established rural productive activities;
- b. Ensure adequate separation distances between new plantation forestry, intensive farming and quarrying activity and incompatible activities are maintained.
- c. Protect strategic infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities on rural land by:
 - i. avoiding noise sensitive activities and managing the density of residential units within the 50dB Ldn Air Noise Contour to take into account the impacts of the operation of Christchurch International Airport;

[This provision may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]
 - ii. avoiding buildings, structures, new quarrying activity, and sensitive activities on rural land that may compromise the National Grid within an identified buffer corridor; and
 - iii. avoiding vegetation that may result in shading of and buildings in close proximity to the

strategic transport network.

- iv. avoiding new quarrying activity that would have adverse effects on established Radio New Zealand infrastructure

17.1.1.11 Policy — Catchment management approach for rural land

- a. Encourage integrated subdivision and development on rural land at a catchment level that implements the principles of ‘ki uta ki tai’, maintains or enhances water quality, maximises the degree of openness and protects productive potential and enables biodiversity enhancement or recreation opportunities while avoiding, remedying or mitigating adverse effects on the rural environment.

17.1.1.12 Policy — Location and management of quarrying activity and aggregates-processing activity

- a. Enable access to, and processing of, locally sourced aggregate resources to provide for the recovery, development, ongoing maintenance and growth needs of the district by:
 - i. providing for the continuation of quarrying activity in the Rural Quarry Zone; and
 - ii. providing for new quarrying activity in rural zones other than the Rural Quarry Zone only where the activity:
 - A. avoids areas of outstanding or significant landscape, ecological, cultural or heritage value;
 - B. avoids or mitigates effects on activities sensitive to quarrying including residential and education activities;
 - C. internalises adverse environmental effects as far as practicable using industry best practice and management plans, including monitoring and self-reporting;
 - D. manages noise, vibration, access and lighting to maintain local rural amenity values;
 - E. avoids or mitigates any effects on surface water bodies and their margins; and
 - F. ensures the siting and scale of buildings and visual screening maintains local rural amenity and character.
 - iii. providing for new quarrying activity in the Rural Quarry Templeton Zone only if all of the following are satisfied prior to 31 December 2021:
 - A. the recreation reserve status applying to the zone is uplifted and placed upon the land within the Open Space Community Parks Zone (Templeton); and
 - B. any resource consent(s) to clear or fell indigenous vegetation, as required to undertake the quarrying activity within the zone, is/are granted; and
 - C. the quarrying activity occurs in conjunction with development of an international standard golf course in the Open Space Community Parks Zone (Templeton).
 - iv. providing for aggregates-processing activity in the Rural Quarry Zone where the activity:
 - A. makes efficient use of established, large-scale processing infrastructure and

facilities; and

- B. does not result in additional or more intensive adverse effects (beyond those associated with quarrying activity) for residents in adjoining zones, including from lighting, noise and traffic generation.

17.1.1.13 Policy — Quarry site rehabilitation

- a. Ensure quarry sites, and sites of aggregates-processing activities, are rehabilitated to enable subsequent use of the land for another permitted or consented activity; and
- b. Require proposals for new quarries, aggregates-processing activities and changes of use on existing quarry sites to demonstrate through a quarry site rehabilitation plan the objectives, methodology and timescales for achieving site rehabilitation and appropriate end use; and
- c. Ensure the final rehabilitated landform is appropriate having particular regard to:
 - i. the intended end use;
 - ii. the location, gradient and depth of excavation;
 - iii. the availability of clean fill material, including top soil, and consequent timeframes for rehabilitation;
 - iv. the surrounding landform and drainage pattern;
 - v. the ability to establish complete vegetation cover;
 - vi. the outcomes of any consultation undertaken with Manawhenua; and
 - vii. any adverse effects associated with rehabilitation.

17.1A How to **interpret and apply** the rules

- a. The rules that apply to activities in the various rural zones are contained in the activity status tables (including activity specific standards) and built form standards in:
- i. Rule 17.2 – Rural Banks Peninsula Zone;
 - ii. Rule 17.3 – Rural Urban Fringe Zone;
 - iii. Rule 17.4 – Rural Waimakariri Zone;
 - iv. Rule 17.5 – Rural Port Hills Zone;
 - v. Rule 17.6 – Rural Quarry Zone;
 - vi. Rule 17.6A - Rural Quarry Templeton Zone; and
 - vii. Rule 17.7 – Rural Templeton Zone;
- b. The activity status tables and standards in the following chapters also apply to activities in all rural zones:

- 5 Natural Hazards;
- 6 General Rules and Procedures;
- 7 Transport;
- 8 Subdivision, Development and Earthworks;
- 9 Natural and Cultural Heritage;
- 11 Utilities and Energy; and
- 12 Hazardous Substances and Contaminated Land.

Chapter 8 includes specific exclusions from the earthworks provisions for quarrying activities.

- c. Where the word ‘facility’ is used in the rules (e.g. rural tourism facility), it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

Similarly, where the word/ phrase defined includes the word ‘activity’ or ‘activities’, the definition includes the land and/or buildings for that activity unless expressly stated otherwise in the activity status tables.

- d. In the Rural Banks Peninsula Zone and the Rural Port Hills Zone, any development may be affected by the provisions of the Summit Road (Canterbury) Protection Act 2001 which applies to land above Summit Road and within 30 metres vertically above and below Summit Road and Dyers Pass Road (refer to Summit Road (Canterbury) Protection Act and Gazette notice). You are advised to contact the Summit Road Protection Authority for more information. The extent of the subject area is shown on the planning maps.

17.2 Rules — Rural Banks Peninsula Zone

17.2.1 [This number is not used]

17.2.2 Activity status tables — Rural Banks Peninsula Zone

17.2.2.1 Permitted activities

The activities listed below are permitted activities in the Rural Banks Peninsula Zone if they meet any activity specific standards set out in the following table and the built form standards in Rule 17.2.3.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 17.2.2.2, 17.2.2.3, 17.2.2.4 or 17.2.2.5 below.

	Activity	Activity specific standards
P1	Farming	<p>a. Fencing shall be located a minimum of 5 metres from a support structure foundation of an identified electricity distribution line except where it meets the requirements of Clause 2.3.2 or 2.3.3 of NZECP34:2001.</p> <p>Note 1: The identified electricity distribution lines are shown on the planning maps.</p> <p>Note 2: Refer to Rule 9.1.4 for rules relating to indigenous vegetation clearance and Rules 9.2.4 - 9.2.6 for rules relating to outstanding natural features and landscapes, significant features and areas of natural character in the coastal environment.</p>
P2	Farm building	<p>a. Commercial greenhouses, produce packing buildings, milking/dairy sheds or structures associated with irrigation infrastructure (excluding mobile irrigators) shall not be located within 5 metres of the centre line of a 33kV electricity distribution line;</p> <p>b. Farm buildings, except where they meet the requirements of clause 2.4.1 of NZECP34:2001, shall not be located within 5 metres of a foundation of a 33kV electricity distribution line support structure.</p>
P3	Rural produce retail	<p>a. Shall be limited to:</p> <ol style="list-style-type: none"> i. a retail area with a maximum GFA of 75m²; and ii. one per site.
P4	Rural produce manufacturing	<p>a. The GFA occupied by rural produce manufacturing shall be less than 100m² per site.</p>
P5	Existing forestry	Nil
P6	Residential activity	<p>a. Any site containing a residential unit shall have a minimum net site area per residential unit of either:</p>

	Activity	Activity specific standards
		<ul style="list-style-type: none"> i. 40ha of contiguous land area within a site where the residential unit is located below the 160 metre contour; or ii. 100ha of continuous land area located fully above the 160 metre contour line within a site where the residential unit is located above the 160 metre contour; or iii. 1ha where the site has been created by subdivision under Rule 8.3.2.1 C7 and the residential unit is located within the identified building area. <p>b. There shall only be a maximum of two residential units per site where the minimum net site area is met for each residential unit.</p>
P7	Repairs, replacement and/or additions to an existing residential unit on an existing site with a minimum net site area less than 40ha where it is below the 160m contour or 100ha where it is above the 160m contour	Nil
P8	Minor residential unit	<ul style="list-style-type: none"> a. Shall be limited to one per site; b. Shall have a minimum GFA of 35m² and a maximum GFA of 70m²; and c. Shall share vehicle access with the primary residential unit.
P9	Home occupation	<ul style="list-style-type: none"> a. The GFA of the building occupied by the home occupation, plus any outdoor storage area used for the home occupation, shall be less than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.
P10	Conservation activities	<ul style="list-style-type: none"> a. Any building and/or impervious surfaces shall be limited to an area of less than 100m²
P11	Recreation activity, including walkways, cycleways and public amenities	<ul style="list-style-type: none"> a. Any building and/or impervious surfaces shall be limited to an area of less than 100m²
P12	Farm stay	<ul style="list-style-type: none"> a. Shall accommodate no more than 10 guests at any one time; and b. Guests may be accommodated within an existing residential unit, minor residential unit, or tramping huts or within new buildings of up to 100m² and camping grounds restricted to tents.
P13	Rural tourism activity	<ul style="list-style-type: none"> a. Visitors shall be limited to a maximum of 100 persons per day.

	Activity	Activity specific standards
P14	Rural tourism facility	a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m ² ; b. The area of any ancillary retail activity shall be limited to less than 25m ² ; and c. May include tramping huts and camping in tents in association with walking and cycling tracks.
P15	Repairs, replacement and/or additions to an existing community facility	a. Additions shall be limited to an increase in the GFA of no more than 100m ² .
P16	Construction of a new access track	a. Shall be no more than 5 metres in formed width except that the formed width of a corner on the access track may be up to 10 metres in width. Note: Refer to Rule 9.1.4 for rules relating to indigenous vegetation clearance and Rules 9.2.4 - 9.2.6 for rules relating to outstanding natural features and landscapes, significant features and areas of natural character in the coastal environment.
P17	Emergency services facilities	a. Emergency services facilities are exempt from the built form standards in Rule 17.2.3
P18	Veterinary care facility	a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m ²
P19	Heli-landing area	a. Shall occur on sites greater than 3,000m ² in area.
P20	Flood protection activities, including planting of exotic trees, earthworks and structure, undertaken by Christchurch City Council or Canterbury Regional Council	Nil
P21	Public amenities	a. The GFA of any building shall be limited to an area of less than 100m ²
P22	Buildings and activities ancillary to sea based aquaculture in Banks Peninsula.	a. Any site shall have a minimum net site area of 5ha.

17.2.2.2 Controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table (where these are matters of discretion, they are to be treated as matters of control for the purposes of this rule).

	Activity	The matters over which Council reserves its control
C1	Quarrying activity located at 468 Governors Bay – Teddington Road, Teddington (Lot 1 DP 54319	b. Traffic generation and access – Rule 17.8.1.7; c. Natural values (Foleys Stream) – Rule 6.6.3.2;

	Activity	The matters over which Council reserves its control
	(CB32B/437) Any application arising from this rule shall not be publicly or limited notified.	d. Effects on neighbouring properties including noise, vibration and land stability; e. Visual screening and maintenance – Rule 17.8.2.12(a)

17.2.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 17.8, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 17.2.2.1 P1 – P22, and Rule 17.2.2.3 RD2 – RD9 that does not meet one or more of the built form standards in Rule 17.2.3, unless otherwise specified. Refer to the relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: a. Building height – Rule 17.8.1.1; b. Setbacks from road boundaries – Rule 17.8.1.2; c. Shading of state highway – Rule 17.8.1.3; d. Building setbacks from internal boundaries – Rule 17.8.1.4 (including for Rule 17.2.3.14); e. Separation distances – Rule 17.8.1.5; f. Site coverage and building footprint – Rule 17.8.1.6; g. Traffic generation and access – Rule 17.8.1.7; h. Identified building area – Rule 17.8.1.8; i. Building reflectivity – Rural Banks Peninsula – Rule 17.8.1.9; j. Identified Important Ridgelines – Rural Banks Peninsula – Rule 17.8.1.10; k. For Rules 17.2.3.2, 17.2.3.3, 17.2.3.5, 17.2.3.6, 17.2.3.8, 17.2.3.10, 17.2.3.11 and 17.2.3.14 – Effects of activities on the coastal environment – Rule 9.6.3.1; l. For Rules 17.2.3.2, 17.2.3.3, 17.2.3.5, 17.2.3.6, 17.2.3.8, 17.2.3.10 and 17.2.3.11 – Significant features and rural amenity landscapes – Rule 9.2.8.2; Ecosystems and indigenous biodiversity – Rule 17.8.3.3; m. For Rule 17.2.3.9 d. iii., Reverse sensitivity effects on Radio New Zealand's operations – Rule 17.8.1.12; n. Water supply for firefighting – Rule 17.8.1.11; o. For Rules 17.2.3.5, 17.2.3.10, 17.2.3.11 and 17.2.3.14, within a Site of Ngāi Tahu Cultural

Activity		The Council’s discretion shall be limited to the following matters:
		<p>Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification; and</p> <p>p. For Rule 17.2.3.14 – Natural character in the coastal environment – Rule 9.2.8.3.</p>
RD2	Any activity listed in Rule 17.2.2.1 P3, P4, P9 – P16, P18, P19, P21 and P22 that does not meet one or more of the activity specific standards.	<p>a. Scale of activity –Rule 17.8.2.1;</p> <p>b. Effects of activities on the coastal environment – Rule 9.6.3.1;</p> <p>c. Significant features and rural amenity landscapes – Rule 9.2.8.2;</p> <p>d. Indigenous biodiversity and ecosystems – Rule 9.1.5.2; and</p> <p>e. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.</p>
RD3	Any activity listed in Rule 17.2.2.1 P8 that does not meet one or more of the activity specific standards.	<p>a. Minor residential unit –Rule 17.8.2.2;</p> <p>b. Effects of activities on the coastal environment – Rule 9.6.3.1;</p> <p>c. Significant features and rural amenity landscapes – Rule 9.2.8.2;</p> <p>d. Reverse sensitivity effects on Radio New Zealand’s operations –Rule 17.8.2.17; and</p> <p>e. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.</p>
RD4	Boarding of domestic animals	<p>a. Intensive farming, equestrian facilities and boarding of domestic animals –Rule 17.8.2.3;</p> <p>b. Effects of activities on the coastal environment – Rule 9.6.3.1; and</p> <p>c. Significant features and rural amenity landscapes – Rule 9.2.8.2.</p>
RD5	Equestrian facility	<p>a. Intensive farming, equestrian facilities and boarding of domestic animals –Rule 17.8.2.3;</p> <p>b. Effects of activities on the coastal environment – Rule 9.6.3.1;</p> <p>c. Significant features and rural amenity landscapes – Rule 9.2.8.2; and</p> <p>d. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.</p>
RD6	Intensive farming	<p>a. Intensive farming, equestrian facilities and boarding of domestic animals –Rule 17.8.2.3;</p> <p>b. Effects of activities on the coastal environment – Rule 9.6.3.1;</p>

Activity		The Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> c. Significant features and rural amenity landscapes – Rule 9.2.8.2; and d. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.
RD7	Plantation forestry	<ul style="list-style-type: none"> a. Plantation forestry – Rule 17.8.2.4 b. Significant features and rural amenity landscapes – Rule 9.2.8.2; c. Indigenous biodiversity and ecosystems – Rule 9.1.5.2; and d. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification. <p>Note: Refer to Rule 9.1.4 for rules relating to indigenous vegetation clearance and Rules 9.2.4 - 9.2.6 for rules relating to outstanding natural features and landscapes, significant features and areas of natural character in the coastal environment.</p>
RD8	A residential unit located within an identified building area on an allotment created by an approved subdivision consent, except where provided for by Rule 17.2.2.1 P6	<ul style="list-style-type: none"> a. Residential activities on Banks Peninsula –Rule 17.8.2.5a. iv; and b. Significant features and rural amenity landscapes – Rule 9.2.8.2.
RD9	New community facility	<ul style="list-style-type: none"> a. Scale of activity –Rule 17.8.2.1; b. Effects of activities on the coastal environment – Rule 9.6.3.1; c. Significant features and rural amenity landscapes – Rule 9.2.8.2; d. Indigenous biodiversity and ecosystems – Rule 9.1.5.2; and e. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.

17.2.2.4 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Guest accommodation, other than farm stays provided for by Rule 17.2.2.1 P12
D2	Quarrying activity, except where provided for by Rule 17.2.2.2 C1.
D3	A residential unit on a site in existence as at 2 May 2015 with a net site area:

	Activity
	<p>a. greater than 4ha but less than 40ha where the residential unit is located below the 160 metre contour; or</p> <p>b. greater than 4ha but less than 100ha where the residential unit is located above the 160 metre contour; and</p> <p>c. the site does not have an identified building area.</p>

17.2.2.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.
NC2	Any residential activity on a site with a net site area of less than 4ha, except where provided in Rule 17.2.2.1 P6 or Rule 17.2.2.3 RD8
NC3	<p>a. Buildings not permitted by Rule 17.2.2.1 P2 and any sensitive activities:</p> <p>i. within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres of a foundation of an associated support structure.</p> <p>b. Fencing: Fences that do not meet Rule 17.2.2.1 P1</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Notes:</p> <ol style="list-style-type: none"> The 33kv distribution lines are shown on the planning maps. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activities in the vicinity of electricity distribution lines must comply with the NZECP 34:2001.

17.2.3 Built form standards — Rural Banks Peninsula Zone

17.2.3.1 Identified building area

- a. The following shall only be located in an identified building area:
- i. Any new residential unit, including a minor residential unit, located on a site created by subdivision occurring after 30 January 1997; and
 - ii. Any new building with an area greater than 100m² located on a site less than 4ha created by subdivision occurring after 30 January 1997.

17.2.3.2 Building reflectivity

- a. **No building shall have a reflectivity of greater than 40%.**

17.2.3.3 Identified Important Ridgelines

- a. **All buildings shall be located at least 20 vertical metres below the height of any adjoining Important Ridgeline identified on the planning maps.**

17.2.3.4 *[This number is not used]*

17.2.3.5 Building height

- a. The maximum height of any building shall be 7.5 metres.

17.2.3.6 Building setback from road boundaries

The minimum building setback from road boundaries shall be as follows:

	Activity	Standard
a.	All buildings, unless specified below	15 metres
b.	Buildings on sites fronting a major or minor arterial road or State highway	30 metres from a major or minor arterial road or State highway boundary
c.	Additions to buildings existing as at 2 May 2015 that are located within 15 metres of the road boundary unless specified below	7.5 metres
d.	Additions to buildings existing as at 2 May 2015 on sites fronting a State highway where the building is located within 30 metres of the road boundary	20 metres from a State highway boundary

Any application arising from this rule shall not be limited or publicly notified.

17.2.3.7 Shading of State highway

- a. Vegetation, including trees, shelter-belts or plantation forestry, shall not be planted in any position which will result in shading of the State highway carriageway between the hours of 1000 and 1400 on the shortest day of any calendar year.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Transport Agency (absent its written approval).

17.2.3.8 Building setback from internal boundaries

The minimum building setback from internal boundaries shall be as follows:

	Activity	Standard
a.	All buildings, unless specified below.	10 metres
b.	Additions to buildings existing as at 2 May 2015.	7.5 metres
c.	New residential unit or minor residential unit.	25 metres

Any application arising from this rule shall not be publicly notified.

17.2.3.9 Separation distances

The minimum separation distances for plantation forestry, intensive farming, residential activity and sensitive activities shall be as follows:

	Activity	Standard
a.	Plantation forestry	Trees shall be located: <ol style="list-style-type: none"> i. 30 metres or more from an existing residential unit, approved identified building area or the boundary with a residential zone; and ii. 10 metres or more from an internal boundary of an adjoining site under different ownership
b.	Any new sensitive activity	Shall be located a minimum of 200 metres from any building, compound or part of a site used for intensive farming on an adjoining site.
c.	Intensive farming	Shall be located a minimum of 200 metres from a sensitive activity on an adjoining site under different ownership
d.	Any new residential unit	Shall be located: <ol style="list-style-type: none"> i. a minimum of 30 metres from any existing forestry on an adjoining site under different ownership; ii. a minimum of 250 metres from a legally established quarrying activity; and iii. a minimum of 1,000 metres from Radio New Zealand's facilities on Gebbies Pass Road

Any application arising from this rule shall not be publicly notified.

17.2.3.10 Site coverage

- a. The maximum % of the net site area, and the maximum total area, covered by buildings shall be 10% of the net site area or 2,000m², whichever is the lesser.

Any application arising from this rule shall not be limited or publicly notified.

17.2.3.11 Building footprint

- a. The maximum building footprint for any individual building, except for covered yards and covered races, shall be 300m².

17.2.3.12 Vehicle trips

- a. The maximum number of vehicle trips per site for all activities, other than for farming and plantation forestry, shall be 100 per day.

Any application arising from this rule shall not be publicly notified.

17.2.3.13 Water supply for firefighting

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

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

17.2.3.14 Minimum building setback from Mean High Water Springs

- a. The minimum setback for buildings from Mean High Water Springs shall be 40 metres.

Advice Note: Te Tai or Mahaanui / Christchurch and Banks Peninsula Coast is identified as a Ngā Wai Site of Ngāi Tahu Cultural Significance in Schedule 9.5.6.4.

17.3 Rules — Rural Urban Fringe Zone

17.3.1 [This number is not used]

17.3.2 Activity status tables — Rural Urban Fringe Zone

17.3.2.1 Permitted activities

The activities listed below are permitted activities in the Rural Urban Fringe Zone if they meet any activity specific standards set out in the following table and the built form standards in Rule 17.3.3.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 17.3.2.2, 17.3.2.3 or 17.3.2.4 below.

	Activity	Activity specific standards
P1	Farming	<p>a. Fencing shall be located a minimum of 5 metres from a National Grid transmission line support structure foundation except where it meets the requirements of Clause 2.3.3 of NZECP34:2001; or</p> <p>b. Fencing shall be located a minimum of 5 metres from a support structure foundation of an identified electricity distribution line except where it meets the requirements of Clause 2.3.3 or 2.3.2 of NZECP34:2001</p> <p>Note: The National Grid and the identified electricity distribution lines are shown on the planning maps.</p>
P2	Farm building	<p>a. Commercial greenhouses, wintering barns, produce packing buildings, milking/dairy sheds or structures associated with irrigation infrastructure (excluding mobile irrigators) shall not be located within the following corridors:</p> <ol style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line; or iii. within 10 metres of the centre line of a 66kV electricity distribution line; or iv. within 5 metres of the centre line of a 33kV electricity distribution line. <p>b. Farm buildings and horticultural structures, except where they meet the requirements of Clause 2.4.1 of NZECP34:2001, shall not be located:</p> <ol style="list-style-type: none"> i. within 12 metres of a foundation of a 110kV or 220kV National Grid transmission line support structure; or ii. within 10 metres of a foundation of a 66kV National Grid

	Activity	Activity specific standards
		<p>transmission line support structure; or</p> <p>iii. within 10 metres of a foundation of a 66kV electricity distribution line support structure; or</p> <p>iv. within 5 metres of a foundation of a 33kV, or the Heathcote to Lyttelton 11kV, electricity distribution line support structure.</p>
P3	Rural produce retail	<p>a. Shall be limited to:</p> <p>i. a retail area with a maximum GFA of 75m²; and</p> <p>ii. one per site.</p>
P4	Rural produce manufacturing	<p>a. The GFA occupied by rural produce manufacturing shall be less than 100m² per site.</p>
P5	Residential activity	<p>a. The site containing the residential unit shall have a minimum net site area of 4ha.</p>
P6	Repairs, replacement and/or additions to an existing residential unit on an existing site with a minimum net site area less than 4ha	Nil
P7	Minor residential unit	<p>a. Shall have a minimum GFA of 35m² and a maximum GFA of 70m²;</p> <p>b. Shall share vehicle access with the primary residential unit;</p> <p>c. Shall be located on a site with a minimum net site area of 4ha; and</p> <p>d. Shall be limited to a family flat where located within the 50dB Ldn Air Noise Contour [<i>This provision may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules</i>].</p>
P8	Home occupation	<p>a. The GFA of the building occupied by the home occupation, plus any outdoor storage area used for the home occupation, shall be less than 40m².</p> <p>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</p>
P9	Conservation activities	<p>a. Any building and/or impervious surfaces shall be limited to an area of less than 100m²</p>
P10	Recreation activity	<p>a. Any building and/or impervious surfaces shall be limited to an area of less than 100m²</p>
P11	Farm stay	<p>a. Shall accommodate no more than 10 farm stay guests at one time; and</p> <p>b. Guests may be accommodated within an existing residential unit or minor residential unit;</p> <p>Except that where located within the 50dBA Ldn Air Noise Contour:</p> <p>c. The maximum number of farm stay guests accommodated at one time shall not exceed four; and</p>

	Activity	Activity specific standards
		d. Guests shall only be accommodated in an existing residential unit. <i>[These provisions may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</i>
P12	Rural tourism activity	a. Visitors shall be limited to a maximum of 60 persons per day.
P13	Rural tourism facility	a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m ² . b. The area of any ancillary retail activity shall be limited to less than 25m ² .
P14	Repairs, replacement and/or additions to an existing community facility, other than those provided for under Rule 17.3.2.1 P18	a. Additions shall be limited to an increase in the GFA of no more than 100m ² .
P15	Emergency service facilities	a. Emergency services facilities are exempt from the built form standards in Rule 17.3.3
P16	Veterinary care facility	a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m ²
P17	Flood protection activities, including planting of exotic trees, earthworks and structure, undertaken by Christchurch City Council or Canterbury Regional Council	a. Flood protection activities are exempt from the built form standards in Rule 17.3.3
P18	Spiritual activity and camping ground at Pascoe Park Camping Ground, 20 Farrells Road (Lot 3 DP18474)	Nil
P19	Poultry hatcheries	Nil
P20	Repairs, replacement and/or additions to existing activities and/or facilities lawfully established prior to <i>[insert date of decision]</i> on the following sites: Pt Lot 50, DP875 (contained in Certificates of Title CB358/265 and CB374/229 only), Lot 2, DP 12585, PT Lot 1, DP 12585, and/or Lot 1, DP 15308.	a. Additions to the floor area of any buildings used for existing activities or facilities shall be limited to an increase in GFA of no more than 100m ² .

17.3.2.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion

set out in Rule 17.8, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 17.3.2.1 P1 – P20 and Rule 17.3.2.2 RD2 – RD9 that does not meet one or more of the built form standards in Rule 17.3.3, unless otherwise specified. Refer to the relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: <ol style="list-style-type: none"> a. Building height – Rule 17.8.1.1; b. Setbacks from road boundaries – Rule 17.8.1.2; c. Building setbacks from internal boundaries – Rule 17.8.1.4; d. Separation distances – Rule 17.8.1.5; e. Site coverage and building footprint – Rule 17.8.1.6; f. Traffic generation and access – Rule 17.8.1.7; g. Identified building area – Rule 17.8.1.8 h. Water supply for firefighting – Rule 17.8.1.11
RD2	Any activity listed in Rule 17.3.2.1 P3, P4, P8, P9, P11 – P14, P16 and P20 that does not meet one or more of the activity specific standards (except for P11 where this rule relates to activity specific standards a. and b. only). Any application arising from this rule shall not be publicly notified.	<ol style="list-style-type: none"> a. Scale of activity – Rule 17.8.2.1
RD3	Any activity listed in Rule 17.3.2.1 P7 that does not meet one or more of activity specific standards a. or b. Any application arising from this rule shall not be publicly notified.	<ol style="list-style-type: none"> a. Minor residential unit – Rule 17.8.2.2
RD4	Boarding of domestic animals Any application arising from this rule shall not be publicly notified.	<ol style="list-style-type: none"> a. Intensive farming, equestrian facilities and boarding of domestic animals – Rule 17.8.2.3
RD5	Equestrian facility Any application arising from this rule shall not be publicly notified.	
RD6	Intensive farming Any application arising from this rule shall not be publicly notified.	
RD7	On Pt Lot 50 DP 875, Lot 2 DP12585, Pt Lot 1 DP12585 and Lot 1 DP15308 (corner Marshlands Road and Prestons Road) any of the following activities: <ul style="list-style-type: none"> • Guest accommodation • Community facility including health care facility, place 	<ol style="list-style-type: none"> a. Scale of activity – Rule 17.8.2.1

	Activity	The Council's discretion shall be limited to the following matters:
	<p>of assembly, and preschool activity but excluding any other education activities</p> <p>Other than those provided for under Rule 17.3.2.1 P14 and 17.3.2.1 P20.</p> <p>Any application arising from this rule shall not be publicly notified.</p>	
RD8	<p>Any activity listed in Rule 17.3.2.1 P10 where the area of buildings and/or impervious surfaces in combination is equal to or exceeds 100m² but less than 500m²</p> <p>Any application arising from this rule shall not be publicly notified.</p>	a. Scale of activity – Rule 17.8.2.1
RD9	<p>Any new community facility, except for education activities, other than those provided for under Rule 17.3.2.1 P18, P20 and Rule 17.3.2.2 RD7</p> <p>Any application arising from this rule shall not be publicly notified.</p>	a. Scale of activity – Rule 17.8.2.1
RD10	<p>One residential unit and one minor residential unit on a site in existence as at 2 May 2015 with a net site area greater than 1ha but less than 4ha; except that within the 50dB Ldn Air Noise Contour this rule only applies to the following sites:</p> <p>9 Barbers Road, Templeton, Lot 19 DP 23834, CB4C/395; and</p> <p>15 Barbers Road, Templeton, Lot 18 Lot 18 DP 23834, CB4C/394.</p> <p><i>[This provision may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</i></p> <p>Any application arising from this rule shall not be publicly notified.</p>	a. Residential activities on existing small sites – Rule 17.8.2.6

17.3.2.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Guest accommodation, other than any activity provided for by Rules 17.3.2.1 P11 and P18 or Rule 17.3.2.2 RD7
D2	Education activities
D3	Quarrying activity located 250 metres or more from a residential zone or Specific Purpose (School) Zone boundary.
D4	Plantation forestry
D5	Recreational activities where the area of buildings and/or impervious surfaces in combination is equal to or exceeds 500m ²

17.3.2.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.
NC2	Quarrying activity located less than 250 metres from a residential zone or Specific Purpose (School) Zone boundary.
NC3	Any residential activity and/or minor residential unit that does not meet the activity specific standards in Rule 17.3.2.1 P5 a or P7 c., except where provided for in Rule 17.3.2.2 RD10.
NC4	<p>a. Buildings and horticultural structures not permitted by Rule 17.3.2.1 P2, and any sensitive activities:</p> <ul style="list-style-type: none"> i. Within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line, or foundation of an associated support structure. ii. Within 10 metres of the centre line of a 66kV National Grid transmission line, 66kV electricity distribution line, or foundation of an associated support structure. iii. Within 5 metres of the centre line of a 33kV, or the Heathcote to Lyttelton 11kV, electricity distribution line, or foundation of an associated support structure. <p>b. Fencing – fences that do not meet Rule 17.3.2.1 P1</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Notes:</p> <ul style="list-style-type: none"> 1. The National Grid transmission lines and electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid or electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines and electricity distribution lines. Buildings and activities in the vicinity of National Grid transmission lines and electricity distribution lines must comply with the NZECP 34:2001.
NC5	<p>a. Any sensitive activities located within the 50dB Ldn Air Noise Contour, including:</p> <ul style="list-style-type: none"> i. any residential unit on a site less than 4ha; ii. any activity listed in Rule 17.3.2.1 P7 that does not meet activity specific standard d.; and iii. any activity listed in Rule 17.3.2.1 P11 that does not meet activity specific standard c. or d. <p><i>[This provision may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</i></p>

17.3.3 Built form standards — Rural Urban Fringe Zone

17.3.3.1 Identified building area

- a. Any new residential unit located on a site created by subdivision occurring after *[insert date of decision]* shall be located on an identified building area.

Any application arising from this rule shall not be limited or publicly notified.

17.3.3.2 Building height

The maximum height of any building shall be as follows:

	Activity	Standard
a.	All buildings unless specified below	9 metres
b.	Farm buildings	12 metres

17.3.3.3 Building setback from road boundaries

The minimum building setback from road boundaries shall be as follows:

	Activity	Standard
a.	All buildings, unless specified below	15 metres
b.	All buildings on sites less than 0.4ha	6 metres
c.	All buildings on sites fronting a major or minor arterial road or state highway	30 metres from the major or minor arterial road or state highway boundary

Any application arising from this rule shall not be limited or publicly notified.

17.3.3.4 Building setback from internal boundaries

The minimum building setback from internal boundaries shall be as follows:

	Activity	Standard
a.	All buildings, unless specified below	10 metres
b.	All buildings on sites less than 0.4ha, except as specified in d.	3 metres
c.	New residential unit or minor residential unit	25 metres
d.	Any buildings, balconies or decks on sites adjacent to a designated railway corridor	4 metres from the designated railway corridor boundary

Any application arising from this rule shall not be publicly notified.

17.3.3.5 Separation distances

The minimum separation distances for intensive farming, residential activities and sensitive activities shall be as follows:

	Activity	Standard
a.	Any new sensitive activity	i. Shall be located a minimum of 200 metres from any building, compound or part of a site used for intensive farming on an adjoining site. ii. Shall be located a minimum of 30 metres from any existing forestry on an adjoining site under different ownership
b.	Intensive farming	Shall be located a minimum of 200 metres from a sensitive activity on an adjoining site under different ownership
c.	Any new residential unit	Shall be located a minimum of 250 metres from the boundary of a Rural Quarry Zone or legally established quarrying activity.

Any application arising from this rule shall not be publicly notified.

17.3.3.6 Site coverage

The maximum % of the net site area, and the maximum total area, covered by buildings, impervious surfaces and outdoor storage areas shall be as follows:

	Activity	Standard
a.	Buildings and outdoor storage areas on sites greater than 4ha in area	5% of the net site area or 2,000m ² whichever is lesser
b.	Buildings, impervious surfaces and outdoor storage areas on existing sites between 0.4 and 4ha in area	10% of the net site area or 2,000m ² whichever is the lesser
c.	Buildings, impervious surfaces and outdoor storage areas on existing sites less than 0.4ha in area	35% of net site area

Note: For the purposes of calculating site coverage for clauses a. and b. above, green houses, either with or without a solid floor, shall be excluded.

Any application arising from this rule shall not be limited or publicly notified.

17.3.3.7 Vehicle trips

- a. The maximum number of vehicle trips per site for all activities, other than for farming, shall be 100 per day.

Any application arising from this rule shall not be publicly notified.

17.3.3.8 Water supply for firefighting

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

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

17.4 Rules — Rural Waimakariri Zone

17.4.1 [This number is not used]

17.4.2 Activity status tables — Rural Waimakariri Zone

17.4.2.1 Permitted activities

The activities listed below are permitted activities in the Rural Waimakariri Zone if they meet any activity specific standards set out in the following table and the built form standards in Rule 17.4.3.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 17.4.2.2, 17.4.2.3 or 17.4.2.4 below.

	Activity	Activity specific standards
P1	Farming	a. Fencing shall be located a minimum of 5 metres from a National Grid transmission line support structure foundation except where it meets the requirements of Clause 2.3.3 of NZECP34:2001.
P2	Farm building	a. Commercial greenhouses, wintering barns, produce packing buildings, milking/dairy sheds or structures associated with irrigation infrastructure (including mobile irrigators) shall not be located within the following corridors: <ol style="list-style-type: none"> i. within 12 metres of the centre line of a 220kV National Grid transmission line; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line; b. Farm buildings and horticultural structures, except where they meet the requirements of Clause 2.4.1 of NZECP34:2001, shall not be located: <ol style="list-style-type: none"> i. within 12 metres of a foundation of a 220kV National Grid transmission line support structure. or ii. within 10 metres of a foundation of a 66kV National Grid transmission line support structure.
P3	Rural produce retail	a. Shall be limited to: <ol style="list-style-type: none"> i. a retail area with a maximum GFA of 75m²; and ii. one per site.
P4	Rural produce manufacturing	a. The GFA occupied by rural produce manufacturing shall be less than 100m ² per site.
P5	Plantation forestry	Nil
P6	Residential activity	a. The site containing the residential unit shall have a minimum net site area of 20ha

	Activity	Activity specific standards
P7	Repairs, replacement and/or additions to existing residential units on an existing site with a minimum area less than 20ha	Nil
P8	Minor residential unit	<ul style="list-style-type: none"> a. Shall have a minimum GFA of 35m² and a maximum GFA of 70m²; b. Shall share vehicle access with the primary residential unit; c. Shall be located on a site with a minimum net site area of 20ha; and d. Shall be limited to a family flat where located within the 50dB Ldn Air Noise Contour [<i>This provision may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules</i>].
P9	Home occupation	<ul style="list-style-type: none"> a. The GFA of the building occupied by the home occupation, plus any outdoor storage area used by the home occupation, shall be less than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.
P10	Conservation activities	<ul style="list-style-type: none"> a. Any building and/or impervious surfaces shall be limited to an area of less than 100m²
P11	Recreation activity	<ul style="list-style-type: none"> a. Any building and/or impervious surfaces shall be limited to an area of less than 100m²
P12	Farm stay	<ul style="list-style-type: none"> a. Shall accommodate no more than 6 farm stay guests at one time; and b. Guests may be accommodated within an existing residential unit or minor residential unit; <p>Except that where located within the 50dBA Ldn Air Noise Contour:</p> <ul style="list-style-type: none"> c. The maximum number of farm stay guests accommodated at one time shall not exceed four; and d. Guests shall only be accommodated in an existing residential unit. <p><i>[These provisions may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</i></p>
P13	Rural tourism activity	<ul style="list-style-type: none"> a. Visitors shall be limited to a maximum of 60 persons per day.
P14	Rural tourism facility	<ul style="list-style-type: none"> a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m²; and b. The area of any ancillary retail activity shall be limited to less than 25m²
P15	Repairs, replacement and/or additions to an existing community facility	<ul style="list-style-type: none"> a. Additions shall be limited to an increase in the GFA of no more than 100m².
P16	Emergency services facilities	<ul style="list-style-type: none"> a. Emergency services facilities are exempt from the built form standards in Rule 17.4.3
P17	Veterinary care facility	<ul style="list-style-type: none"> a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m²

	Activity	Activity specific standards
P18	Flood protection activities, including planting of exotic trees, earthworks and structure, undertaken by Christchurch City Council or Canterbury Regional Council	a. Flood protection activities are exempt from the built form standards in Rule 17.4.3

17.4.2.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 17.8, as set out in the table below.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 17.4.2.1 P1 – P18, and Rule 17.4.2.2 RD2 – RD7 that does not meet one or more of the built form standards in Rule 17.4.3, unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	As relevant to the built form standard not met: a. Building height –Rule 17.8.1.1; b. Setbacks from road boundaries –Rule 17.8.1.2; c. Building setbacks from internal boundaries –Rule 17.8.1.4; d. Separation distances –Rule 17.8.1.5; e. Site coverage and building footprint –Rule 17.8.1.6; f. Traffic generation and access –Rule 17.8.1.7; g. Identified building area –Rule 17.8.1.8; h. For Rules 17.4.3.2, 17.4.3.3, 17.4.3.4 and 17.4.3.6, Effects of activities on the coastal environment – Rule 9.6.3.1; i. For Rules 17.4.3.2 and 17.4.3.6, within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification; and j. Water supply for firefighting – Rule 17.8.1.11
RD2	Any activity listed in Rule 17.4.2.1 P3, P4, P9 – P15 and P17 that does not meet one or more of the activity specific standards, (except for P12 where this rule relates to activity specific standards a. and b. only). Any application arising from this rule shall not be publicly notified.	a. Scale of activity – Rule 17.8.2.1; b. Effects of activities on the coastal environment – Rule 9.6.3.1.; and c. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.
RD3	Any activity listed in Rule 17.4.2.1 P8 that does not meet one or more of activity specific standards a. or b. Any application arising from this rule	a. Minor residential unit –Rule 17.8.2.2; b. Effects of activities on the coastal environment – Rule 9.6.3.1; and

	Activity	The Council's discretion shall be limited to the following matters:
	shall not be publicly notified.	c. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.
RD4	Boarding of domestic animals Any application arising from this rule shall not be publicly notified.	a. Intensive farming, equestrian facilities and boarding of domestic animals – Rule 17.8.2.3;
RD5	Equestrian facility Any application arising from this rule shall not be publicly notified.	b. Effects of activities on the coastal environment – Rule 9.6.3.1; and
RD6	Intensive Farming Any application arising from this rule shall not be publicly notified.	c. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.
RD7	New community facility except for education activities. Any application arising from this rule shall not be publicly notified.	a. Scale of activity – Rule 17.8.2.1;
		b. Effects of activities on the coastal environment – Rule 9.6.3.1; and
		c. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.

17.4.2.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Guest accommodation, other than any activity provided for by Rule 17.4.2.1 P12.
D2	Education activities
D3	Quarrying activity located 250 metres or more from a residential zone or Specific Purpose (School) Zone boundary.

17.4.2.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.
NC2	Any activity listed in Rule 17.4.2.1 P6 that does not meet the activity specific standard.
NC3	Any activity listed in Rule 17.4.2.1 P8 that does not meet activity specific standard c.
NC4	Quarrying activity located less than 250 metres from a residential zone or Specific Purpose (School) Zone boundary.

	Activity
NC5	<p>a. Buildings and horticultural structures not permitted by Rule 17.4.2.1 P2, and any sensitive activities:</p> <ol style="list-style-type: none"> i. Within 12 metres of the centre line of a 220kV National Grid transmission line or foundation of an associated support structure. ii. Within 10 metres of the centre line of a 66kV National Grid transmission line or foundation of an associated support structure. <p>b. Fencing – Fences that do not meet Rule 17.4.2.1 P1.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited (absent its written approval).</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines. Buildings and activities in the vicinity of National Grid transmission lines must comply with the NZECP 34:2001.
NC6	<p>a. Any sensitive activities located within the 50dB Ldn Air Noise Contour, including:</p> <ol style="list-style-type: none"> i. any residential unit on a site less than 20ha; ii. any activity listed in Rule 17.4.2.1 P12 that does not meet activity specific standards c. or d.; and iii. any activity listed in Rule 17.4.2.1 P8 that does not meet activity specific standard d. <p><i>[This provision may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</i></p>

17.4.3 Built form standards — Rural Waimakariri Zone

17.4.3.1 Identified building area

- a. Any new residential unit located on a site created by subdivision occurring after *[insert date of decision]* shall be located on an identified building area.

Any application arising from this rule shall not be limited or publicly notified.

17.4.3.2 Building height

The maximum height of a building shall be as follows:

	Activity	Standard
a.	All buildings, unless specified below	9 metres

	Activity	Standard
b.	Farm buildings	12 metres

17.4.3.3 Building setback from road boundaries

The minimum building setback from road boundaries shall be as follows:

	Activity	Standard
a.	All buildings, unless specified below.	15 metres
b.	All buildings on sites less than 0.4ha	6 metres
c.	All buildings on sites fronting a Major or Minor Arterial Road or State highway	30 metres from the Major or Minor Arterial Road or State highway boundary

Any application arising from this rule shall not be limited or publicly notified.

17.4.3.4 Building setback from internal boundaries

The minimum building setback from internal boundaries shall be as follows:

	Activity	Standard
a.	All buildings, unless specified below.	10 metres
b.	All buildings on sites less than 0.4ha	3 metres
c.	New residential unit and minor residential unit	25 metres
d.	Any buildings, balconies or decks on sites adjacent to a designed railway corridor	4 metres from the designated railway corridor boundary

Any application arising from this rule shall not be limited or publicly notified.

17.4.3.5 Separation distances

The minimum separation distances for plantation forestry, intensive farming, sensitive activities and residential activities shall be as follows:

	Activity	Standard
a.	Plantation forestry	Trees shall be located: <ul style="list-style-type: none"> i. 30 metres or more from an existing residential unit, approved identified building area or boundary with a residential zone; and ii. 10m or more from an internal boundary of an adjoining site under different ownership
b.	Any new sensitive activity	Shall be located a minimum of 200 metres from any building, compound or part of a site used for intensive farming on an adjoining site.

	Activity	Standard
c.	Any new residential unit	Shall be located: <ol style="list-style-type: none"> i. a minimum of 30 metres from any existing forestry on an adjoining site under different ownership; and ii. a minimum of 250 metres from the boundary of a Rural Quarry Zone or legally established quarrying activity.
d.	Intensive farming	Shall be located a minimum of 200 metres from a sensitive activity on an adjoining site under different ownership

Any application arising from this rule shall not be publicly notified.

17.4.3.6 Site coverage

The maximum % of the net site area, and the maximum total area, covered by buildings, impervious surfaces and outdoor storage areas shall be as follows:

	Activity	Standard
a.	For buildings and outdoor storage areas on sites greater than 4ha in area.	3% of the net site area or 6,000m ² whichever is lesser.
b.	For buildings, impervious surfaces and outdoor storage areas on existing sites between 0.4 and 4ha in area.	10% of the net site area or 2,000m ² whichever is the lesser.
c.	For buildings, impervious surfaces and outdoor areas on existing sites less than 0.4ha in area.	35% of net site area.

Note: For the purposes of calculating site coverage for clauses a. and b. above, green houses, either with or without a solid floor, shall be excluded.

Any application arising from this rule shall not be limited or publicly notified.

17.4.3.7 Vehicle trips

- a. The maximum number of vehicle trips per site for all activities, other than for farming, shall be 100 per day.

Any application arising from this rule shall not be publicly notified.

17.4.3.8 Water supply for firefighting

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

accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

17.5 Rules — Rural Port Hills Zone

17.5.1 [This number is not used]

17.5.2 Activity status tables — Rural Port Hills Zone

17.5.2.1 Permitted activities

The activities listed below are permitted activities in the Rural Port Hills Zone if they meet any activity specific standards set out in the following table and the built form standards in Rule 17.5.3.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 17.5.2.2, 17.5.2.3 or 17.5.2.4 below.

	Activity	Activity specific standards
P1	Farming	<p>a. Fencing shall be located a minimum of 5 metres from a National Grid transmission line support structure foundation except where it meets the requirements of Clause 2.3.3 of NZECP34:2001.</p> <p>b. Fencing shall be located a minimum of 5 metres from a support structure foundation of an identified electricity distribution line except where it meets the requirements of Clause 2.3.3 or 2.3.2 of NZECP34:2001.</p> <p>Note: The National Grid and identified electricity distribution lines are shown on the planning maps.</p>
P2	Farm building	<p>a. Commercial greenhouses, wintering barns, produce packing buildings, milking/dairy sheds or structures associated with irrigation infrastructure (excluding mobile irrigators) shall not be located within the following corridors:</p> <ol style="list-style-type: none"> i. within 12 metres of the centre line of a 220kV National Grid transmission line; or ii. within 10 metres of a 66kV electricity distribution line; or iii. within 5 metres of the centre line of a 33kV electricity distribution line. <p>b. Farm buildings and horticultural structures, except where they meet the requirements of Clause 2.4.1 of NZECP34:2001, shall not be located:</p> <ol style="list-style-type: none"> i. within 12 metres of a foundation of a 220kV National Grid transmission line support structure; or ii. within 10 metres of a foundation of a 66kV electricity distribution line support structure; or iii. within 5 metres of a foundation of a 33kV, or the Heathcote to Lyttelton 11kV, electricity distribution line support structure.
P3	Rural produce retail	<p>a. Shall be limited to:</p>

	Activity	Activity specific standards
		<ul style="list-style-type: none"> i. a retail area with a maximum GFA of 75m²; and ii. one per site.
P4	Rural produce manufacturing	a. The GFA occupied by rural produce manufacturing shall be less than 100m ² per site.
P5	Residential activity	a. The site containing the residential unit shall have a minimum net site area of 100ha
P6	Repairs, replacement and/or additions to existing residential units on an existing site with a minimum area less than 100ha	Nil
P7	Minor residential unit	<ul style="list-style-type: none"> a. Shall have a minimum GFA of 35m² and a maximum GFA of 70m²; b. Shall share vehicle access with the primary residential unit; and c. Shall be located on a site with a minimum net site area of 100ha.
P8	Home occupation	<ul style="list-style-type: none"> a. The GFA of the building occupied by the home occupation, plus any outdoor storage area used by the home occupation, shall be less than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.
P9	Conservation activities	a. Any building and/or impervious surfaces shall be limited to an area of less than 100m ²
P10	Recreation activity	a. Any building and/or impervious surfaces shall be limited to an area of less than 100m ²
P11	Farm stay	<ul style="list-style-type: none"> a. Shall accommodate no more than six farm stay guests at any one time; and b. Guests may be accommodated within an existing residential unit or Minor residential unit
P12	Rural tourism activity	a. Visitors shall be limited to a maximum of 60 persons per day.
P13	Rural tourism facility	<ul style="list-style-type: none"> a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m²; and b. The area of any ancillary retail activity shall be limited to less than 25m²
P14	Repairs, replacement and/or additions to existing Community facility	a. Additions to an existing community facility shall be limited to an increase in the GFA of no more than 100m ² .
P15	Existing forestry	Nil
P16	Emergency services facilities	a. Emergency services facilities are exempt from the built form standards in Rule 17.5.3

	Activity	Activity specific standards
P17	Veterinary care facility	a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m ²

17.5.2.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 17.8, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 17.5.2.1 P1 – P17, and Rule 17.5.2.2 RD2 – RD8 that does not meet one or more of the built form standards in Rule 17.5.3, unless otherwise specified. Refer to the relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: <ul style="list-style-type: none"> a. Building height – Rule 17.8.1.1; b. Setbacks from road boundaries – Rule 17.8.1.2; c. Building setbacks from internal boundaries – Rule 17.8.1.4; d. Separation distances – Rule 17.8.1.5; e. Site coverage and building footprint – Rule 17.8.1.6; f. Traffic generation and access – Rule 17.8.1.7; g. Identified building area – Rule 17.8.1.8; h. For Rules 17.5.3.2, 17.5.3.3, 17.5.3.4 and 17.5.3.6 - Effects of activities on the coastal environment – Rule 9.6.3.1; i. For Rule 17.5.3.6, within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification; and j. Water supply for firefighting – Rule 17.8.1.11
RD2	Any activity listed in Rule 17.5.2.1 P3, P4 and P8 – P17 that does not meet one or more of the activity specific standards. Any application arising from this rule shall not be publicly notified.	<ul style="list-style-type: none"> a. Scale of activity – Rule 17.8.2.1; b. Effects of activities on the coastal environment – Rule 9.6.3.1; and c. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.
RD3	Any activity listed in Rule 17.5.2.1 P7 that does not meet one or more of activity specific standards a. or b. Any application arising from this rule shall not be publicly notified.	<ul style="list-style-type: none"> a. Minor residential unit – Rule 17.8.2.2; and b. Effects of activities on the coastal environment – Rule 9.6.3.1; and c. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 –

	Activity	The Council's discretion shall be limited to the following matters:
		Rule 9.5.5 as relevant to the site classification.
RD4	Boarding of domestic animals Any application arising from this rule shall not be publicly notified.	a. Intensive farming, equestrian facilities and boarding of domestic animals – Rule 17.8.2.3;
RD5	Equestrian facility Any application arising from this rule shall not be publicly notified.	b. Effects of activities on the coastal environment – Rule 9.6.3.1; and
RD6	Intensive farming Any application arising from this rule shall not be publicly notified.	c. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.
RD7	New community facility except education activities Any application arising from this rule shall not be publicly notified	a. Scale of activity – Rule 17.8.2.1; b. Effects of activities on the coastal environment – Rule 9.6.3.1; and c. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.
RD8	One residential unit on a site in existence as at 2 May 2015 with a net site area greater than 4ha but less than 10ha. For the site at 315 Port Hills Road (Lot 2 and 5 DP2409), any existing residential unit located on the Residential Port Hills Zone portion of the site shall be excluded for the purpose of this rule. This rule does not apply to sites fully located within an Outstanding Natural Landscape. Any application arising from this rule shall not be limited or publicly notified.	a. Residential activities on existing small sites – Rule 17.8.2.6

17.5.2.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Guest accommodation, other than any activity provided for by Rule 17.5.2.1 P11.
D2	Education activities
D3	Quarrying activity
D4	Plantation forestry

17.5.2.4 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.
NC2	Any activity listed in Rule 17.5.2.1 P5 that does not meet the activity specific standard.
NC3	Any activity listed in Rule 17.5.2.1 P7 that does not meet activity specific standard c.
NC4	<p>a. Buildings and horticultural structures not permitted by Rule 17.5.2.1 P2, and any sensitive activities:</p> <ol style="list-style-type: none"> i. Within 12 metres of the centre line of a 220kV National Grid transmission line or foundation of an associated support structure. ii. Within 10 metres of the centre line of 66kV electricity distribution line or foundation of an associated support structure. iii. Within 5 metres of the centre line of a 33kV, or the Heathcote to Lyttelton 11kV, electricity distribution line, or foundation of an associated support structure. <p>b. Fencing – Fences that do not meet Rule 17.5.2.1 P1.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines and distribution lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid or electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines and electricity distribution lines. Buildings and activities in the vicinity of National Grid transmission lines or electricity distribution lines must comply with the NZECP 34:2001.

17.5.3 Built form standards — Rural Port Hills Zone

17.5.3.1 Identified building area

- a. Any new residential unit located on a site created by subdivision occurring after *[insert date of decision]* shall be located on an identified building area.

Any application arising from this rule shall not be limited or publicly notified.

17.5.3.2 Building height

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

17.5.3.3 Building setback from road boundaries

The minimum building setback from road boundaries shall be as follows:

	Activity	Standard
a.	All buildings, unless specified below	15 metres
b.	All buildings on sites less than 0.4ha	6 metres
c.	All buildings on sites fronting a Major or Minor Arterial Road or State highway	30 metres from the Major or Minor Arterial Road or State highway boundary.

Any application arising from this rule shall not be limited or publicly notified.

17.5.3.4 Building setback from internal boundaries

The minimum building setback from internal boundaries shall be as follows:

	Activity	Standard
a.	For all buildings, unless specified below	10 metres
b.	For all buildings on sites less than 0.4ha	3 metres
c.	New residential unit and minor residential unit	25 metres

Any application arising from this rule shall not be publicly notified.

17.5.3.5 Separation distances

The minimum separation distances for intensive farming and sensitive activities shall be as follows:

	Activity	Standard
a.	Any new sensitive activity	<ul style="list-style-type: none"> i. Shall be located a minimum of 200 metres from any building, compound or part of a site used for Intensive farming on an adjoining site. ii. Shall be located a minimum of 30 metres from any existing Forestry on an adjoining site under different ownership.
b.	Intensive farming	Shall be located a minimum of 200 metres from a sensitive activity on an adjoining site under different ownership

17.5.3.6 Site coverage

The maximum % of the net site area, and the maximum total area, covered by buildings, impervious surfaces and outdoor storage areas shall be as follows:

	Activity	Standard
a.	Buildings, impervious surfaces and outdoor storage areas on sites greater than 4ha in area.	5% of the net site area or 2,000m ² whichever is lesser.
b.	Buildings, impervious surfaces and outdoor storage areas on existing sites between 0.4 and 4ha in area	10% of the net site area or 2,000m ² whichever is the lesser.
c.	Buildings, impervious surfaces and outdoor storage areas on existing sites less than 0.4ha in area.	35% of net site area

Any application arising from this rule shall not be limited or publicly notified.

17.5.3.7 Vehicle trips

- a. The maximum number of vehicle trips per site for all activities, other than for farming, shall be 100 per day.

Any application arising from this rule shall not be publicly notified.

17.5.3.8 Water supply for firefighting

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

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

17.6 Rules — Rural Quarry Zone

17.6.1 *[This number is not used]*

17.6.2 Activity status tables — Rural Quarry Zone

17.6.2.1 Permitted activities

Activity P1 (quarrying activity) listed below is a permitted activity in the Rural Quarry Zone if it complies with the built form standards and the activity specific standards set out in Rules 17.6.3 and 17.6.4.

Activities P2–P11 listed below are permitted activities in the Rural Quarry Zone if they meet any activity specific standards set out in this table and the built form standards set out in Rule 17.6.3.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 17.6.2.2, 17.6.2.3, 17.6.2.4 or 17.6.2.5 below.

	Activity	Activity specific standards
P1	Quarrying activity	a. Refer to the standards set out in Rules 17.6.3 and 17.6.4.
P2	Farming	a. Any farming activity and/or farm building shall meet the activity and built form standards for P1 and P2 of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage – 17.3.3.6); and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6.3.1.
P3	Farm building	
P4	Rural produce retail	a. Shall meet the activity specific standards and built form standards for P3 of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage – 17.3.3.6); and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6.3.1.
P5	Rural produce manufacturing	a. Shall meet the activity specific standards and built form standards for P4 of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage – 17.3.3.6); and b. The total maximum area of land occupied by all buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6.3.1.
P6	Conservation activity (including Peacock Springs Conservation Area identified in Appendix	a. Shall meet the activity specific standards and built form standards for P9 of the Rural Urban Fringe Zone set out in

	Activity	Activity specific standards
	17.9.1)	Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage – 17.3.3.6); and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6.3.1.
P7	Recreation activity	a. Shall meet the activity specific standards and built form standards for P10 of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage – 17.3.3.6); and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6.3.1.
P8	Emergency services facilities	a. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6.3.1.
P9	Existing intensive farming	a. Shall be limited to that which existed on 2 May 2015.
P10	Flood protection activities including planting of exotic trees, earthworks and structures undertaken by the Council or Canterbury Regional Council	Nil
P11	Golf course and/or golf driving range and associated facilities	a. Shall meet the built form standards of the Open Space Community Parks Zone set out in Rule 18.2.3; and b. The total maximum area of land occupied by buildings and / or covered by impervious surfaces on the site shall not exceed the standard in Rule 17.6.3.1. c. Any associated facility shall be limited to a: i. Clubroom/clubhouse; ii. Ancillary food and beverage outlet not exceeding 250m ² or 25% of GFA of all buildings on the same site; iii. Ancillary retail activity not exceeding 250m ² or 25% of GFA of all buildings on the same site; d. The maximum floor area of any single building shall be 500m ² GFA.

17.6.2.2 Controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table (the matter of discretion is to be treated as a matter of control for the purposes of this rule).

Any application arising from these rules shall not be publicly or limited notified.

Activity		The matters over which Council reserves its control:
C1	Any activity listed in Rule 17.6.2.1 P1 that does not meet the permitted standard in Rule 17.6.4.9.	a. Maximum internal batter slope - Rule 17.8.2.8

17.6.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 17.8, and as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 17.6.2.1 P1 that does not meet one or more of the standards in Rules 17.6.3 and 17.6.4, unless otherwise specified in Rules 17.6.2.2 and 17.6.2.5. Refer to the relevant standard in Rules 17.6.3 and 17.6.4 for provisions regarding notification.	As relevant to the standard that is not met: a. Building height – Rule 17.8.1.1; b. Setbacks from road boundaries – Rule 17.8.1.2; c. For Rules 17.6.3.1 and 17.6.4.3, Site coverage and building footprint – Rule 17.8.1.6; d. Hours of operation – Rule 17.8.2.13; e. For Rule 17.6.4.5, Site access – Rules 7.3.19(1), and 7.3.19(5); f. Depth of excavation – Rule 17.8.2.14 g. Minimum excavation setbacks – Rule 17.8.2.11; h. For Rule 17.6.4.8, for all waterbodies - Rules 6.6.3.1, 6.6.3.2 and 6.6.3.5, and additional for Environmental Asset waterways - Rules 6.6.3.3 and 6.6.3.4. i. Location of crushing and screening plant – Rule 17.8.2.9; j. Stockpile height and setbacks – Rule 17.8.2.10; k. Visual screening and maintenance – Rule 17.8.2.12; and l. Water supply for firefighting – Rule 17.8.1.11
RD2	Concrete batching and/or asphalt manufacturing activity that utilise natural resources extracted and / or processed on the property as the principal raw material for the activity.	a. Scale of activity – Rule 17.8.2.1; b. Hours of operation – Rule 17.8.2.13; c. Activities associated with quarrying – Rule 17.8.2.15.
RD3	Any activity listed in Rule 17.6.2.1 P2 and P3 that does not meet the built form standards required to be met by activity specific standard a. in Rule 17.6.2.1. Any application arising from this rule shall not be limited or publicly notified.	As relevant to the built form standard that is not met: a. Building height – Rule 17.8.1.1; b. Setbacks from road boundaries – Rule 17.8.1.2; c. Building setbacks from internal boundaries – Rule 17.8.1.4; d. Separation distances – Rule 17.8.1.5;

	Activity	The Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> e. Site coverage and building footprint – Rule 17.8.1.6; f. Traffic generation and access – Rule 17.8.1.7; and g. Water supply for firefighting – Rule 17.8.1.11.
RD4	<p>Any activity listed in Rule 17.6.2.1 P2 and P3 that does not meet activity specific standard b. in Rule 17.6.2.1.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Site coverage and building footprint – Rule 17.8.1.6
RD5	<p>Any activity listed in Rule 17.6.2.1 P4– P8 that does not meet one or more of the activity specific standards in Rule 17.6.2.1.</p> <p>Any application arising from this rule shall not be publicly notified.</p>	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Scale of activity – Rule 17.8.2.1; b. Traffic generation and access – Rule 17.8.1.7; c. Site coverage and building footprint – Rule 17.8.1.6; d. Building height – Rule 17.8.1.1; e. Setbacks from road boundaries – Rule 17.8.1.2; and f. Building setbacks from internal boundaries – Rule 17.8.1.4
RD6	<p>Any activity listed in Rule 17.6.2.1 P1 (other than quarrying activity in Rule 17.6.2.5 (NC3)) within 12 metres of a centre line of a 220kV or 110kV National Grid transmission line; or 10 metres of a centre line of a 66kV National Grid transmission line.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand (absent its written approval).</p>	<ul style="list-style-type: none"> a. Adverse effects on the National Grid and electricity distribution infrastructure – Rule 17.8.2.17;
RD7	<p>Any activity listed in Rule 17.6.2.1 P1 (other than quarrying activity in Rule 17.6.2.5 (NC3)) within 10 metres of a centre line of a 66kV electricity distribution line.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p>	<ul style="list-style-type: none"> a. Adverse effects on the National Grid and electricity distribution infrastructure – Rule 17.8.2.17
RD8	<p>Aggregates-processing activity using fixed large processing plant existing at 2 May 2015 (including subsequent upgrade and/or replacement of that plant) and located at the properties listed at Note 1 below, provided that:</p>	<ul style="list-style-type: none"> a. Scale of the activity – Rule 17.8.2.1 b. Stockpile height and setbacks – Rule 17.8.2.10 c. Visual screening and maintenance – Rule 17.8.2.12 d. Hours of operation – Rule 17.8.2.13;

	Activity	The Council's discretion shall be limited to the following matters:
	<ul style="list-style-type: none"> a. any upgrade or replacement of the existing plant does not result in any processing plant being located closer to any residential unit than the existing plant at 2 May 2015; and b. vehicular access to the activity is limited to access points existing at 2 May 2015; c. any access to the property used by vehicles transporting aggregate is no closer than 250 metres from any residential unit; d. the activity operates in accordance with a quarry site rehabilitation plan prepared in accordance with Rule 17.6.4.15; and e. the quarry site rehabilitation plan requires the rehabilitation of those parts of the property which are not required for processing to be completed within 5 years of the activity commencing. 	<ul style="list-style-type: none"> e. Activities associated with quarrying – Rule 17.8.2.15 f. Rehabilitation and end use – Rule 17.8.2.16 g. High trip generators – Rule 7.3.19 (1) Access and manoeuvring (safety and efficiency) and (5) Network effects

Note 1: Fixed large processing plant existing at 2 May 2015 is located at the following properties:

- a. Isaac Construction – McLeans Quarry, McLeans Island Road
- b. Winstone Aggregates, 233 Old West Coast Road
- c. KB Quarry, 95 Miners Road
- d. Fulton Hogan, 26 Miners Road
- e. Road Metals, 394 West Coast Road
- f. Fulton Hogan, 333 Pound Road

17.6.2.4 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any concrete batching, asphalt manufacturing and/or aggregates-processing activities, other than as provided for by Rule 17.6.2.3 RD2 and RD8.

17.6.2.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.
NC2	Any activity listed in Rule 17.6.2.1 P1 that does not meet the activity specific standard in Rule 17.6.4.14.
NC3	<p>a. Buildings and horticultural structures not permitted by Rule 17.6.2.1 P2 a. and P3 a. within:</p> <ul style="list-style-type: none"> i. 12 metres of a centre line of a 110kV or a 220kV National Grid transmission line or foundation of an associated support structure; or ii. 10 metres of a centre line of a 66kV National Grid transmission line or 66kV electricity distribution line or foundation of an associated support structure. <p>b. Quarrying activity (excluding quarry site rehabilitation):</p> <ul style="list-style-type: none"> i. that permanently physically impedes vehicular access to the National Grid; ii. within 12 metres of a foundation of a 110kV or a 220kV National Grid transmission line support structure; or within 10 metres of a foundation of a 66kV National Grid transmission line support structure or 66kV electricity distribution line support structure. <p>c. Fencing — Fences that do not meet Rule 17.6.2.1 P2 a. or P3 a.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines and identified electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid or the identified electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines and identified electricity distribution lines. Buildings and activities in the vicinity of the National Grid transmission lines or identified electricity distribution lines must comply with the NZECP 34:2001.
NC4	Any activity listed in Rule 17.6.2.1 P9 that does not meet activity specific standard a.

17.6.3 Built form standards for all activities - Rural Quarry Zone

17.6.3.1 Site coverage — all activities

The maximum % of the net site area and zone area, and the maximum total area, covered by buildings, impervious surfaces and outdoor storage areas shall be as follows:

	Applicable to	Standard
a.	All sites in the Rural Quarry Zone — Miners Road and Pound Road areas	<p>The maximum total site coverage for all activities shall be no more than 5% of the net site area or 2,000m², whichever is the lesser.</p> <p>For the purposes of this rule site coverage shall include all buildings,</p>

	Applicable to	Standard
		impervious surfaces and outdoor storage areas, other than in respect of quarrying activities where it shall only apply to buildings.
b.	All sites in the Rural Quarry Zone — McLeans Island area	The maximum total site coverage for all activities shall be no more than 5% of the net site area or 2,000m ² , whichever is the lesser. For the purposes of this rule site coverage shall include all buildings, impervious surfaces and outdoor storage areas, other than in respect of quarrying activities where it shall only apply to buildings. For the purposes of this rule bird aviaries are excluded from the site coverage rule in the Peacock Springs Conservation Area (Appendix 17.9.1) provided that they are not located over an impervious surface.

17.6.4 Activity specific standards for Quarrying activity - Rural Quarry Zone

17.6.4.1 Building height — Quarrying activity

- a. The maximum height of any building for quarrying activity shall be 9 metres measured from original ground level.

17.6.4.2 Setback from road boundaries — Quarrying activity

- a. The minimum building setback from road boundaries for quarrying activity shall be 20 metres.

17.6.4.3 Building footprint — Quarrying activity

- a. The maximum building footprint for any individual building for quarrying activity shall be 500m².

17.6.4.4 Hours of operation — Quarrying activity

The hours of operation for quarrying activity shall be limited to the following:

	Applicable to	Standard
a.	Rural Quarry Zone — Miners Road area	<ol style="list-style-type: none"> i. 0600–1800 Monday to Saturday, except that maintenance of quarry plant may occur at any time; and ii. All other hours Monday to Saturday for the loading and transportation of extracted and/or processed materials only, on no more than six occasions in a calendar year; and iii. 1200–1800 Sundays until 30 April 2018, on no more than six occasions in a calendar year and confined to a two hour period on each occasion.

	Applicable to	Standard
b.	Rural Quarry Zone – Pound Road and McLeans Island Road areas	<ul style="list-style-type: none"> i. 0600–1800 Monday to Saturday and 1800–2200 Monday to Saturday until 30 April 2018, except that maintenance of quarry plant may occur at any time; and ii. All other hours Monday to Saturday for the loading and transportation of extracted and/or processed materials only, on no more than six occasions in a calendar year; and iii. 1200–1800 Sundays until 30 April 2018, on no more than six occasions in a calendar year and confined to a two hour period on each occasion.

17.6.4.5 Site access — Quarrying activity

- a. Vehicular access points for quarrying activity shall be limited to those existing at 2 May 2015.

17.6.4.6 Depth of excavation — Quarrying activity

- a. The maximum depth of excavation for quarrying activity shall be no greater than one metre from the highest recorded groundwater level.

Note: The highest recorded groundwater level will be determined in consultation with the Canterbury Regional Council.

17.6.4.7 Excavation setbacks — Quarrying activity

The minimum excavation setbacks for quarrying activity shall be as follows:

	Applicable to	Standard
a.	All sites	<ul style="list-style-type: none"> i. 20 metres from zone boundary if visual screening option a. in Rule 17.6.4.12 is employed; or ii. 10 metres from zone boundary if either visual screening option b. or c. in Rule 17.6.4.12 is employed.
b.	Quarrying activity on all sites in the same zone	<ul style="list-style-type: none"> i. 6 metres from the boundary of an adjoining allotment in the same zone, unless it is held in common ownership or the written agreement of the adjoining owner has been obtained.

Note: refer to Chapter 5 Natural Hazards for excavation setbacks from stopbanks.

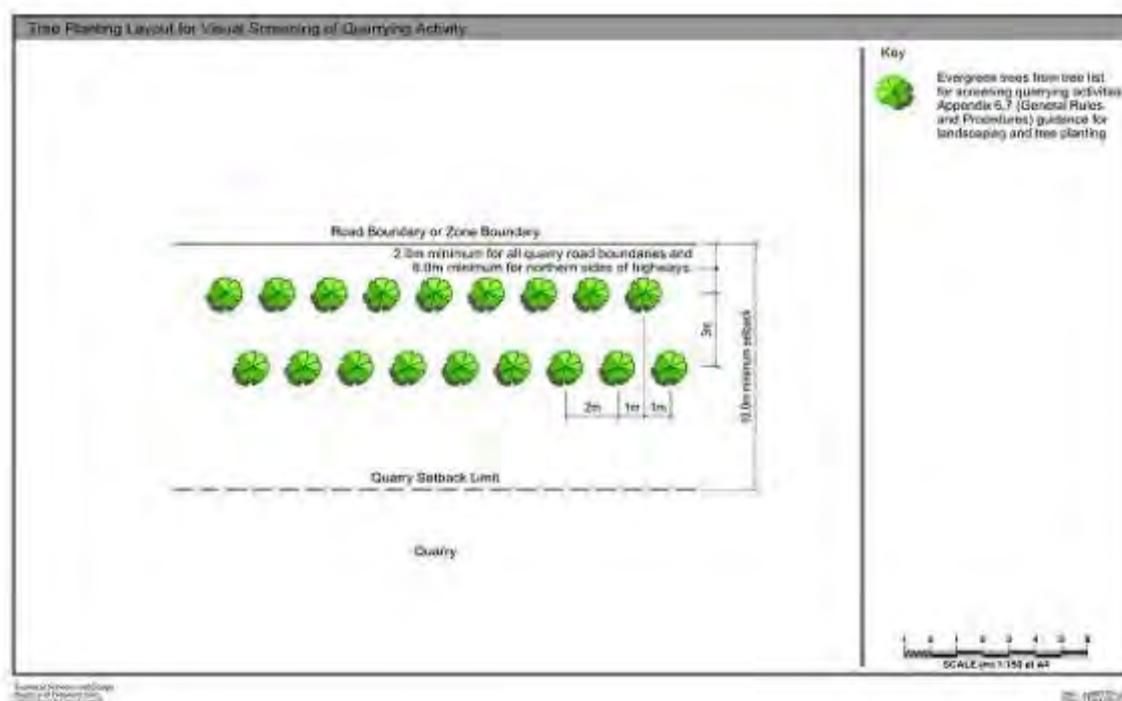
17.6.4.8 Setback from a waterbody — Quarrying activity

- a. The minimum setback from the bank of a waterbody for quarrying activity shall be:
- i. 150 metres from the bank of an Environmental Asset Waterway; and
 - ii. 50 metres from the bank of a Network Waterway

17.6.4.12 Visual screening — Quarrying activity

All quarrying activity shall be screened from zone and road boundaries by one or more of the following:

	Standard
a.	Grass covered earth bunds of a minimum 3 metre height and with a minimum 1 metre wide flat top and sides capable of being grazed and mowed with a slope not exceeding 1:3; and/or
b.	Tree planting in the form of existing shelter belts of at least 3 metres height that achieve full screening from ground level to full height of tree; and/or
c.	Tree planting in the form of new shelter belts to be planted in double staggered rows at 2 metre spacings between trees and 3 metre spacings between rows (refer diagram below), provided that: <ol style="list-style-type: none"> where located on the northern side of a state highway, these are planted a minimum of 6 metres from the road boundary; trees are selected from the list contained in Appendix 6.11.6 (Chapter 6 – General Rules and Procedures) specific to ‘trees suitable for visual mitigation of Quarrying activities’; and no quarrying activity is undertaken within 100 metres of any zone or road boundary until trees have reached a minimum height of 3 metres.



17.6.4.13 Maintenance of visual screening — Quarrying activity

Visual screening required by Rule 17.6.4.12 shall be maintained as follows:

	Standard
a.	Any trees used for visual screening purposes shall:

	Standard
	<ul style="list-style-type: none"> i. maintain foliage from ground level to the full height of tree; and ii. replace any dead, damaged or diseased trees within the next planting season of March through to October.
b.	Any grassed earth bunds shall be grazed or mown and watered to maintain a tidy and uniform appearance.

17.6.4.14 Quarry site rehabilitation — Quarrying activity

- a. Quarry site rehabilitation shall be undertaken for all quarry sites in accordance with the following:

Applicable to	Standard
a. All quarry sites	<ul style="list-style-type: none"> i. A quarry site rehabilitation plan shall be: <ul style="list-style-type: none"> A. prepared by a suitably qualified or adequately experienced person(s), B. certified by Council as containing methods and processes capable of achieving full quarry site rehabilitation and containing the matters listed under clause iii.; and C. implemented by quarry operators; and ii. The quarry site rehabilitation plan shall be submitted to Council for certification within 2 years of <i>[insert date of decision]</i>, or for new quarries prior to commencement of quarrying; and iii. The quarry site rehabilitation plan shall include: <ul style="list-style-type: none"> A. The quarry rehabilitation objectives for the site; B. A description of the proposed rehabilitation works including: <ul style="list-style-type: none"> 1. The proposed final landform; 2. Whether clean fill or other material will be used in the rehabilitation; 3. The type of land uses that the rehabilitated quarry could support following rehabilitation; 4. The patterns of surface drainage and subsoil drains; and 5. Any landscaping and planting. C. A program and reasonable timescales for progressive rehabilitation. D. Measures to mitigate any potential effects arising from undertaking rehabilitation other than those already addressed through quarry site mitigation. E. Measures to mitigate potential ongoing adverse effects on the stability of adjoining land and its susceptibility to subsidence and erosion.

Applicable to	Standard
	F. A process for review of the quarry site rehabilitation plan.

17.6.4.15 Water supply for firefighting

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

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

17.6A Rules – Rural Quarry Templeton Zone

17.6A.1 Pre-requisite conditions for zone to apply

- a. Unless, and until, the conditions in Rule 17.6A.1c. are satisfied, the land shown on the Planning Maps as “OCP or Ru Q Templeton” shall be zoned Open Space Community Parks Zone.
- b. If, and when, the conditions in Rule 17.6A.1c. are satisfied, the land shown on the Planning Maps as “OCP or Ru Q Templeton” shall be zoned Rural Quarry Templeton Zone. The Rural Quarry Templeton Zone shall take effect from the date that the conditions in Rule 17.6A.1c. are satisfied.
- c. The following conditions must all be satisfied prior to 31 December 2021:
 - i. The Recreation Reserve status has been uplifted from the land shown on the Planning Maps as “OCP or Ru Q Templeton” and placed upon the land shown on the Planning Maps as “Ru Q or OCP (Templeton)”, pursuant to the Reserves Act 1977;
 - ii. Any resource consent(s) to clear or fell indigenous vegetation, that is/are required to undertake quarrying activity within the land shown on the Planning Maps as “OCP or Ru Q Templeton”, has/have been granted;
 - iii. The delivery to the Council of an executed contract between Fulton Hogan Limited and/or Templeton Golf Club and the party responsible for constructing a new golf course and associated facilities, including clubhouse, on the land shown on the Planning Maps as “Ru Q or OCP (Templeton)”. The contract shall include provision for the following:
 1. The construction of an 18 hole golf course and associated facilities, including clubhouse, to be constructed in 3 stages over 3 years;
 2. An endorsement from Golf Tourism New Zealand (or its successor) that the designed course and associated facilities, including clubhouse, will meet Marquee standard, or its equivalent, when completed and will merit inclusion in the marketing of Golf Trails to International visitors;
 3. Provision in the design and construction of the golf course for an area or areas set aside for biodiversity conservation, as follows:
 - A. a minimum area of 1 ha; comprising no more than four separate areas, set aside for biodiversity conservation purposes;
 - B. construction of at least half of this area or areas to be carried out as part of the first stage of the golf course construction;
 - C. the area or areas to be outside the areas of play for golf; and
 - D. the areas to be located away from the boundary of the zone or from the facilities, and to be clearly identifiable on the ground;and
 4. Provision for an area to be established within, and at the northern end of, the zone for recreation comprising:
 - A. at least 15 ha of contiguous open space land set aside for non-golf activities;
 - B. the land required by A. to be located adjoining the gravel reserves (which are on land outside of, but adjoining the zone to the north-east and north-west), being Res 2352 (SO2352), Pt Res 328 (SO 3430), Pt Res 329 (SO 3430) and Pt Res 1378 (SO3430);

- C. the land required by A. to be rehabilitated to a state suitable for grazing at the time the third stage of golf course is completed; and
- D. the facilities associated with the golf course to be located in a manner which enables shared use of the facilities by users of both the golf course and the non-golf land required by A.

17.6A.2.1 Permitted activities

The activities listed below are permitted activities in the Rural Quarry Templeton Zone if they meet any activity specific standards set out in the following table, the built form standards in Rule 17.6A.3 and the activity specific standards for quarrying activity in Rule 17.6A.4.

Activities may also be controlled, restricted discretionary, discretionary or noncomplying as specified in Rules 17.6A.2.2 to 17.6A.2.5.

Activity		Activity specific standards
P1	Farming	<ul style="list-style-type: none"> a. Shall comply with the activity and built form standards for P1 and P2 of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage Rule 17.3.3.6) ; and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6A.3.1.
P2	Farm building	
P3	Rural produce retail	<ul style="list-style-type: none"> a. Shall comply with the activity specific standards and built form standards for P3 of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage Rule 17.3.3.6); and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6A.3.1.
P4	Rural produce manufacturing	<ul style="list-style-type: none"> a. Shall comply with the activity specific standards and built form standards for P4 of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage Rule 17.3.3.6); and b. The total maximum area of land occupied by all buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6A.3.1

Activity		Activity specific standards
P5	Conservation activity	<ul style="list-style-type: none"> a. Shall comply with the activity specific standards and built form standards for P9 of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage Rule 17.3.3.6); and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6A.3.1
P6	Recreation activity	<ul style="list-style-type: none"> a. Shall comply with the activity specific standards and built form standards for P10 of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage Rule 17.3.3.6) ; and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6A.3.1
P7	Emergency services facilities	<ul style="list-style-type: none"> a. Shall comply with the Activity and built form standards of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage Rule 17.3.3.6); and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6A.3.1

17.6A.2.2 Controlled activities

The activities listed below are controlled activities if they meet the built form standards in Rule 17.6A.3 and the activity specific standards for quarrying activity in Rule 17.6A.4.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

Any application arising from these rules shall not be publicly notified and shall be limited notified only to the owners and/or occupiers of land immediately abutting the Rural Quarry Templeton Zone (absent written approval).

Activity		The matters over which Council reserves its control:
C1	<p>Quarrying activity provided that:</p> <ol style="list-style-type: none"> a. construction of six golf course holes within the Open Space Community Parks Zone (Templeton) is completed; and b. a bond is entered into between the Council and Fulton Hogan Limited and/or Templeton Golf Club to ensure completion of construction of the golf course and associated facilities described in Rule 17.6A.1 c. iii.. 	<ol style="list-style-type: none"> a. The extent to which conditions are required in order to give effect to: <ol style="list-style-type: none"> i. The Development Plan and its requirements in Appendix 17.9.3 (as specified in Rule 17.6A.4.8); ii. The Noise Management Plan, including the noise limits (as specified in Rule 17.6A.4.9); iii. The Landscape and Ecological Management Plan (as specified in Rule 17.6A.4.10); and iv. The quarry site rehabilitation plan (as specified in Rule 17.6A.4.11). b. Details of a bond or other security instrument of sufficient sum to ensure completion of construction of the golf course and associated facilities in accordance with Rule 17.6A.1 c. iii.; c. The extent to which conditions are required to ensure that 18 golf course holes are available for play at all times across the Rural Quarry Templeton Zone and the Open Space Community Parks Zone (Templeton). d. The extent to which conditions are required to ensure that the design and use of the proposed accesses do not adversely affect the safety and efficient functioning of the road network.

17.6A.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 17.8, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	<p>Quarrying activity specified in Rule 17.6A.2.2 C1 that does not meet one or more of the built form standards in Rule 17.6A.3 and/or the activity specific standards in Rule 17.6A.4, except as specified in Rule 17.6A.2.5 NC1.</p> <p>Refer to relevant built form and activity specific standards in 17.6A.3 and 17.6A.4 for provisions regarding notification.</p>	<p>As relevant to the built form or activity specific standard that is not met:</p> <ol style="list-style-type: none"> For Rules 17.6A.3.1 and 17.6A.4.3, Site coverage and building footprint - Rule 17.8.1.6; Water supply for firefighting - Rule 17.8.1.11. Building height – Rule 17.8.1.1; Setbacks from road boundaries - Rule 17.8.1.2; Hours of operation – Rule 17.8.2.13; Depth of excavation - Rule 17.8.2.14 Maximum internal batter slope - Rule 17.8.2.8; and Stockpile height and setbacks - Rule 17.8.2.10.
RD2	<p>Concrete batching and/or asphalt manufacturing activity that utilises natural resources extracted and / or processed on the property as the principal raw material for the activity.</p>	<ol style="list-style-type: none"> Scale of activity - Rule 17.8.2.1; Hours of operation -Rule 17.8.2.13; and Activities associated with quarrying - Rule 17.8.2.15.
RD3	<p>Any activity listed in Rule 17.6A.2.1 P1 - P2 that does not meet the built form standards required to be met by activity specific standard a.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>As relevant to the built form standard that is not met:</p> <ol style="list-style-type: none"> Building height - Rule 17.8.1.1; Setbacks from road boundaries - Rule 17.8.1.2;

Activity		The Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> c. Building setbacks from internal boundaries - Rule 17.8.1.4; d. Separation distances – Rule 17.8.1.5; e. Site coverage and building footprint - Rule 17.8.1.6. f. Traffic generation and access –Rule 17.8.1.7; and g. Water supply for firefighting - Rule 17.8.1.11
RD4	<p>Any activity listed in Rule 17.6A.2.1 P1 - P2 that does not meet activity specific standard b.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Site coverage and building footprint - Rule 17.8.1.6.
RD5	<p>Any activity listed in Rule 17.6A.2.1 P3 - P7 that does not meet one or more of the activity specific standards and/or the built form standard in Rule 17.6A.3.2.</p> <p>Any application arising from this rule shall not be publicly notified.</p>	<p>As relevant to the activity specific or built form standard that is not met:</p> <ul style="list-style-type: none"> a. Scale of activity – Rule 17.8.2.1; b. Site coverage and building footprint - Rule 17.8.1.6; c. Building height - Rule 17.8.1.1; d. Setbacks from road boundaries - Rule 17.8.1.2; e. Building setbacks from internal boundaries - Rule 17.8.1.4. f. Traffic generation and access – Rule 17.8.1.7; and g. Water supply for firefighting - Rule 17.8.1.11.

17.6A.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Concrete batching, asphalt manufacturing activity and aggregates-processing activity, other than as provided for by Rule 17.6A.2.3 RD2.

17.6A.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Quarrying activity that does not meet one or more of the activity specific standards in Rules 17.6A.4.8 - 17.6A.4.11.
NC2	Quarrying activity, other than as specified in Rule 17.6A.2.2 C1.
NC3	Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.

17.6A.3 Built form standards for all activities – Rural Quarry Templeton Zone

17.6A.3.1 Site coverage - all activities

The maximum percentage of the net site area and zone area, and the maximum total area, covered by buildings, impervious surfaces and outdoor storage areas shall be as follows:

	Activity	Standard
a	For all activities, other than quarrying activities, for buildings, impervious surfaces and outdoor storage areas	5% of the net site area or 2,000m ² , whichever is the lesser.
b.		5% of the zone area.
c.	For quarrying activities, for buildings only	5% of the net site area or 2,000m ² , whichever is the lesser.

	Activity	Standard
d.		5% of the zone area.

17.6A.3.2 Water supply for firefighting

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

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

17.6A.4 Activity specific standards for quarrying activity - Rural Quarry Templeton Zone

17.6A.4.1 Building height

The maximum height of any building shall be 9 metres measured from original ground level.

17.6A.4.2 Setback from road boundaries

The minimum building setback from road boundaries shall be 20 metres.

17.6A.4.3 Building footprint

The maximum building footprint for any individual building shall be 500m².

17.6A.4.4 Hours of operation

Quarrying activity shall be limited to the following hours of operation, except that maintenance of quarry plant may occur at any time:

- a. 0600-1800 Monday to Saturday;
- and

- b. All other hours Monday to Saturday for the loading and transportation of extracted and/or processed materials only, on no more than six occasions in a calendar year.

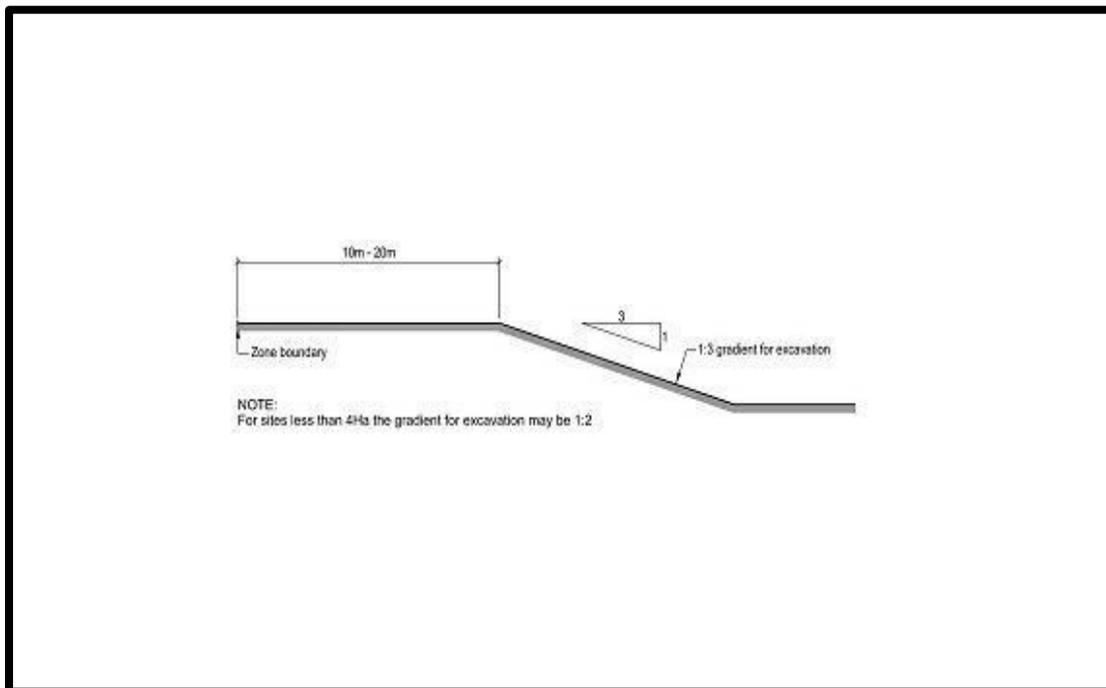
17.6A.4.5 Depth of excavation

The maximum depth of excavation shall be no greater than one metre from the highest recorded groundwater level.

Note: The highest recorded groundwater level will be determined in consultation with the Canterbury Regional Council.

17.6A.4.6 Internal batter slope

Quarrying activity shall not result in an internal batter slope that is steeper than 1 vertical : 3 horizontal, measured from the inside edge of the required excavation setback from the zone boundary shown on the Development Plan in Appendix 17.9.3, as indicated by the diagram below.



[Note:

The dimensions across the top of the diagram are to be "20 - 30m".

The Note is to be removed from below the diagram.]

17.6A.4.7 Stockpile height and setback of stockpiles

The maximum height of a stockpile and the minimum setback of a stockpile from a zone boundary shall be as follows:

	Activity	Standard
a.	Maximum stockpile height	5 metres above original ground level

	Activity	Standard
b.	Minimum setback of a stockpile from a zone boundary	50 metres

17.6A.4.8 Development plan

Quarrying activity shall be in accordance with the Development Plan and its requirements in Appendix 17.9.3, including:

- a. the locations of the quarry access from Pound and Hasketts Roads;
- b. the location of the processing plant area for all crushing, screening and processing plant;
- c. the location, depth, planting, existing tree retention, maintenance and other requirements for the landscape and ecological strips;
- d. the excavation setbacks from zone boundaries.

17.6A.4.9 Noise management

Noise from quarrying activity shall be managed in accordance with a Noise Management Plan prepared by a suitably qualified and experienced person. The Noise Management Plan shall:

- a. demonstrate how compliance with the following noise limits (measured in accordance with Rule 6.1.3.3) will be achieved:
 - i. 50 LAeq and 75 LMax from 0700 – 2200 and 40 LAeq and 65 LMax from 2200 – 0700 at any point within the notional boundary of any residential unit in a rural zone (other than in the Rural Quarry Templeton Zone) receiving noise from the quarrying activity; and
 - ii. 55 LAeq from 0700 – 2200 and 45 LAeq and 70 LMax from 2200 – 0700 at the boundary of any site in a rural zone (other than in the Rural Quarry Templeton Zone) receiving noise from the quarrying activity;
- b. preclude of the use of tonal reversing beepers on equipment which is permanently located within the Rural Quarry Templeton Zone; and
- c. incorporate a procedure for transparently and expediently responding to any complaints received in relation to noise from the quarrying activity.

17.6A.4.10 Landscape and ecological management

The boundaries of the zone, including the road boundaries, shall be planted and maintained in accordance with a Landscape and Ecological Management Plan prepared by a suitably qualified and experienced expert. The Landscape and Ecological Management Plan shall:

- a. demonstrate how the location, depth, planting, existing tree retention, maintenance and other requirements for the landscape and ecological strips will be achieved in accordance with the Development Plan and its requirements in Appendix 17.9.3,

- b. incorporate a maintenance schedule for: weed and pest control, grass mowing, replacement planting; topping-up of mulch; and replacing weed mat and other plant protection;
- c. include tree pruning and management requirements; and
- d. include requirements for the maintenance and management of irrigation.

Quarrying activity shall not be undertaken within 100 metres of any zone or road boundary, unless the planting at that boundary (in accordance with the Landscape and Ecological Management Plan) has established, and is maintained, to a predominant height of at least 3 metres.

Advice Note:

For the purposes of a. above, for those areas denoted on the Development Plan in Appendix 17.9.3 as 'Boundary screening shall comply with Rule 17.6.4.12', boundary screening shall be provided that complies with Rule 17.6.4.12.

17.6A.4.11 Quarry site rehabilitation

No quarrying activity shall be carried out within the zone until a quarry site rehabilitation plan is prepared and submitted to the Council in accordance with Rule 17.6.4.14. In addition to the requirements of Rule 17.6.4.14, the quarry site rehabilitation plan shall provide for:

- a. a finished landform no lower than 8m (on average) below natural ground level;
- b. a finished internal batter slope no steeper than 1 vertical : 3 horizontal;
- c. no more than 15 ha of exposed excavation at any one time;
- d. a finished stable and free-draining landform capable of supporting light pastoral farming or an alternative permitted or consented activity; and
- e. all quarrying activity (including rehabilitation) to be completed within 20 years from the date upon which quarrying activity commences.

The commencement date of the quarrying activity shall be provided to the Council in writing within one month of quarrying activity commencing within the zone.

Quarry site rehabilitation shall be progressively undertaken, as part of the quarrying activity, in accordance with the quarry site rehabilitation plan.

17.7 Rules — Rural Templeton Zone

17.7.1 *[This number is not used]*

17.7.2 Activity status tables — Rural Templeton Zone

17.7.2.1 Permitted activities

The activities listed below are permitted activities in the Rural Templeton Zone if they meet any activity specific standards set out in the following table and the built form standards in Rule 17.7.3.

Activities may also be restricted discretionary or non-complying as specified in Rules 17.7.2.2 or 17.7.2.3 below.

	Activity	Activity specific standards
P1	Templeton rural activity	<p>Templeton rural activity shall:</p> <ol style="list-style-type: none"> a. comply with the elements on the Templeton Development Plan (Appendix 17.9.2) b. limit the location of any food and beverage outlets to the Rural Templeton Facilities Precinct only; c. limit the location of any recreation hall, gym/pool to the Rural Templeton Facilities Precinct; d. limit the GLFA of any administrative and professional offices servicing farming activities to 250m²; e. limit the display and sale of goods for any retail activity or trade supplier to: <ol style="list-style-type: none"> i. a GLFA for retail activities not exceeding 250m² per site; ii. any outdoor display area not exceeding 250m² per site; and iii. the total GLFA and outdoor display area for retail activities within the zone not exceeding 5,000m²; f. limit any vehicle movements for retail, manufacturing or heavy goods to the hours of 0600 to 2200. g. within the National Grid Transmission Line corridor (shown on the Templeton Development Plan (Appendix 17.9.2)), activities and buildings shall be limited to: <ol style="list-style-type: none"> i. Farming; ii. Farm buildings and horticultural structures that are: <ol style="list-style-type: none"> A. not commercial greenhouses, wintering barns, milking/dairy sheds, produce packing buildings or structures associated with irrigation infrastructure (excluding mobile irrigators); B. not within 12 metres of a 220kV National Grid transmission line support structure foundation.

	Activity	Activity specific standards
		<p>except B. above shall not apply where buildings and structures meet the requirements of Clause 2.4.1 of NZECP34:2001.</p> <p>iii. Fencing that is more than 5 metres from a National Grid transmission line support structure foundation (except where it meets the requirements of Clause 2.3.3 of NZECP34:2001).</p>
P2	Templeton rural activity – residential units	<p>Residential units shall:</p> <p>a. comply with the elements on the Templeton Development Plan (Appendix 17.9.2)</p> <p>b. be limited to no more than two residential units established within the zone for the purpose of security/custodial purposes; and</p> <p>c. have a gross floor area of no more than 65m².</p>
P3	Templeton strategic infrastructure	<p>a. Any Templeton strategic infrastructure shall:</p> <p>i. comply with the elements on the Templeton Development Plan (Appendix 17.9.2)</p> <p>ii. be limited to an associated outdoor storage area less than 20,000m² within the zone; and</p> <p>iii. not locate any outdoor storage between the primary building and any street frontage, including Kirk and Maddisons Roads.</p>
P4	Emergency service facilities	<p>a. Comply with the elements on the Templeton Development Plan (Appendix 17.9.2)</p>

17.7.2.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 17.8, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>Any activity listed in Rule 17.7.2.1 P1 – P4 that does not meet one or more of the built form standards in Rule 17.7.3, except as provided for in Rule 17.7.2.4 below.</p> <p>Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the built form standard that is not met:</p> <p>a. Building height – Rule 17.8.1.1;</p> <p>b. Setbacks from road boundaries – Rule 17.8.1.2;</p> <p>c. Building setbacks from internal boundaries – Rule 17.8.1.4;</p> <p>d. Site coverage and building footprint– Rule 17.8.1.6; and</p> <p>e. For Rules 17.7.3.5, 17.7.3.6, 17.7.3.7 (<i>deferred</i>), 17.7.3.8 (<i>deferred</i>), and 17.7.3.9, Rural Templeton – Rule 17.8.2.7</p>

	Activity	The Council's discretion shall be limited to the following matters:
		f. Water supply for firefighting – Rule 17.8.1.11
RD2	<i>[Deferred to Chapter 6 General Rules]</i>	<i>[Deferred to Chapter 6 General Rules]</i>

17.7.2.3 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.
NC2	Development and use of land not in accordance with the Templeton Development Plan in Appendix 17.9.2
NC3	Any activity listed in Rules 17.7.2.1 P1 that does not meet one or more of activity specific standards b. – f.
NC4	Any activity listed in Rules 17.7.2.1 P2 that does not meet one or more of the activity specific standards b. and c.
NC5	Any activity listed in Rules 17.7.2.1 P3 that does not meet one or more of the activity specific standards a. ii. and iii.
NC6	Buildings, impervious surfaces and outdoor storage areas in the Rural Templeton Business 1 and Rural Templeton Facilities Precincts in excess of 30% of the net site area.
NC7	Buildings, impervious surfaces and outdoor storage areas in the Rural Templeton Business 2 Precinct in excess of 20% of the net site area.
NC8	Residential activities except those provided for by Rule 17.7.2.1 P2.
NC9	<p>a. Buildings, activities and horticultural structures not permitted by Rule 17.7.2.1 P1 within the National Grid transmission line corridor (shown on the Templeton Development Plan in Appendix 17.9.2).</p> <p>b. Fencing within 5 metres of a National Grid transmission line support structure foundation.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited (absent its written approval).</p> <p>Notes:</p> <ol style="list-style-type: none"> The National Grid transmission lines are shown on the planning maps. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines. Buildings and activities in the vicinity of National Grid transmission lines must comply with the NZECP 34:2001.

17.7.3 Built form standards — Rural Templeton Zone

17.7.3.1 Building height

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

Any application arising from this rule shall not be limited or publicly notified.

17.7.3.2 Building setback from precinct and internal boundaries

- a. The minimum building setback from precinct and internal boundaries shall be as follows:

	Applicable to	Standard
a.	Rural Templeton Business 1 Precinct	5 metres from internal or precinct boundaries
b.	Rural Templeton Business 2 and Rural Templeton Facilities Precincts	10 metres from internal or precinct boundaries
c.	Rural Templeton Business 1 Precinct with frontage to internal road boundaries.	10 metres from internal road boundaries

Any application arising from this rule shall not be limited or publicly notified.

17.7.3.3 Building setback from Rural Templeton Zone boundaries

- a. The minimum building setback for all buildings shall be 5 metres from the Rural Templeton Zone boundaries, in addition to the 20 metres buffer shown on the Templeton Development Plan in Appendix 17.9.2.

Any application arising from this rule shall not be publicly notified.

17.7.3.4 Site coverage

- a. The maximum % of the net site area covered by buildings, impervious surfaces and outdoor storage areas shall be as follows:

	Applicable to	Standard
a.	Buildings, impervious surfaces and outdoor storage areas in the Rural Templeton Business 1 and Rural Templeton Facilities Precincts	Less than 20% of net site area
b.	Buildings, impervious surfaces and outdoor storage areas in the Rural Templeton Business 2 Precinct	Less than 10% of net site area

Any application arising from this rule shall not be limited or publicly notified.

17.7.3.5 Landscaping

- a. Landscaping for each allotment shall cover a minimum of 20% of the site, up to a maximum of 2,000m².
- b. A minimum of 80 existing established trees shall be retained within the zone, excluding shelterbelts and existing trees within the 20 metre landscape buffer.
- c. A 20m landscape buffer shall be established and maintained in accordance with the cross-section forming part of the Templeton Development Plan in Appendix 17.9.2.
- d. Shelter belt planting shall be retained, maintained along the zone boundary.
- e. No building, car parking or outdoor storage area shall be located within the 20 metre landscape buffer.

Any application arising from this rule shall not be limited or publicly notified.

Note: Vegetation to be planted within the transmission corridor shown on the Templeton Development Plan in Appendix 17.9.2 should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

17.7.3.6 Servicing

- a. Trade waste disposal shall not exceed a daily average sewage flow of 0.09 litres/second/hectare.
- b. Provision shall be made for the disposal of wastewater via the Council's reticulated wastewater system.

17.7.3.7 Stormwater ponding areas and water bodies

[Deferred to Chapter6 General Rules].

17.7.3.8 Stormwater system

[Deferred to Chapter6 General Rules].

17.7.3.9 Vehicle trips

- a. The maximum number of vehicle trips per site for all non-rural activities shall be 100 per day

Any application arising from this rule shall not be publicly notified.

17.7.3.10 Water supply for firefighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council's urban reticulated system (where available) in accordance with the New Zealand Fire

Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS:4509:2008.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

17.8 Rules - Matters of discretion

17.8.1 Matters of discretion for built form standards

17.8.1.1 Building height

- a. The extent to which an increase in building height and the potential resultant scale and bulk of the building:
 - i. maintains rural character and amenity values;
 - ii. is visually mitigated through the topography, location, design and appearance of the building;
 - iii. enables more efficient use of the site or the functional needs of the building to be met; and
 - iv. is compatible with the scale, proportion and context of buildings and activities in the surrounding area.

17.8.1.2 Setbacks from road boundaries

- a. Whether the reduced setback would result in buildings and/or outdoor storage area that remain compatible with rural character and amenity values taking into account:
 - i. the necessity to enable more efficient or practical use of the remainder of the site or the long term protection of significant trees, listed heritage buildings or natural features on the site;
 - ii. the visual effects of the building and/or outdoor storage area on the appearance of the site as viewed from the road, including the layout and scale of other buildings and sites in the vicinity, and the location of existing buildings on site;
 - iii. the degree to which the topography, location, design and appearance of the building mitigates the visual effects of the reduced setback; and
 - iv. any other mitigation proposed including visual screening.

17.8.1.3 Shading of State highway

- a. The extent to which vegetation including, trees, shelter-belts or forestry being planted will cause unreasonable shading to the adjoining road in frost and snow-prone areas.
- b. The extent to which the location, orientation, species and maximum height of the proposed tree(s) will result in shading of the carriageway and a potential for icing which could endanger the safety of motorists.

17.8.1.4 Building setbacks from internal boundaries

- a. The extent to which the reduced setback will detract from rural character and amenity values when viewed from neighbouring sites.
- b. The extent to which the topography location, design and appearance of the building mitigates the visual effects of the reduced setback.
- c. The extent to which the reduced setback is to facilitate practical use of the building or day to day management of the site, including the need to align with existing buildings in the vicinity and their associated use.
- d. The need for the reduced setback to allow more efficient or practical use of the remainder of the site or the long term protection of significant trees, listed heritage buildings or natural features on the site.
- e. Whether a reduced setback from boundaries with the rail corridor will enable buildings, balconies or decks to be construction or maintained without requiring access above, on, or over the railway corridor.
- f. Any other mitigation proposed including visual screening.
- g. The extent to which the reduced setback will cause or exacerbate reverse sensitivity effects with adjoining rural production activities.

17.8.1.5 Separation distances

- a. Whether a reduced separation distance will provide adequate separation between nearby residents and rural productive activities to enable continuation of activities taking into account:
 - i. how the proposal promotes best practice in terms of any industry guidelines;
 - ii. the extent to which a reduced separation distance will adversely impact on adjoining rural and residential activities including potential loss of views, visual impact, odour, noise and shading;
 - iii. the extent to which topography, natural features or existing vegetation reduces the effect of any reduced separation distance or makes it difficult to achieve compliance with the setback; and
 - iv. the necessity to have an appropriate legal instrument registered on the title for the residential activity to enable continued operation of the intensive farming or quarrying activity unhindered.

17.8.1.6 Site coverage and building footprint

- a. Whether the increase in site coverage or building footprint will result in a building scale and size that maintains rural character and amenity values and enables the site to remain dominated by open space rather than buildings, hard surfaces and outdoor storage taking into account:
 - i. the extent to which the topography and the location, scale, design and appearance of the building, landscaping or natural features mitigate the visual effects of increased site coverage or the size of the building;

- ii. if any alternative siting has been considered or is available on the site that would mitigate any visual effects of the increased site coverage or the size of the building;
- iii. the extent to which increased site coverage or the size of the building will diminish the productive potential of the land, the soil pattern or make it difficult for quarrying activity to establish or operate in the vicinity;
- iv. the extent to which increased site coverage will adversely affect groundwater and flood management areas; and
- v. any other mitigation proposed including visual screening.

17.8.1.7 Traffic generation and access

- a. The extent to which any additional traffic generation will:
 - i. adversely affect rural character and amenity values and/or safety and efficient functioning of the road network; and
 - ii. result in any adverse effects in terms of noise, vibration, dust, nuisance, glare and fumes that are incompatible with the amenity values on residents in the vicinity and local rural environment.
- b. Whether the location, design and use of access will adversely affect rural character and amenity values and/or safety and efficient functioning of the road network.

17.8.1.8 Identified building area

- a. The extent to which there is a need for the residential unit, minor residential unit or other buildings to be located outside of the identified building area or the area to be moved.
- b. Whether moving the identified building area will result in any adverse visual effects on landscape values or surrounding rural character and any measures to mitigate these.
- c. The extent to which the proposed building location will result in adverse effects on ecosystems and indigenous biodiversity or result in reverse sensitivity on surrounding activities.

17.8.1.9 Building reflectivity — Rural Banks Peninsula

- a. The extent to which the building will give rise to adverse visual effects and glare, taking into account the size of the building and the area of the building that exceeds 40% reflectivity.
- b. Whether the proposed exterior materials respond to, and respect, the landscape and natural character qualities identified for the locality in Appendix 9.2.9.
- c. The extent to which any buildings or structures conform to the ‘Banks Peninsula Rural Landscape Development Guidelines 2010’.

17.8.1.10 Identified Important Ridgelines — Rural Banks Peninsula

- a. Whether the building will break the form of the ridgeline and any resulting adverse visual

effects.

- b. Whether the proposed design responds to, and respects, the landscape and natural character qualities identified for the locality in Appendix 9.2.9.
- c. The extent to which any buildings or structures conform to the 'Banks Peninsula Rural Landscape Development Guidelines 2010'.

17.8.1.11 Water supply for firefighting

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

17.8.1.12 Reverse sensitivity effects on Radio New Zealand's operations

- a. The risk that a new residential building near Radio New Zealand's established facilities on Gebbies Pass Road could generate reverse sensitivity effects on Radio New Zealand's facilities, leading to Radio New Zealand having to limit operations, or undertake mitigation measures.
- b. Whether the location of a proposed new residential building (and/or any measures to be undertaken by the applicant as a condition of consent) will sufficiently mitigate the effects on Radio New Zealand facilities to the extent that residents of the building are unlikely to experience such effects as adverse, noting that such effects may include:
 - i. Noise from Radio New Zealand's emergency power generator;
 - ii. Visual impact from Radio New Zealand's buildings and mast; and
 - iii. Potential interference with electrical equipment.

17.8.2 Matters of discretion for activity specific standards

17.8.2.1 Scale of activity

- a. The extent to which the scale of the operation and building/s is compatible with, and maintain, rural character and amenity values of the surrounding area, including any relevant built form and noise standards.
- b. The extent to which the scale of the proposed activity will remain accessory to the predominant activity on the site and remain connected to or dependent upon the rural environment.
- c. Whether the proposed hours of operation are compatible with the local rural environment.
- d. The extent to which the site layout and building design will mitigate effects including noise, lighting and traffic.
- e. The need for the additional employment as an integral and necessary part of activities being undertaken on the site and its assistance in providing alternative home-based employment and income generating opportunities.
- f. The extent to which the scale of the activity will cause demands for the uneconomic or

premature upgrading or extension of public services, including roading, which are not in the interests of the district or locality.

- g. Whether the activity will protect, restore or enhance any natural feature, indigenous vegetation or landscapes and the need for any legal instruments or management plans to protect such values.
- h. The extent to which monitoring would assist with management of potential adverse environmental (including amenity) effects, and the extent to which this can be done remotely and provide readily accessible information for residents in the surrounding area.

17.8.2.2 Minor residential unit

- a. Whether the minor residential unit would remain ancillary to the primary residential unit and maintain rural character taking into account:
 - i. the scale and location of the minor residential unit in relation to the primary residential unit;
 - ii. the necessity to have a separate vehicle access and car parking for the family flat; and
 - iii. the necessity of an appropriate legal instrument to prevent subdivision that would create a separate title for the minor residential unit from the primary residential unit.
- b. The extent to which the minor residential unit will cause or exacerbate reverse sensitivity effects with adjoining rural production activities.

17.8.2.3 Intensive farming, equestrian facilities and boarding of domestic animals

- a. The extent to which the proposal takes into account:
 - i. the number and type of animals;
 - ii. building design, including soundproofing and ventilation;
 - iii. effluent management and disposal;
 - iv. prevailing climatic conditions and topography of the site and surrounding area that may affect odour and noise generation;
 - v. existing and proposed landscaping;
 - vi. the frequency and nature of management and supervision; and
 - vii. the sensitivity of the receiving environment.
- b. The extent to which the scale of the operation and location of associated building/s maintain rural character and amenity values, including relevant zone built form standards.
- c. The extent to which buildings, compounds or part of a site used for animals are sufficiently designed and located or separated from sensitive activities, residential activities, identified building area and residential zone boundaries to avoid adverse effects on residents.

- d. The effects of the hours of operation and public visiting the site on the surrounding environment.
- e. Any other mitigation proposed including visual screening.

17.8.2.4 Plantation forestry

- a. Whether the plantation forestry promotes best practice in terms of any recognised industry standards or guidelines and any management plan for the operation.
- b. The extent to which wilding conifers will be managed taking into account the potential for the spread of wilding conifers.
- c. The effects of the plantation forestry taking into account:
 - i. the scale and extent of the proposed forestry and any cumulative effects taking into account existing forestry in the vicinity;
 - ii. any adverse effects of tracking or roading, including visibility, scarring, the extent to which existing contours are followed and any proposed measures to remedy or mitigate the effects;
 - iii. any adverse effects on the landscape values of the site and surrounding environment, including outstanding natural landscapes and features, significant features and the coastal environment;
 - iv. the relationship of the planted area to existing landforms including ridgelines and in particular identified ridgelines.
- d. The effects of forestry activities, in particular harvesting, on infrastructure and rural amenity, in terms of traffic generation and safety, noise, dust and nuisance and proposed management methods to mitigate the potential effects.
- e. The extent to which indigenous biodiversity and waterways, including sites of ecological significance, will be protected particularly during harvesting, including through the maintenance of adequate buffers with existing or additional planting of indigenous vegetation.
- f. Any relevant Rural Chapter objectives and policies, including 17.1.1.9 Policy — Plantation forestry.

17.8.2.5 Residential activities on Banks Peninsula

- a. The extent to which the density, location and design of the residential activity will maintain the rural character and amenity values taking into account:
 - i. Whether the location of the residential activity, including accessory buildings:
 - A. enables maintenance of rural production potential, and protection of significant indigenous biodiversity or outstanding natural landscape or features, natural coastal environment or significant cultural or heritage features; and
 - B. provides adequate separation to adjoining farming activities; and
 - C. where appropriate, maintains existing or future public access connections to walking/cycling tracks including aligning with the Christchurch City Council Public

- i. the extent to which buildings will be visible from roads, parks, public places and the surrounding land, both internal and external to the zone;
 - ii. the appropriateness of the selected 80 established trees in terms of location, condition, type and proximity to roads or services where the health of the tree or driver visibility may be affected; and
 - iii. the effects of removing any identified trees, their health and significance of the tree(s) and whether appropriate replacements are provided and the impact on the character of the site and locality.
- b. Templeton strategic infrastructure:
- i. the effects of traffic generated and the development on the road network in terms of safety, efficiency and capacity;
 - ii. the extent to which the scale and dimensions of buildings and the visual impact on the surrounding area, taking into account the extent of landscaping and the degree to which it screens or softens the buildings; and
 - iii. the extent to which materials will be stored, taking into account the type and volume of material.
- c. *[Deferred to Chapter 6 General Rules]*

17.8.2.8 Maximum internal batter slope

- a. Whether a steeper gradient would compromise:
- i. the stability of any adjoining land or roads, taking account of potential slope erosion or collapse;
 - ii. the ability to achieve quarry site rehabilitation; and/or
 - iii. the potential of the land to be redeveloped for other activities compatible with a rural zone.
- b. The extent of any visual impacts of a steeper gradient.

17.8.2.9 Location of crushing and screening plant

- a. The extent of any adverse visual impacts resulting from the location of crushing plant with specific regard to:
- i. the appearance and size of the plant; and
 - ii. the period of time in which the plant is proposed to be located closer to the zone boundary, or above ground level.
- b. Whether the location of crushing plant would give rise potential noise disturbance.
- c. The degree to which any proposed mitigation measures would reduce the visual or noise impacts of the plant to be used.

17.8.2.10 Stockpile height and setbacks

- a. The extent of any visual effects resulting from the location and height of stockpiles with particular regard to:
 - i. the visibility of the stockpile from residential units, roads or other public vantage points such as walking tracks and parks;
 - ii. the quality and effectiveness of any existing or proposed screening (e.g. planting or mounding) on the zone or site boundary;
 - iii. the collective extent and appearance of all on-site stockpiling; and
 - iv. the proposed duration of stockpiling in the proposed location(s).

17.8.2.11 Minimum excavation setbacks

- a. Whether a reduced setback would ensure:
 - i. sufficient landscaping and distance to mitigate any adverse amenity effects; and
 - ii. the stability of any adjoining land or roads, taking account of potential slope erosion or collapse.

17.8.2.12 Visual screening and maintenance

- a. The extent to which the site is screened by planting or other satisfactory means to mitigate the adverse visual impacts of lower areas of the quarry, or any aggregates processing, concrete batching or asphalt manufacturing activities, as viewed from public roads
- b. Whether alternative methods of screening, or a lack thereof, is sufficient to maintain rural amenity and character having particular regard to:
 - i. the type, scale and appearance of vegetation proposed for screening;
 - ii. the visibility of the quarry, buildings, plant and machinery from properties in the adjoining rural zone or from external roads; and
 - iii. the likely visual impacts of reduced screening or mounding, and its implications for increasing actual or perceived noise from quarrying, aggregates processing, concrete batching or asphalt manufacturing activities.
- c. Whether any rural land use has been established on the site since restoration, making screen planting or mounding unnecessary.
- d. Whether any proposed planting (type and location) would pose a risk to highway safety from shading during winter months.

17.8.2.13 Hours of operation

- a. The extent of any amenity impacts (including cumulative with other activities) on residents in adjoining zones which may result from:
 - i. the intensity, frequency and duration of operating hours; and

- ii. the likely additional or prolonged adverse effects associated with quarrying, aggregates processing, concrete batching or asphalt manufacturing activities, including lighting, noise and traffic generation that are incompatible with surrounding activities.
- b. The duration of any extended hours, or of hours of operation associated with aggregates processing, concrete batching or asphalt manufacturing activities, including whether any hours of operation are temporary.
- c. Any positive effects associated with the hours of operation including in relation to earthquake recovery and avoidance of adverse effects (such as efficiency of the transport network).
- d. The extent to which monitoring would assist with management of potential amenity impacts, and the extent to which this can be done remotely and provide readily accessible information for residents in the surrounding area.

17.8.2.14 Depth of excavation

- a. Whether excavating to a greater depth would affect the ability to effectively rehabilitate the quarry site for a range of permitted land uses and within reasonable timeframes including consideration as the suitability and availability of fill and topsoil material and the ability to achieve an appropriate final landform.

17.8.2.15 Activities associated with quarrying

- a. The degree of association with a quarrying activity on site.
- b. Whether the activity is of a scale, function, intensity or character typical of those in rural areas.
- c. The extent and duration of any additional or more intensive adverse environmental (including amenity) effects resulting from the activity.
- d. The extent of any benefits such as infrastructure efficiencies which result from close or co-location with a principal quarrying activity and support for earthquake recovery.
- e. The extent to which monitoring would assist with management of potential adverse environmental (including amenity) effects, and the extent to which this can be done remotely and provide readily accessible information for residents in the surrounding area.

17.8.2.16 Rehabilitation and end use

- a. The extent to which the property will be rehabilitated in accordance with a quarry site rehabilitation plan, prepared by a suitably qualified or adequately experienced person, having regard to the requirements of Rule 17.6.4.15.
- b. The extent to which the quarry site rehabilitation plan will:
 - i. enable the land to be returned to a state suitable for use by other permitted activities having regard to the nature of fill material and degree of compaction.
 - ii. require the rehabilitation of those parts of the property which are not required for processing to be completed within 5 years of the activity commencing.

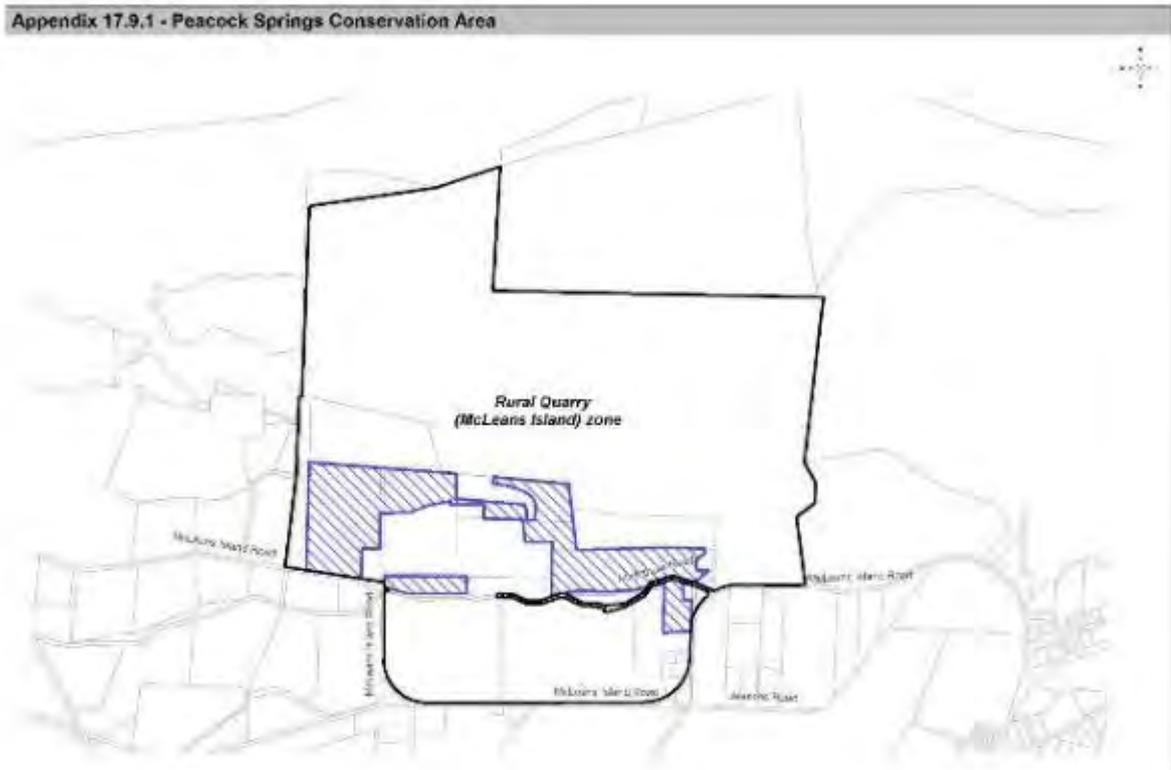
- iii. require the rehabilitation of those parts of the property used for processing to be completed within a reasonable timeframe, being no more than 3 years after the processing ceases.
 - iv. result in an improved environmental outcome for the quarry and processing site and the surrounding community, including measures to mitigate any consequential environmental (including amenity) effects of the rehabilitation.
- c. The extent to which the rehabilitation timescale would prolong any adverse effects on surrounding land uses including as a result of traffic, noise and dust.
- d. The extent and duration of any adverse visual impacts of exposed worked out areas of the quarry as seen from rural properties, roads or other public vantage points, including any mitigation.

17.8.2.17 Adverse effects on the National Grid and electricity distribution infrastructure

- a. Whether the proposed activity is managed to avoid adverse effects, including reverse sensitivity effects, on the National Grid, including by:
- i. Avoiding any risk to the structural integrity of the National Grid;
 - ii. Complying with NZECP34:2001, including in relation to stockpiles and the operation of mobile plant;
 - iii. Avoiding the use of explosives and the generation of dust that may impact conductors and insulators in the vicinity of the National Grid; and
 - iv. Avoiding risks of electrical hazards affecting public or individual safety, and the risk of property damage.
- b. Whether the proposal ensures that the operation, maintenance, upgrading and development of the National Grid is not compromised by the proposal, including by:
- i. Providing for on-going safe and direct access to the National Grid, including for heavy machinery necessary to maintain towers and conductors;
 - ii. Providing for the long-term integrity of the National Grid; and
 - iii. Taking into account the outcomes of any consultation with, and the implications of any technical advice provided by, Transpower New Zealand Limited.
- c. In relation to electricity distribution lines:
- i. The risk to the structural integrity of the electricity distribution lines;
 - ii. The effects on the ability of Orion New Zealand Limited to operate, maintain, upgrade and develop their electricity distribution lines, including on-going safe and direct access;
 - iii. The risk of electrical hazards affecting public or individual safety, and the risk of property damage;
 - iv. Compliance with NZECP 34:2001; and
 - v. Any implications arising from technical advice provided by Orion New Zealand Limited.

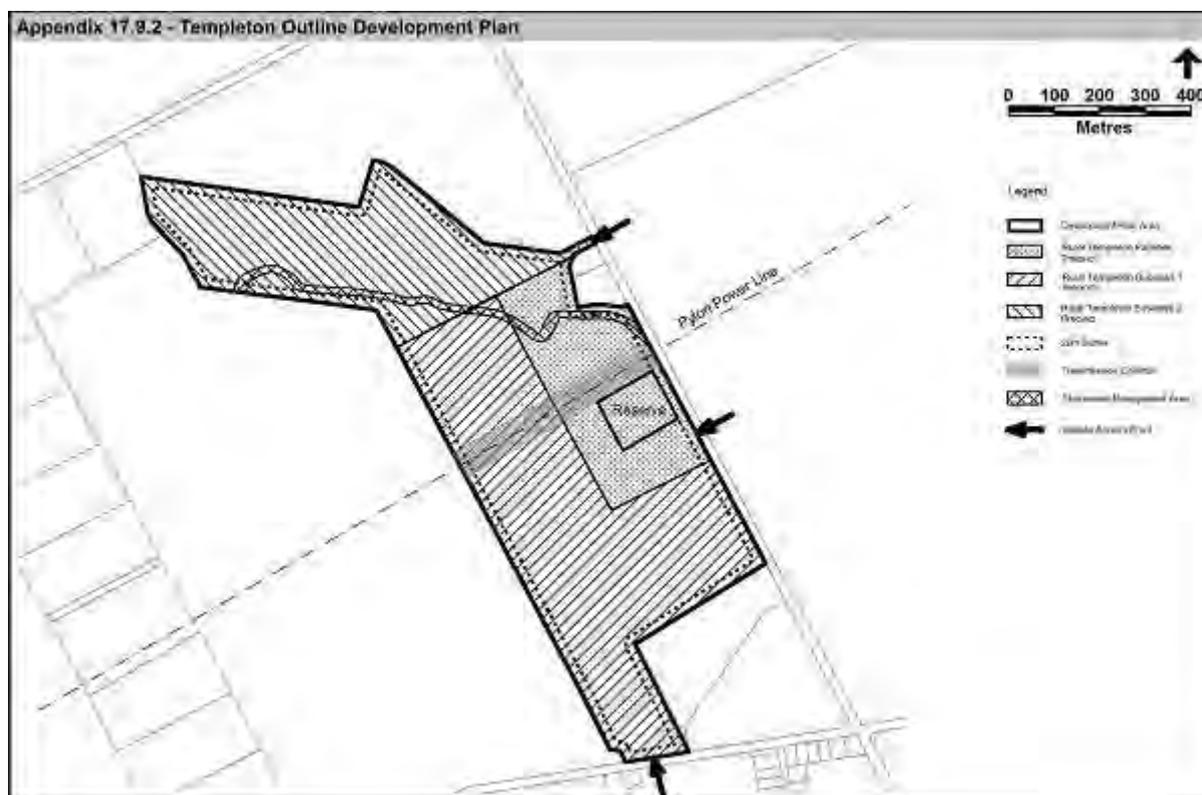
17.9 Appendices

Appendix 17.9.1 Peacock Springs Conservation Area



Appendix 17.9.2 Templeton Development Plan

Change title of Appendix to 'Appendix 17.9.2 – Templeton Development Plan'

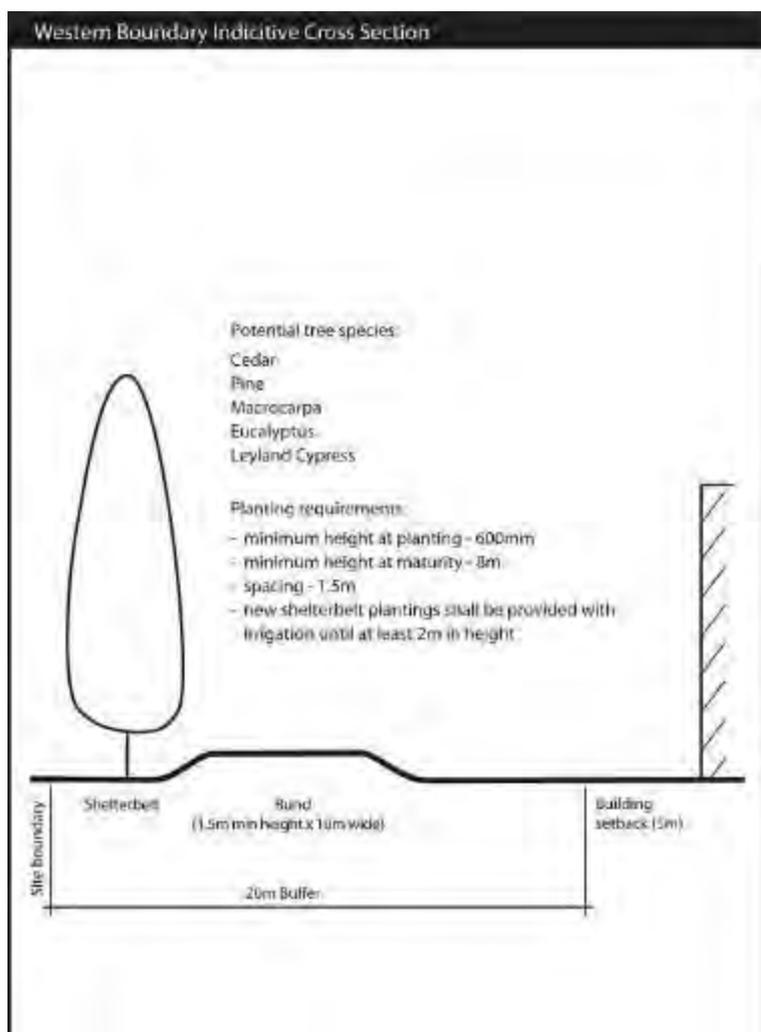


The Templeton Development Plan seeks to guide subdivision and development of the site, particularly with regard to stormwater management, landscaping and buffers, and the internal road network. The diagram also shows the Rural Templeton Business 1, 2 and Facilities Precincts.

1. Stormwater:
 - a. The site has been assessed as being suitable for on-site stormwater management. Each allotment will have individual on-site stormwater management systems in line with the requirements outlined below, and there will be communal stormwater management to handle stormwater from the public realm. The communal system will include a contingency amount for unusually heavy rainfall events. Rule 17.7.3.8 stormwater ponding areas and water bodies include design criteria for the system.
 - b. The diagram shows a stormwater management area in the north of the site, in an existing natural swale, but communal detention and management will need to occur elsewhere within the site also. The transmission corridor mid-site provides an opportunity for this.
2. Landscaping and the 20m buffer:
 - a. The Templeton Development Plan shows a 20 metre buffer on the perimeter of the Rural Templeton Zone. This is designed to protect adjoining landowners from adverse effects, and vice versa. The zone is adjoined by the Brackenridge Residential Estate, Nova Trust

Rehabilitation Centre, Waitaha Learning Centre, a chapel, and farmland, making it particularly important to manage adverse effects. The buffer should not contain hard stand, outdoor storage or buildings. It may count towards the landscaping component.

- b. The existing shelterbelt is largely within the buffer and is to be retained and maintained. It is an integral part of the buffering effect and is also important for the retention of rural character and visual amenity at the site.
- c. The site also contains numerous established trees, identified through previous subdivision. The rules provide that 80 trees must be selected for retention. The shelterbelt and any other tree within the buffer cannot be included in the list of 80 trees.
- d. Any fencing at the site should be uniform and typical of the rural area.



3. Road network:

- a. The diagram shows access and egress points from the site to Kirk and Maddisons Roads. The final internal road layout is dependent on various factors and the developer is afforded the flexibility to reflect this. The developer will need to consider the re-use of the existing internal road network and the relocation of a large private sewer line which traverses the site (serving the prison and other land) amongst other things.

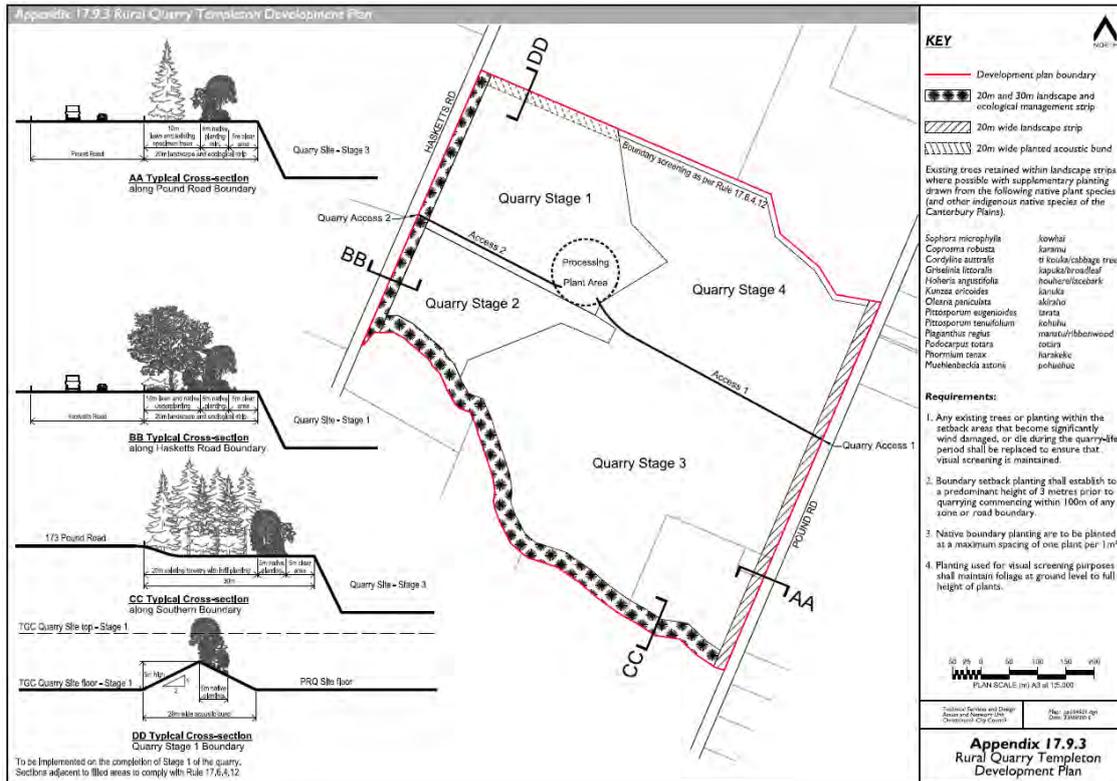
- b. The internal roadway will include footpath/cycleway provision, landscaping, underground services (where appropriate) and stormwater management facilities. Provision shall also be made for a bus stop, even if just making space available to create a bus stop if the service to the hospital and prison is restored.
 - c. Internal roads shall also be designed in accordance with Council requirements and should have a clear hierarchy and layout.
4. National Grid Transmission Line Corridor
- a. The National Grid Transmission Line Corridor shown on the development plan shall be defined as 12 metres from the centre line of the transmission line and 12 metres from the foundation of the associated support structures.

Appendix 17.9.3 Rural Quarry Templeton Development Plan

Directions:

Replace 'Boundary screening as per Rule 17.6.4.12' with:

'Boundary screening shall comply with Rule 17.6.4.12'



**Chapter 18 Open Space
– incorporating:
consequential amendments from Natural and Cultural Heritage decisions,
and
amendments from Decision 52 Chapter 9.6 Coastal Environment
21 October 2016**

The chapter is amended by our decisions as follows.

This version is based on:

- Decision 35 – Open Space, including minor corrections (13 October 2016).
- Decision 38 - Natural and Cultural Heritage Topic 9.2: Significant Features and Landscapes, including minor corrections (7 and 11 October 2016).

Red text shows amendments from the decisions on Chapter 9 Natural and Cultural Heritage except as indicated below.

Blue text shows amendments from the decision on Chapter 9.6 Coastal Environment

Chapter 18 Open Space

18.0 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

This chapter relates to a wide range of open spaces within the District, including small corner parks, large parks accommodating recreation space, playing fields and associated facilities, built up urban parks, and open spaces focusing on the natural environment, biodiversity and landscapes, including freshwater bodies. The objectives, policies, rules, standards and assessment criteria in this chapter seek to manage activities in those areas through seven different open space zones, being the Open Space Community Parks Zone, the Open Space Metropolitan Facilities Zone, the Open Space McLeans Island Zone, the Open Space Natural Zone, and the Open Space Water and Margins Zone, the Avon River Precinct/Te Papa Ōtākaro Zone, and the Open Space Coastal Zone.

18.1 Objectives and Policies

18.1.1 Objective — Provision of open spaces and recreation facilities

- a. A network of open spaces and recreation facilities that:
 - i. provides a diversity in the type and size of open spaces and recreational facilities to meet the current and future recreational, cultural, health and wellbeing needs of the community;
 - ii. contributes to the earthquake recovery of Christchurch and revitalised communities where people enjoy a high quality urban environment and enhanced opportunities for recreation;
 - iii. is accessible and distributed to meet the demands generated by population growth, urban intensification and areas of identified deficiency;
 - iv. provides users with a pleasant and safe environment;
 - v. enables temporary and multifunctional uses;
 - vi. maintains and enhances amenity values, connectivity and public access, where appropriate;
 - vii. recognises and provides for the historic and contemporary relationship of Ngāi Tahu with the District's land and water resources, and reflects their cultural values;
 - viii. recognises and provides for the district's indigenous biodiversity; and
 - ix. maintains and enhances public access to and along the coast.

18.1.2 Objective – Natural open space, water bodies and their margins

- a. The inherent qualities of natural open spaces and water bodies are protected, maintained and enhanced, including:
 - i. the natural character, biodiversity, mahinga kai values, health and life supporting capacity of water bodies, their margins and the adjacent open spaces; and
 - ii. ecosystems and indigenous biodiversity, including habitats of indigenous fauna.
- b. Accessibility of natural open spaces and water bodies and their margins is maintained and, where appropriate, enhanced, for the enjoyment of:
 - i. their amenity;
 - ii. a range of compatible recreation activities; and
 - iii. cultural and mahinga kai values.

18.1.3 Objective – Character, quality, heritage and amenity

- a. Activities, buildings and structures within open spaces are of a scale, form and design which:
 - i. maintain the predominance of open space, except for sites specifically dedicated to a more intense built development of recreation, sports or community facilities;
 - ii. are compatible with the role and anticipated use of the open space, acknowledging that metropolitan facilities sites may contain large scale built development;
 - iii. in the case of Naval Point marine recreation area, support the existing function of the site and maintain public access to recreational boating activities and facilities;
 - iv. are integrated and consistent with the character of the surrounding area;
 - v. minimise adverse effects on adjoining land uses and the surrounding environment's ecological, landscape, heritage, natural and amenity values, both within and outside the open space;
 - vi. support the Garden City character of urban Christchurch and the heritage and natural setting of Banks Peninsula townships and settlements;
 - vii. recognise and provide for cultural heritage and the culture, traditions and relationship of Ngāi Tahu Manawhenua with their ancestral lands, water, sites, waahi tapu and other taonga; and
 - viii. protect the heritage and visual landscape characteristics of Hagley Park and its primary function for outdoor active and passive recreation and sporting activities.
- b. Heritage open spaces are recognised, maintained and protected.

18.1.4 Policy – The role of open space and recreation facilities

- a. Provide, restore and enhance a network of public and private open spaces and recreation facilities that cater for a range of roles, functions and activities as identified in Table 18.1.4.

- b. Avoid activities that do not have a practical or functional need to be located within open space.
- c. Provide for the redevelopment of privately owned open spaces no longer required for recreational activities in accordance with the rules of the zone most compatible with the surrounding environment.
- d. Maintain and enhance, where appropriate, public access connections to walking and cycling track networks, and recognise and provide for collaborative projects by multiple parties.

Table 18.1.4

Open Space Community Parks Zone	<p>These spaces enable formal and informal recreation activities, while complementing and enhancing neighbourhood and Central City amenity values, and ensure provision of:</p> <ul style="list-style-type: none"> A. Small public spaces with landscaping and seating located and designed to promote interaction within the local community; B. Accessible neighbourhood parks with a predominance of open space and relatively flat topography capable of accommodating tree planting, landscaping, small scale public amenities, playground equipment and informal playing fields; C. Large parks accommodating minor sports and recreation facilities, public amenities, landscaping, large trees and potential capacity for multifunctional use; D. In the case of the sites at 466-482 Yaldhurst Road and that part of Elmwood Park located at 83D Heaton Street (Lot 1, DP 12727) accommodating major sports and recreation facilities; and E. Heritage and urban parks, such as Hagley Park and Latimer and Cranmer Squares, which have important scenic, botanical, educational, heritage, cultural and/or recreational values and providing for entertainment. F. In the case of the Open Space Community Parks Zone (Templeton) at 325 Pound Road (shown as “RuQ or OCP (Templeton)” on planning maps 29 and 36), a golf course, recreation activity, community facilities and associated activities only if all of the following are satisfied prior to 31 December 2021: <ul style="list-style-type: none"> i. the recreation reserve status applying to the site at 189 – 273 Pound Road (shown as “OCP or RuQ (Templeton)” on planning map 29 is uplifted and placed upon the land within the zone; ii. any resource consent(s) to clear or fell indigenous vegetation, as required to undertake a quarrying activity within the Rural Quarry Templeton Zone at 189 – 273 Pound Road (shown as “OCP or RuQ (Templeton)”, is/are granted; and
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	<p>iii. any quarrying activity undertaken within the Rural Quarry Templeton Zone at 189 – 273 Pound Road (shown as “OCP or RuQ (Templeton)”) occurs in conjunction with development of an international standard golf course on the land at 333 Pound Road shown as “RuQ or OCP (Templeton)” on planning maps 29 and 36.</p>
Open Space Metropolitan Facilities Zone	<p>These spaces accommodate public and private major sports facilities, larger recreation facilities, marine recreation facilities, and motorised sports facilities on sites that provide:</p> <ul style="list-style-type: none"> A. Sufficient land area to accommodate large scale buildings and structures, car and cycle parking and, where necessary, buffer areas to minimise reverse sensitivity; B. Sufficient area to facilitate marine recreation activities, recreational boating and associated facilities while maintaining and enhancing public access to the coastal marine area for recreation; C. Capacity for multifunctional use, co-location of complementary or compatible activities and for hosting city, regional, national and international events which provide entertainment to residents and visitors.
Open Space McLeans Island Zone	<p>This zone accommodates recreation and animal conservation activities requiring larger scale buildings or areas of land and/or benefiting from natural, relatively isolated surroundings, and provides for:</p> <ul style="list-style-type: none"> A. A predominance of open space; and B. Separation from residential and sensitive activities; while C. Recognising the environmental context of the area which is flood prone, close to active rural quarrying activities and the airport, and which accommodates conservation elements.
Open Space Natural Zone	<p>These spaces recognise extensive natural, ecological, scenic and outdoor recreation areas and ensure:</p> <ul style="list-style-type: none"> A. Protection and enhancement of biodiversity, landscape, cultural and historic values; B. The natural open space environment is accessible and can be experienced through a range of compatible recreation and tourist activities, and/or facilities; C. Rural activities and buildings are compatible and appropriate to the location and proposed use.

<p>Open Space Water and Margins Zone</p>	<p>These are spaces that include the surface of water and margins of rivers, lakes, and wetlands, which are managed to ensure:</p> <ul style="list-style-type: none"> A. Protection and enhancement of the natural qualities and habitats of surface water bodies and their margins, including Lake Te Waihora (Ellesmere), Lake Wairewa (Forsyth), the Waimakariri River, and the Bromley wildlife conservation area associated with the sewage treatment facility; B. Maintenance and enhancement of public access, where appropriate, through esplanade reserves and strips; C. Provision for sports and recreational use of water bodies, where this does not compromise other values, including the use of motorised craft on specific water bodies; D. Provision for customary harvesting.
<p>Open Space Avon River Precinct (Te Papa Ōtākaro) Zone</p>	<p>This zone is an area alongside the Avon River/Te Papa Ōtākaro which provides for the restoration and enhancement of the established and important public open space of the Avon River Precinct/Te Papa Ōtākaro as a:</p> <ul style="list-style-type: none"> A. People, walking and cycle focused river edge that provides a continuous and connective link through the Central City; B. Place that provides leisure opportunities and enhances the city's distinctive identity while protecting and enhancing the natural qualities and habitats of the river and its margins.
<p>Open Space Coastal Zone</p>	<p>This zone protects the natural environment of the sandy beaches and rocky shorelines of the Christchurch City coast from Waimakariri River to Taylors Mistake, while providing for:</p> <ul style="list-style-type: none"> A. restoration and enhancement of indigenous vegetation and habitats of indigenous fauna, including the extensive network of dunes along the open coast; B. compatible coastal recreation activities, public access to the coast and natural hazard defences; and C. existing surf lifesaving, yacht club and coastguard facilities that contribute to the social and cultural wellbeing and health and safety of the community.

18.1.5 Policy - Multifunctional use, accessibility and recovery

- a. Increase the capacity of open space and recreation facilities by promoting compatible multifunctional use of land, buildings and facilities through adaptable designs.
- b. Maximise utilisation of metropolitan facilities and large urban parks while maintaining the open space amenity.

- c. Provide for community gardens, temporary activities and facilities, where appropriate, to revitalise and connect communities, and promote recovery.
- d. Maintain and enhance accessibility of open spaces to communities by providing appropriately located entrances, public access ways, frontages to public roads and waterways, and wherever practicable connectivity with the wider open space and transport network.
- e. Recognise and provide for opportunities for revitalisation of Christchurch after the earthquakes.

18.1.6 Policy - Safety

- a. Design and develop open space and recreation facilities to ensure a safe environment by:
 - i. designing spaces to deter crime and encourage a sense of safety, reflecting the principles of Crime Prevention through Environmental Design (CPTED);
 - ii. providing clear sightlines and sufficient lighting to enhance visibility of public areas;
 - iii. achieving passive surveillance by having open space that is overlooked; and
 - iv. providing an adequate firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice.

18.1.7 Policy - Water bodies and their margins

- a. Maintain and enhance the natural character, biodiversity, health and life supporting capacity of water bodies and their margins by:
 - i. limiting development and activities in the vicinity of water bodies to those activities which have a practical and functional need to be located within these areas; and
 - ii. rehabilitation of water bodies and their margins and encouraging indigenous planting.
- b. Retain and enhance recreation opportunities and public access, where appropriate, to and along water bodies through provision of esplanade reserves or strips, or creation of adjacent open space parks.
- c. Recognise the cultural significance of water resources to Ngāi Tahu and ensure they are managed to maintain and enhance mahinga kai and, where appropriate, Ngāi Tahu whānui access to these resources.

18.1.8 Policy - Environmental effects

- a. Ensure activities and the scale, layout, and design of open spaces and/or the facilities within them are appropriate to the locality and context, and any adverse effects on the amenity values of neighbours, Ngāi Tahu cultural values, conservation activities and programmes, and the wider community are managed, through:
 - i. providing sufficient separation distances and limiting the height of buildings;
 - ii. limiting the floor area and site coverage;

- iii. requiring landscaping and screening;
 - iv. mitigating adverse noise, glare, dust and traffic effects;
 - v. restricting the types, duration, hours of operation and frequency of activities;
 - vi. minimising disturbance of natural landforms, cultural landscapes identified in the plan, ecosystems or indigenous biodiversity, including fauna habitats;
 - vii. avoiding impacts on mahinga kai;
 - viii. requiring building setbacks from the banks of water bodies;
 - ix. encouraging the planting and maintenance of indigenous vegetation in the setback margins of water bodies; and
 - x. controlling the volume and depth of filling and excavation within the water body setbacks, and removal of vegetation.
- b. Ensure the scale, layout, and design of facilities, buildings and structures is consistent with the role and function of the open space, its anticipated level of spaciousness and character.
- c. Minimise potential impacts of development within the open space zones on the operation of the Christchurch International Airport by:
- i. avoiding development which could give rise to reverse sensitivity effects; and
 - ii. *[Deferred to Chapter 6 General Rules]*
- d. Protect the National Grid and identified electricity distribution lines by avoiding buildings, structures and sensitive activities in the open space zones within setback corridors.

18.1.9 Policy - Flood protection

- a. Recognise and provide for flood hazard mitigation and protection works when undertaken by the Council, the Canterbury Regional Council or the Crown having regard to potential adverse effects.

18.1.10 Policy - Electricity transmission and distribution infrastructure

- a. Recognise that electricity transmission and distribution infrastructure may have a locational, operational and technical requirement to be located in an open space zone.

18.1.11 Policy – Access to and along the coast

- a. Ensure public access to and along coast, including for public use and appreciation:
- i. is maintained and enhanced, including Ngāi Tahu Manawhenua access to mahinga kai and other customary uses, wāhi tapu and wāhi taonga;
 - ii. does not adversely affect the relationship of Ngāi Tahu Manawhenua with their ancestral lands, water and sites;

- iii. is maintained and enhanced in places where existing access is provided; and
- iv. does not give rise to the destruction of features of the coastal environment or detract from the amenity of the coastal environment.

18.1.12 Policy – Coastal baches at Taylors Mistake, Hobsons Bay and Boulder Bay

- a. Provide for a new bach area at Taylors Mistake to enable the relocation and/or replacement of existing baches that are removed from their existing location for reasons that may include risk from hazards; impact on or to improve recreational public access; or to restore the natural character values of the coastline.

18.1A How to **interpret and apply** the rules

- a. The rules that apply to activities in the various open space zones are contained in the tables (including activity specific standards) and built form standards within:
 - i. Rule 18.2 – Open Space Community Parks Zone;
 - ii. Rule 18.3 – Open Space Metropolitan Facilities Zone;
 - iii. Rule 18.4 – Open Space McLeans Island Zone;
 - iv. Rule 18.5 – Open Space Natural Zone; and
 - v. Rule 18.6– Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone.
 - vi. Rule 18.6A – Open Space Coastal Zone
- b. Area specific rules also apply to activities within:
 - i. the Open Space Community Parks Zone and Open Space Metropolitan Facilities Zone in the following areas:
 - A. Open Space Community Parks Zone (Templeton) – Rule 18.2.4;
 - B. Canterbury Agricultural Park (as identified in Appendix 18.8.1) – Rule 18.3.4; and
 - C. Temporary Christchurch Stadium (as identified in Appendix 18.8.2) – Rule 18.3.5.
 - ii. the Open Space Coastal Zone in the following areas:
 - A. Coastal Bach Overlay
- c. The activity status tables and standards in the following chapters also apply to activities in all open space zones:
 - 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;

- 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage;
 - 11 Utilities and Energy; and
 - 12 Hazardous Substances and Contaminated Land.
- d. Where the word ‘facilities’ is used in the rules, e.g. emergency service facilities, it shall also include the use of a site/building for the activity that the facilities provide for, unless expressly stated otherwise.
- Similarly, where the word/ phrase defined includes the word ‘activity’ or ‘activities’, the definition includes the land and/or buildings for that activity unless expressly stated otherwise.
- e. Open Space Metropolitan Facilities zoned sites specified in Table 1 below, which are no longer required for recreation and major and/or minor sport activities, shall be subject to the provisions of the underlying zones set out in the table:

Table 1: Metropolitan Facilities — underlying zones

Privately owned Metropolitan Facilities	Underlying Zone
<ul style="list-style-type: none"> i. Christchurch Park ii. Rugby Park iii. Wilding Park iv. Kearneys Park (currently known as Linfield Cultural Recreational Sports Club) 	Residential Suburban Zone – Rule 14.2
<ul style="list-style-type: none"> i. Shirley Golf Course ii. Avondale Golf Course iii. Waimairi Beach Golf Course 	Residential Suburban Zone – Rule 14.2
<ul style="list-style-type: none"> i. Riccarton Racecourse ii. Addington Racecourse iii. Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena) 	Residential Suburban Density Transition Zone – Rule 14.2
<ul style="list-style-type: none"> i. Lancaster Park Stadium, 40 Stevens Street 	Industrial General Zone – Rule 16.2

- f. Reference should also be made to any other applicable rules or constraints within other legislation or ownership requirements including the following:
- i. Reserves Act;
 - ii. Wildlife Act;
 - iii. Conservation Act;
 - iv. Regional Rules under Canterbury Regional Council Plans.

- v. Ngāi Tahu Claims Settlement Act 1998 – refer to Chapter 1, Section 3 which sets out the Statutory Acknowledgement for Wairewa (Lake Forsyth) and Te Tai o Mahaanui (Selwyn-Banks Peninsula Coastal Marine Area).
- vi. Christchurch City Council Traffic and Parking Bylaw 2008;
- vii. Christchurch City (Reserves) Empowering Act 1971;
- viii. The Heritage New Zealand Pouhere Taonga Act 2014 in relation to any modification or destruction of archaeological sites.
- ix. The Council Marine and River Facilities Bylaw 2008;
- x. Environment Canterbury Navigation Safety Bylaws 2010;
- xi. Canterbury Regional Council Flood Protection and Drainage Bylaw 2013;
- xii. The requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP: 2001) apply to land use activities and vegetation under or near transmission lines and include restrictions on the location of structures and activities;
- xiii. Summit Road (Canterbury) Protection Act 2001 - Note: Any development may be affected by the provisions of the Summit Road (Canterbury) Protection Act 2001 which applies to land above Summit Road and within 30m vertically below Summit Road and Dyers Pass Road (refer to Summit Road (Canterbury) Protection Act and Gazette notice). You are advised to contact the Summit Road Protection Authority for more information. The extent of the subject area is shown on the planning maps.

18.2 Rules – Open Space Community Parks Zone

18.2.1 [This number is not used]

18.2.2 Activity status tables – Open Space Community Parks Zone

18.2.2.1 Permitted activities

The activities listed below are permitted activities in the Open Space Community Parks Zone if they meet any activity specific standards set out in the following table and the built form standards in Rule 18.2.3.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 18.2.2.2, 18.2.2.3, 18.2.2.4, 18.2.2.5 and 18.2.2.6.

Activity		Activity specific standards:
P1	Recreation activity and/or recreation facility.	b. On sites less than 5,000 m ² in area, parking areas shall be limited to: <ul style="list-style-type: none"> i. One per site; and ii. A maximum of 6 car parking spaces per parking area. c. For Hagley Park, permanent parking areas are restricted to the existing formed car parks.
P2	Park management activity and /or park management facility.	Nil.
P3	Conservation activity.	Nil.
P4	Environmental education programmes.	a. Shall be limited to education programmes that: <ul style="list-style-type: none"> i. are ancillary to research and conservation activities; or ii. increase awareness of the natural environment and conservation issues, historic heritage, and Ngai Tahu cultural knowledge.
P5	Public amenities.	a. Any building containing toilets and/or changing rooms shall be setback a minimum of 20 metres from the boundary with any rural or residential zone. b. In the case of Hagley Park (excluding Botanic Gardens) any visitor information centre shall be limited to one such facility.
P6	Public artwork.	Nil.
P7	Minor sports facility.	a. Shall be limited to: <ul style="list-style-type: none"> i. Sites greater than 5,000 m² in area.

Activity		Activity specific standards:
P8	Golf courses, including ancillary club rooms.	<p>a. Shall be limited to:</p> <p>i. Sites greater than 10,000 m² in area.</p>
P9	Guest accommodation.	<p>a. Unless specified in P15, shall be limited to:</p> <p>i. camping grounds at the following locations:</p> <p>A. South Brighton Domain Camping Ground</p> <p>B. Spencer Park</p> <p>C. Hibburt Christian Camping Ground</p> <p>D. Okains Bay Camping Ground</p> <p>E. Pigeon Bay Camping Ground</p> <p>F. Duvauchelle Camping Ground</p> <p>G. Orton Bradley Park; and</p>
P10	Ancillary office activity.	<p>a. On all sites except as specified in b. below, all ancillary office activity shall:</p> <p>i. Be limited to sites greater than 10,000 m² in area; and</p> <p>ii. Cumulatively occupy no more than 250 m² of gross floor area; or 10% of the gross floor area of all buildings on the same site, whichever is the lesser.</p> <p>b. For the Canterbury Museum and Robert McDougall Art Gallery (Rolleston Avenue):</p> <p>i. any office activity shall be ancillary to the management of the museum and/or art gallery.</p>
P11	Ancillary retail activity.	<p>a. On all sites except as specified in b. below, all ancillary retail activity shall:</p> <p>i. Be limited to sites greater than 10,000 m² in area; and</p> <p>ii. Cumulatively occupy no more than 250 m² of gross floor area or 10% of the gross floor area of all buildings on the same site, whichever is the lesser.</p> <p>b. For the Canterbury Museum and Robert McDougall Art Gallery (Rolleston Avenue):</p> <p>i. the maximum total floor area utilised for ancillary retail activities shall be limited to:</p> <p>A. 600 m² for the Museum;</p> <p>B. 250 m² for the Art Gallery; and</p> <p>ii. the maximum floor area for any individual retail</p>

Activity		Activity specific standards:
		activity shall not exceed 200 m ² .
P12	Food and beverage outlet.	<p>a. Shall be limited to sites greater than 10,000 m² in area, except that this limit shall not apply to the Canterbury Museum and Robert McDougall Art Gallery site (Rolleston Avenue).</p> <p>b. Shall cumulatively occupy no more than 250 m² of gross floor area or 10% of the gross floor area of all buildings on the same site, whichever is the lesser.</p>
P13	Residential unit/activity.	<p>a. Except as specified in P15, shall be located:</p> <ol style="list-style-type: none"> i. within an existing residential unit; or ii. within a new residential unit provided that: <ol style="list-style-type: none"> A. it is used for caretaker and site management purposes only; and B. it is located on a site greater than 10,000 m²; and C. it is not located within the Air Noise Contour (50 dB Ldn); and D. there is only one residential unit on any site;
P14	Community facility.	<p>a. Shall be limited to:</p> <ol style="list-style-type: none"> i. Sites greater than 10,000 m²; or ii. Sites specifically set aside by the Council for community facilities and vested as a Local Purpose Reserve (Community facility).
P15	<p>The following additional activities within a building listed as a heritage item:</p> <ol style="list-style-type: none"> i. gymnasium; ii. conference and function facilities; iii. guest accommodation; iv. residential activity; and v. cultural facility. 	<p>a. Residential activity shall be limited to no more than two residential units except as specified in b. below.</p> <p>b. There shall be no residential activity or guest accommodation within Hagley Park.</p> <p>c. Irrespective of anything to the contrary in this Plan, any activities within a heritage item or heritage setting shall be exempt from compliance with:</p> <ol style="list-style-type: none"> i. Rules in 7.2.3 in relation to parking and loading – Open Space Zones <p>Note: Refer also to Rule 9.3.3 for rules relating to historic heritage places.</p>
P16	Cultural facility.	<p>a. Unless specified in P15, shall be limited to:</p> <ol style="list-style-type: none"> i. Sites greater than 10,000 m² in area; and ii. The Canterbury Museum and Robert McDougall Art Gallery site (9-11 Rolleston Avenue, legally described as Pt Res 25 and Lot 1 DP 45580).

Activity		Activity specific standards:
P17	Community market.	<p>a. All community markets not involving any sound amplified activity shall comply with noise provisions in Rule 6.1.4.1.1.1 and Table 1.</p> <p>b. All community markets involving sound amplified activity shall comply with noise provisions in Rule 6.1.4.2.4 as if it were a temporary activity.</p>
P18	Farm buildings.	<p>a. Any new farm buildings shall:</p> <ol style="list-style-type: none"> i. be limited to the Orton Bradley Park site (1 Charteris Bay Road); and ii. not exceed 500 m² in gross floor area.
P19	Customary harvesting.	<p>Nil.</p> <p>Note: this rule does not override the requirements to obtain permission of the landowner or administrator for any customary harvesting of taonga species.</p>
P20	Heli-landing areas (Banks Peninsula only - refer Appendix 2.1).	<p>a. Any heli-landing areas shall be limited to sites greater than 3,000 m² and located more than 450 metres from any Residential Large Lot, Residential Small Settlement, Papakāinga, Residential Banks Peninsula or Commercial Banks Peninsula Zone.</p> <p>b. There shall be no:</p> <ol style="list-style-type: none"> i. more than 12 flights (24 helicopter movements) in any calendar year; ii. more than five days of flights (helicopter movements) in any one month period; iii. more than three flights (six helicopter movements) in any one week; and iv. helicopter movements taking place within 25 metres of any residential unit unless that residential unit is owned or occupied by the applicant. <p>c. Any helicopter movements shall occur only between 0800 and 1800.</p> <p>d. A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the Council if requested.</p>
P21	Emergency service facilities.	Nil.
P22	Community gardens.	Nil.
P23	Rural cottage industry at Orton Bradley Park including: <ol style="list-style-type: none"> i. Rural produce manufacturing, including cheese making; ii. Rural produce retail; 	<p>a. Shall be limited to the Orton Bradley Park site at 1 Charteris Bay Road, Diamond Harbour.</p>

Activity		Activity specific standards:
	<ul style="list-style-type: none"> iii. Garden nursery; and iv. Firewood supply. 	<ul style="list-style-type: none"> b. All produce sales shall be limited to produce grown and manufactured within the entire Orton Bradley Park site,¹ including the Rural Banks Peninsula zoned land. c. Rural produce retail floor area shall be limited to 250 m². d. All retail activities shall be carried out on a not-for-profit basis.
P24	Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works, where undertaken by the Council, Canterbury Regional Council or the Crown.	Nil.
P25	<p>The following activities at 466-482 Yaldhurst Road (Yaldhurst Recreation and Sports Facility) identified on the Outline development plan in Appendix 18.8.4(a) and (b):</p> <ul style="list-style-type: none"> i. Major sports facilities/activities; ii. Gymnasium, excluding health care facility; iii. Ancillary sports and fitness health care services; and iv. Activities listed in Rule 18.2.2.1 P1 - P8, P10 - P13 and P17. 	<ul style="list-style-type: none"> a. Activities and facilities, including parking areas, in Areas 1, 2 and 3 shall be in accordance with the Development Plan in Appendix 18.8.4(a) and (b) including the landscaping requirements and special conditions listed for Area 1. b. There shall be no outdoor recreation activities, food and beverage outlets, or club rooms in Area 2. c. All activities, including parking areas and mechanical plant and equipment, in Areas 1, 2 and 3 shall adhere to a noise management plan that: <ul style="list-style-type: none"> i. is prepared by a suitably qualified acoustic expert; ii. demonstrates, as a minimum, compliance with the relevant noise rules in Chapter 6; iii. includes a Code of Conduct to promote responsible and considerate behaviour towards neighbouring residents during the use of buildings and facilities. In particular this Code of Conduct shall seek to reduce the use of offensive, abusive or insulting language, indicate corrective actions, including banning persistent offenders from using the buildings and facilities. iv. A protocol to ensure the Code of Conduct is provided to all sports organisations using the site to communicate to their members and any other parties using the buildings and facilities; v. specifies the range of activities and buildings

¹ Legal description: Pt RSs 124,124,129,129,129,14054,14055,1521,1740,1740 Canterbury Dist, RSs 1775,1776 Canterbury Dist, Pt RSs 1815,1815 Canterbury Dist, RSs 18285,1829,1830,1841,1842,1843,1844,1875 Canterbury Dist, Pt RS 1875 Canterbury Dist, RS 18865 Canterbury Dist, Pt RSs 19617,2100 Canterbury Dist, RS 2101 Canterbury Dist, Pt RS 22547 Canterbury Dist, RSs 22548,22549,22559,22804,23287 Canterbury Dist, Pt RS 23288 Canterbury Dist, RSs 23289,23346,23688 Canterbury Dist, Pt RSs 23689,23712,23924,23924 Canterbury Dist, RS 2644 Canterbury Dist, Pt RSs 265,30478,30478 Canterbury Dist, RS 30974 Canterbury Dist, Pt RSs 33763,34040,34040 Canterbury Dist, RSs 34041,34042,34043 Canterbury Dist, Pt RSs 34062,34616 Canterbury Dist, RSs 37327,5327,7749,921 Canterbury Dist, Pt RSs 921,948 Canterbury Dist, Lot 4 DP 13820, Lots 1,3,5,7 DP 3035.

Activity		Activity specific standards:
		<p>that are subject to the noise management plan;</p> <ul style="list-style-type: none"> vi. is certified by the Council in respect of rule P25(c)(i) to (v) prior to the establishment of the activity; and vii. shall be amended and recertified in accordance with P25(c)(i) to (vi), where activities or buildings are proposed that are not specified in the noise management plan as required by rule P25(c)(v). <ul style="list-style-type: none"> d. Buildings in Areas 1 and 2 shall have no opening doors or windows on the northern façade. e. No public address systems or external amplified speakers shall be used on the site. f. All flood lighting shall be controlled by an automated system and shall not be used outside of the hours of 1600 to 2200. g. All outdoor recreation activities shall be limited to the hours of 0700 to 2200. h. All indoor facilities and buildings shall not be in use outside of the hours of 0700 to 2200. i. Use of clubroom facilities shall be limited to events, functions or gatherings ancillary to football-related outdoor recreation. For the avoidance of doubt this shall exclude functions such as weddings, 21sts, funerals and conferences, except that: <ul style="list-style-type: none"> i. up to a total of 12 non-football related functions or events shall be permitted over the course of a calendar year provided that the total number of days for all those events combined does not exceed 12 days; and ii. a record of the dates and duration of any non-football related functions or events shall be kept, and made available to the Council on request. j. No organised outdoor recreation activities shall occur on Christmas Day.

18.2.2.2 Controlled Activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

Activity		The Council's control shall be limited to the following matters:
C1	New buildings and structures (including stopbanks) for the purposes of flood	a. The visual impact of the proposed flood protection or bank erosion works on open space and any

Activity	The Council's control shall be limited to the following matters:
and/or bank erosion mitigation and/or protection, where undertaken by the Council, Canterbury Regional Council or the Crown.	<p>neighbouring sites and public places, and any mitigation proposed.</p> <p>b. The potential effects during construction of the flood protection or bank erosion works both within and surrounding the site, including increased erosion and sedimentation, noise, dust and traffic, and any mitigation proposed.</p> <p>c. The adequacy and appropriateness of measures proposed to reinstate the open space affected by the works post construction including but not limited to landscaping or grassing where applicable.</p> <p>d. The design of the building or structure and method of installation to mitigate effects on a Site of Ngāi Tahu Cultural Significance identified in Schedules 9.5.6.1 and/or 9.5.6.4.</p>

18.2.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 18.7, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
<p>RD1 Any activity listed in Rules 18.2.2.1 P1-P25 and Rule 18.2.2.3 RD13 below that does not meet one or more of the built form standards in Rule 18.2.3, unless otherwise specified.</p> <p>Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the built form standard that is not met:</p> <p>a. For rules 18.2.3.1, 18.2.3.2 and 18.3.3.3 - Setback from boundaries – Rule 18.7.16.</p> <p>b. Outdoor storage – Rule 18.7.17.</p> <p>c. Building height – Rule 18.7.18.</p> <p>d. Recession planes – Rule 18.7.19.</p> <p>e. Water supply for firefighting – Rule 18.7.20.</p> <p>f. Building footprint, site coverage and impervious surfaces - Rule 18.7.22</p> <p>g. For Rule 18.2.3.6, within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.</p> <p>h. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.</p> <p>i. In addition, in the case of Hagley Park, for applications relating to Rule 18.2.3.1 and 18.2.3.6 - Additional matters for Hagley Park - building footprint, site coverage and impervious surfaces - Rule 18.7.21.</p>

Activity		The Council's discretion shall be limited to the following matters:
RD2	Any activity listed in Rule 18.2.2.1 P1 that does not meet one or more of the activity specific standards. Any application arising from this rule shall not be limited or publicly notified.	a. Parking areas and public transport facilities – Rule 18.7.5. b. Additional matters for Hagley Park - Rule 18.7.14.
RD3	Any activity listed in Rules 18.2.2.1 P4 and P7 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2.
RD4	Any activity listed in Rule 18.2.2.1 P5 that does not meet one or more of the activity specific standards.	a. Public amenities - Rule 18.7.6. b. Additional matters for Hagley Park - Rule 18.7.14.
RD7	Any activity listed in Rule 18.2.2.1, P10 - P12 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Traffic generation and access – Rule 18.7.3. c. Additional matters for Hagley Park - Rule 18.7.14
RD8	Any activity listed in Rules 18.2.2.1 P14, P16 and P23 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Traffic generation and access – Rule 18.7.3. c. Hours of operation – Rule 18.7.4. d. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.
RD9	Any activity listed in Rule 18.2.2.1 P15 that does not meet one or more of the activity specific standards, except as specified in Rule 18.2.2.3 D4.	a. Residential activities – Rule 18.7.12.
RD10	Any activity listed in Rule 18.2.2.1 P17 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Matters of Discretion - 6.1.4.3 (General Rules - Noise).
RD11	<i>[Deferred to Chapter 6 General Rules]</i>	<i>[Deferred to Chapter 6 General Rules]</i>
RD12	New buildings on the Canterbury Museum and Robert McDougall Art Gallery site (9-11 Rolleston Avenue, legally described as Pt Res 25 and Lot 1 DP 45580) or external alterations and/or additions to existing buildings.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Building height – Rule 18.7.18. c. 9.3.4 (Matters of Control - Historic heritage) and 9.3.5 (Matters of Discretion - Historic heritage).
RD13	A major sports facility on Lot 1, DP 12727 (that part of Elmwood Park located at 83D Heaton Street) where:	a. Minor and major sports facilities - Rule 18.7.1. b. Parking areas and public transport facilities - Rule 18.7.5.

Activity	The Council's discretion shall be limited to the following matters:
<ul style="list-style-type: none"> a. it is developed in conjunction with part of the adjacent Lot 1 DP11232 (Heaton Street Intermediate Normal School, 125 Heaton Street); b. the net contiguous site area set aside for the major sports facility is no less than 6,000 m² across both sites; c. a 3 metre wide landscaped area is established along all Residential Suburban Zone boundaries to be planted with a minimum of 1 tree for every 10 metres of boundary; and d. in addition to c, within on-site car parking areas, 1 tree to be planted for every 5 car parking spaces. 	<ul style="list-style-type: none"> c. Traffic generation and access - Rule 18.7.3. d. Landscaping and trees - Rule 18.7.13. e. Overlooking and privacy in relation to adjacent residential properties and the remainder of the school property. f. Amenity of the neighbourhood - refer to Rule 21.6.5.1.
RD14 Any activity listed in Rule 18.2.2.3 RD1 - RD10 located within the Coastal Environment overlay area.	a. Effects of activities in the Coastal Environment - Rule 9.6.3.1

18.2.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any building that does not comply with built form standard 18.2.3.6.
D2	Any residential activity listed in Rule 18.2.2.1 P13 that does not meet one or more of the activity specific standards or Rule 18.2.2.1 P15 that does not meet activity specific standard b.
D3	Any activity listed in Rule 18.2.2.1 P8 that does not meet one or more of the activity specific standards.
D4	Any guest accommodation activity listed in Rule 18.2.2.1 P9 or P15 that does not meet one or more of the activity specific standards.
D5	A major sports facility on Lot 1 DP 12727 (that part of Elmwood Park located at 83D Heaton Street), developed in conjunction with part of Lot 1 DP11232 (Heaton Street Intermediate Normal School), that does not meet the minimum contiguous net site area in Rule 18.2.2.3 b. or the landscaping requirements in Rule 18.2.2.3 c. and d. – RD13.
D7	Any activity listed in Rule 18.2.2.1 P25 that does not meet one or more of the activity specific standards or the built form standards in Rule 18.2.3.

18.2.2.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	Motorised sports activity / Facility.
NC3	Sensitive activities within the Air Noise Contour (50 dB Ldn) as defined on the Planning Maps.
NC4	Any activity listed in Rule 18.2.2.1 P18 which does not meet one or more of the activity specific standards.
NC5	Any activity listed in Rule 18.2.2.1 P20 that does not meet one or more of the activity specific standards.
NC6	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National grid transmission line or within 12 metres of a foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National grid transmission line or within 10 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a National grid transmission line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The National grid transmission lines are shown on the planning maps. 2. Vegetation to be planted around the National grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National grid transmission lines. Buildings and activities in the vicinity of National grid transmission lines must comply with the NZECP 34:2001.
NC7	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or ii. within 5 metres of the centre line of a 33kV and the Heathcote to Lyttelton 11kV electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV, 33kV and the Heathcote to Lyttelton 11kV electricity distribution line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity

	Activity
	(Hazards from Trees) Regulations 2003.
3.	The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activities in the vicinity of or electricity distribution lines must comply with the NZECP 34:2001.

18.2.3 Built form standards – Open Space Community Parks Zone

18.2.3.1 Road boundary setback

The minimum building setback from road boundaries shall be as follows:

	Applicable to	Standard
a.	All sites, unless specified below	5 metres
b.	All sites in the Banks Peninsula area (refer Appendix 2.1)	7.5 metres
c.	Sites fronting a State Highway	20 metres
d.	Central New Brighton Beach Park (adjacent to the New Brighton Pier)	3 metres
e.	Canterbury Museum and Robert McDougall Art Gallery site (9-11 Rolleston Avenue, legally described as Pt Res 25 and Lot 1 DP 45580)	1.5 metres
f.	Hagley Park, excluding Botanic Gardens	20 metres
g.	For a major sports facility on Lot 1 DP 12727	10 metres

18.2.3.2 Internal boundary setback

The minimum building setback from an internal boundary shall be as follows:

	Applicable to	Standard
a.	All sites, unless specified below	10 metres
b.	All sites in the Banks Peninsula area (refer Appendix 2.1) except as specified in c. below	3 metres
c.	Any buildings, balconies or decks on sites adjacent to a designated railway corridor	4 metres from the designated railway corridor
d.	Central New Brighton Beach Park (adjacent to the New Brighton Pier)	3 metres
e.	Canterbury Museum and Robert McDougall Art Gallery site (9-11 Rolleston Avenue, legally described as Pt Res 25 and Lot 1 DP 45580)	5 metres
f.	A major sports facility on that part of Elmwood Park located at 83D Heaton Street (Lot 1, DP 12727)	6 metres except that on the boundaries with Lot 1 DP11232 (Heaton

	Applicable to	Standard
		Intermediate Normal School, 125 Heaton Street) no setback is required.
g.	466-482 Yaldhurst Road (Yaldhurst Recreation and Sports Facility)	20 metres

18.2.3.3 Outdoor storage

- a. Any outdoor storage area shall not be located within the minimum setbacks specified in Rules 18.2.3.1 and 18.2.3.2.
- b. Outdoor storage areas shall be screened from adjoining sites and roads by either planting, wall(s), fence(s), or any combination of these, to at least 1.8 metres in height along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3 metres.

18.2.3.4 Building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All buildings unless specified below	8 metres
b.	All buildings in the Banks Peninsula area (refer Appendix 2.1)	6 metres
c.	Central New Brighton Beach Park (adjacent to the New Brighton Pier)	
d.	<ol style="list-style-type: none"> i. Canterbury Museum and Robert McDougall Art Gallery site (9-11 Rolleston Avenue, legally described as Pt Res 25 and Lot 1 DP 45580) ii. 466-482 Yaldhurst Road (Yaldhurst Recreation and Sports Facility) 	15 metres
e.	Any pole or support structure for flood or training lights accessory to sports facilities in Hagley Park	30 metres
f.	For a major sports facility on Lot 1 DP 12727 developed in conjunction with part of the adjacent Heaton Street Intermediate Normal School	12 metres

18.2.3.5 Recession planes

Where an internal site boundary adjoins a residential zone, no part of any building (excluding poles/light support structures) shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal site boundary in accordance with the diagrams in 18.8.3 - Appendix 1.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

18.2.3.6 Building footprint, site coverage and impervious surfaces

The maximum building footprint, site coverage and area covered by impervious surfaces, shall be as follows:

	Applicable to	Standard
a.	A single building, excluding playground equipment	The maximum footprint of a single building shall be as specified in: <ol style="list-style-type: none"> i. column A of Table 1 for Christchurch District excluding Banks Peninsula; and ii. column A of Table 2 for Banks Peninsula; or iii. as otherwise specified in the activity specific standards for permitted activities in Rule 18.2.2.1.
b.	All buildings	The maximum percentage of the site covered by buildings shall be as specified in: <ol style="list-style-type: none"> i. column B of Table 1 for Christchurch District excluding Banks Peninsula; and ii. column B of Table 2 for Banks Peninsula; or iii. as otherwise specified in the activity specific standards for permitted activities in Rule 18.2.2.1.
c.	All impervious surfaces, excluding walkways, tracks, cycle ways, artificial playing surfaces, and buildings except as specified in d. below	The maximum percentage of any site covered by impervious surfaces shall be as specified in: <ol style="list-style-type: none"> i. column C of Table 1 for Christchurch District excluding Banks Peninsula; and ii. column C of Table 2 for Banks Peninsula.
d.	For Hagley Park (excluding Botanic Gardens), all impervious surfaces, excluding buildings	The maximum percentage of the site covered by impervious surfaces shall be as specified in: <ol style="list-style-type: none"> i. column C (h.) of Table 1 for Christchurch District excluding Banks Peninsula.

Table 1

Christchurch District excluding Banks Peninsula (refer Appendix 2.1)				
	Size of Community Park	A (Single building)	B (Site coverage)	C (Impervious surfaces)
a.	Less than 5,000 m ² in area unless specified in c. or e. to j. below	30 m ²	1%	5%
b.	5,000 m ² to 10,000 m ² in area unless specified in c. or e. to j. below	100 m ²	1%	10%

Christchurch District excluding Banks Peninsula (refer Appendix 2.1)				
c.	Less than 10,000 m ² in area but on a site specifically set aside by the Council for community facilities and vested as a Local Purpose Reserve (Community facility)	500 m ²	25%	20%
d.	Greater than 10,000 m ² in area unless specified in e. to k. below	500 m ²	3%	30%
e.	iv. Rawhiti Park; v. South Brighton Park; vi. Spencer Park.	500 m ²	3%	10%
f.	Central New Brighton Beach Park (adjacent to the New Brighton Pier)	100 m ²	12%	75%
g.	The Canterbury Museum and Robert McDougall Art Gallery site (9-11 Rolleston Avenue, legally described as Pt Res 25 and Lot 1 DP 45580)	No maximum	No maximum	No maximum
h.	Hagley Park (excluding Botanic Gardens)	300 m ²	1%	10%
i.	Botanic Gardens	500 m ²	6%	10%
j.	That part of Elmwood Park located at 83D Heaton Street (Lot 1, DP 12727)	1500 m ²	60%	20%
k.	466-482 Yaldhurst Road (Yaldhurst Recreation and Sports Facility)	1000 m ²	4%	30%

Table 2

Banks Peninsula only (refer Appendix 2.1)				
	Size of Community Park	A (All buildings)	B (Site coverage)	C (Impervious surfaces)
a.	All sites	250 m ² or 10% of the site area whichever is the lesser.	250 m ² or 10% of the site area whichever is the lesser.	-
b.	Less than 5,000 m ² in area	-	-	5%
c.	5,000 m ² to 10,000 m ² in area	-	-	10%
d.	Greater than 10,000 m ² in area	-	-	30%

18.2.3.7 Water supply for firefighting

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

- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.

Any application made in relation to this rule shall not be publicly notified or limited notified other than to the New Zealand Fire Service Commission.

18.2.4 Area specific rules – Open Space Community Parks Zone

The following rules apply to the areas specified. All activities are also subject to Rule 18.2.2 (excluding Rule 18.2.2.1 P8) and Rule 18.2.3 unless specified otherwise in 18.2.4.

18.2.4.1 Open Space Community Parks Zone (Templeton)

- a. Unless, and until, the conditions in Rule 17.6A.1c. are satisfied, the land shown on the Planning Maps as “Ru Q or OSCP (Templeton)” shall be zoned Rural Quarry Zone.
- b. If, and when, the conditions in Rule 17.6A.1c. are satisfied, the land shown on the Planning Maps as “Ru Q or OSCP (Templeton)” shall be zoned Open Space Community Parks Zone (Templeton). The Open Space Community Parks Zone (Templeton) shall take effect from the date that the conditions in Rule 17.6A.1c. are satisfied.

18.2.4.1.1 Controlled Activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

Activity	The Council’s control shall be limited to the following matters:
<p>C1 A golf course, if it meets the built form standards in Rule 18.2.3, and provided that:</p> <p>c. a Landscape Plan has been prepared by a suitably qualified and experienced expert showing:</p> <p>i. the concept design and landscape character;</p> <p>ii. planting and landscape treatment proposals;</p> <p>iii. site boundary and proposed boundary treatments, including the retention of the</p>	<p>a. The extent to which conditions are required in order to ensure:</p> <p>i. the character of the golf course is of a dry grassland indigenous to the Canterbury Plains;</p> <p>ii. implementation of the Landscape Plan;</p> <p>iii. creation of the Biodiversity Conservation Ares(s) specified in the contract as required by Rule 17.6A.1c.iii.3;</p> <p>iv. creation of a non-golf open space as specified in the contract as required by Rule 17.6A.1c.iii.4;</p> <p>b. Details of a bond or other security instrument of sufficient sum to ensure completion of construction of the golf course and associated facilities in accordance with Rule 17.6A.1 c. iii.;</p>

Activity	The Council's control shall be limited to the following matters:
<p>existing screen planting and bunds around the present quarry site which is to be retained until the completion of the golf course construction;</p> <p>iv. fairway layout and golf paths;</p> <p>v. biodiversity conservation area(s);</p> <p>vi. open space recreation area boundaries;</p> <p>vii. clubhouse and carpark, vehicle and pedestrian accessways and entrances; and</p> <p>viii. proposed final contours and levels.</p> <p>d. a bond is entered into between the Council and Fulton Hogan Limited and/or Templeton Golf Club to ensure completion of construction of the golf course and associated facilities described in Rule 17.6A.1 c. iii..</p>	<p>c. The extent to which conditions are required to ensure that 18 golf course holes are available for play at all times across the Rural Quarry Templeton Zone and the Open Space Community Parks Zone (Templeton).</p>

18.2.4.1.2 Discretionary Activities

The activities listed below are discretionary activities.

Activity	
D1	A major sports facility other than a golf course.

18.3 Rules - Open Space Metropolitan Facilities Zone

18.3.1 [This number is not used]

18.3.2 Activity status tables – Open Space Metropolitan Facilities Zone

18.3.2.1 Permitted activities

The activities listed below are permitted activities in the Open Space Metropolitan Facilities Zone (other than the areas identified in 18.3.4) if they meet any activity specific standards set out in the following table and the built form standards in Rule 18.3.3.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 18.3.2.2, 18.3.2.3, 18.3.2.4, 18.3.2.5 and 18.3.2.6.

Activity		Activity specific standards
P2	Minor sports facility.	<ul style="list-style-type: none"> a. At the Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton, any minor sports facilities shall be limited to facilities for the purposes of or ancillary to recreational boating and marine recreation activities. a. In all other areas - Nil.
P3	Major sports facility.	<ul style="list-style-type: none"> a. At the Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton, any major sports facilities shall be limited to: <ul style="list-style-type: none"> i. facilities for the purposes of or ancillary to recreational boating and marine recreation activities; ii. boat ramps, jetty and recreational boat launching facilities; iii. boat storage, sheds, and repair and maintenance facilities; iv. sports club rooms/clubhouse; and v. scout hall facilities. b. In all other areas shall be limited to sites greater than 10,000 m² in area, except for: <ul style="list-style-type: none"> i. the Rollerdrome Reserve, 19 Garvins Road, Hornby.
P4	Gymnasium.	<ul style="list-style-type: none"> a. Excludes health care facilities.
P5	Ancillary sports and fitness health care services.	Nil.
P6	Park management activity and /or park management facility.	Nil.

Activity		Activity specific standards
P7	Public amenities.	a. Any public amenities building containing toilets and/or changing rooms shall be setback a minimum of 20 metres from the boundary with any residential zone.
P8	Conservation activity.	Nil.
P9	Customary harvesting.	Nil. Note: this rule does not override the requirements to obtain permission of the landowner or administrator for any customary harvesting of taonga species.
P10	Public artwork.	Nil.
P11	Ancillary office activity.	a. The combined floor area of all ancillary office activities shall not exceed 10% of the gross floor area of all buildings on the site.
P12	Ancillary retail activity.	a. Shall be limited to sites greater than 10,000 m ² in area; and a. The combined floor area of all ancillary retail activities shall not exceed 10% of the gross floor area of all buildings on the site.
P13	Food and beverage outlet.	a. Shall be accessory to recreation, major and/or minor sport activities on the same site; and b. The combined floor area of all food and beverage outlets shall not exceed 10% of the gross floor area of all buildings on the site.
P14	Conference and function facilities.	a. Shall be accessory to recreation, major and/or minor sport activities on the same site.
P15	Guest accommodation.	Unless specified in P21, shall be: a. Accessory to recreation, major and/or minor sport activities on the same site; and b. Limited to sites listed in 18.2 e. - Table 1;
P16	Community activities and/or community facilities.	Shall: a. exclude health care facilities; and b. be accessory to or co-located with recreation facilities or major or minor sports facilities on the same site.
P17	Community market.	a. All community markets not involving any noise amplified activity shall comply with noise provisions in Rule 6.1.4.1.1.1 and Table 1; b. Any community market involving noise amplified activity shall comply with noise provisions in Rule 6.1.4.2.4 as if it were a temporary activity.
P18	Residential unit/activity.	Except as specified in P21, shall: a. Be located in an existing residential unit; or b. Be located within a new residential unit provided that: i. it is used for caretaker and site management

Activity		Activity specific standards
		<p>purposes only; and</p> <ul style="list-style-type: none"> ii. it is located on a site greater than 10,000 m²; and iii. it is not located within the Air Noise Contour (50 dB Ldn); and iv. there is only one residential unit on any site;
P19	Use of motorised craft.	<p>Shall be limited to:</p> <ul style="list-style-type: none"> a. The Roto Kohatu Park water body (off Sawyers Arms Road).
P20	Motorised sports activity.	Motorised sport activities shall be limited to the existing facilities of the Canterbury Kart Club site at 92 Carrs Road.
P21	<p>The following additional activities within a building listed as a heritage item:</p> <ul style="list-style-type: none"> i. guest accommodation; ii. residential activity; iii. cultural facility. 	<ul style="list-style-type: none"> a. Residential activity shall be limited to no more than two residential units. b. Irrespective of anything to the contrary in this Plan, any activities within a heritage item or heritage setting shall be exempt from compliance with Rules in 7.2.3 in relation to parking and loading – Open Space Zones <p>Note: Refer also to Rule 9.3.3 for rules relating to historic heritage places.</p>
P22	Emergency service facilities, including Coastguard Canterbury Emergency services.	Nil
P23	<p>Facilities for servicing boats including:</p> <ul style="list-style-type: none"> i. the supply of potable water to boats; ii. the transfer of effluent wastes from boats to land based facilities; iii. the collection and transfer of refuse from boats. 	<p>Shall be limited to:</p> <ul style="list-style-type: none"> a. The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton.
P24	Parking areas.	<ul style="list-style-type: none"> a. On sites adjoining a Residential zone, trees shall be provided adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced. b. In addition to the above: <ul style="list-style-type: none"> i. one tree shall be planted for every 5 car parking spaces provided between buildings and the street; and ii. trees shall be planted within or adjacent to the car parking area at the front of the site. b. For guidance and information on tree species, refer to General Rules and Procedures, Appendix 6.11.6, Part B.

Activity		Activity specific standards
P25	Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works, where undertaken by the Council, Canterbury Regional Council or the Crown.	Nil.

18.3.2.2 Controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

Activity		The Council's control shall be limited to the following matters:
C1	New buildings and structures (including stopbanks) for the purposes of flood and/or bank erosion mitigation and/or protection, where undertaken by the Council, Canterbury Regional Council or the Crown.	<ul style="list-style-type: none"> a. The visual impact of the proposed flood protection or bank erosion works on open space and any neighbouring sites and public places, and any mitigation proposed. b. The potential effects during construction of the flood protection or bank erosion works both within and surrounding the site, including increased erosion and sedimentation, noise, dust and traffic, and any mitigation proposed. c. The adequacy and appropriateness of measures proposed to reinstate the open space affected by the works post construction including but not limited to landscaping or grassing where applicable.

18.3.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 18.7, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rules 18.3.2.1 P2-P3 that does not meet one or more of the activity specific standards.	a. Minor and major sports facilities – Rule 18.7.1.
RD2	Any activity listed in Rule 18.3.2.1 P4 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Traffic generation and access – Rule 18.7.3.

Activity	The Council's discretion shall be limited to the following matters:
	c. Hours of Operation – Rule 18.7.4.
RD3	Any activity listed in Rule 18.3.2.1 P7 that does not meet one or more of the activity specific standards.
a. Public amenities - Rule 18.7.6.	RD4
Any activity listed in Rules 18.3.2.1 P11 - P15 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Traffic generation and access – Rule 18.7.3.
RD6	Any activity listed in Rule 18.3.2.1 P16 that does not meet one or more of the activity specific standards.
a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2.	RD7
Any activity listed in Rule 18.3.2.1 P17 that does not meet one or more of the activity specific standards.	a. Hours of operation – Rule 18.7.4. b. Traffic generation and access – Rule 18.7.3. c. Matters of Discretion - Rule 6.1.4.3 (General Rules – 6.1 Noise)
RD8	Any activity listed in Rule 18.3.2.1 P21 that does not meet one or more of the activity specific standards.
a. Residential activities – Rule 18.7.12. b. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities - Rule 18.7.2	RD9
Any activity listed in Rule 18.3.2.1 P24 that does not meet one or more of the activity specific standards.	a. Landscaping and trees – Rule 18.7.13.
RD10	Any activity listed in Rules 18.3.2.1 P1 – P25 that does not meet one or more of the built form standards in Rule 18.3.3, unless otherwise specified
As relevant to the built form standard that is not met: a. For rules 18.3.3.1, 18.3.3.2 and 18.3.3.3 - Setback from boundaries – Rule 18.7.16. b. Outdoor storage – Rule 18.7.17. c. Building height - Rule 18.7.18. d. Recession Planes – Rule 18.7.19. e. Water supply for firefighting – Rule 18.7.20.	RD11
Any activity listed in Rules 18.3.2.3 RD1 - RD10 located within the Coastal Environment overlay area.	a. Effects of activities in the Coastal Environment - Rule 9.6.3.1.
RD12	[Deferred to Chapter 6 General Rules]
a. [Deferred to Chapter 6 General Rules]	

Activity	
	<p>electricity distribution line or within 5 metres of a foundation of an associated support structure.</p> <p>b. Fences within 5 metres of a 66kV, 33kV and the Heathcote to Lyttelton 11kV electricity distribution line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activities in the vicinity of or electricity distribution lines must comply with the NZECP 34:2001.

18.3.3 Built form standards – Open Space Metropolitan Facilities Zone

18.3.3.1 Road boundary setback

The minimum building setback from road boundaries shall be as follows:

	Applicable to	Standard
a.	All sites, other than listed below	10 metres
b.	<ol style="list-style-type: none"> i. Shirley Golf Course ii. Avondale Golf Course iii. Waimairi Beach Golf Course 	20 metres
c.	<ol style="list-style-type: none"> i. Riccarton Racecourse ii. Addington Racecourse iii. Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena) 	20 metres
d.	The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton	No setback

18.3.3.2 Internal boundary setback

The minimum building setback from an internal boundary shall be as follows:

	Applicable to	Standard
a.	All sites that adjoin a residential or open space zone, other than listed below	20 metres
b.	<ul style="list-style-type: none"> i. Christchurch Park ii. Kearneys Park (Linfield Cultural Recreational Sports Club - 56 Kearneys Road) iii. Rugby Park iv. Wilding Park v. Shirley Golf Course vi. Avondale Golf Course vii. Waimairi Beach Golf Course viii. Lancaster Park 	10 metres
c.	Any buildings, balconies or decks on sites adjacent to a designated railway corridor	4 metres from the designated railway corridor
d.	The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton	No setback

18.3.3.3 Outdoor storage

- a. Any outdoor storage area shall not be located within the minimum setbacks specified in Rules 18.3.3.1 and 18.3.3.2.
- b. Outdoor storage area shall be screened from adjoining sites and roads by either planting, wall(s), fence(s), or any combination of these to at least 1.8 metres in height along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3 metres.

18.3.3.4 Building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All sites, other than as specified below	20 metres
b.	<ul style="list-style-type: none"> i. Christchurch Park ii. Kearneys Park (Linfield Cultural Recreational Sports Club - 56 Kearneys Road) iii. Rugby Park iv. Wilding Park v. Shirley Golf Course vi. Avondale Golf Course 	8 metres

	Applicable to	Standard
	vii. Waimairi Golf Course viii. Beach Golf Course	
c.	The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton	15 metres
d.	i. Addington Racecourse ii. Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena)	25 metres
e.	In the Development Plan area shown in Appendix 18.8.1 Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park), except as specified in f. below.	14 metres
f.	Where any building or part of a building is within 100 metres of a residential zone boundary within the Development Plan area shown in Appendix 18.8.1 Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park).	8 metres

18.3.3.5 Recession planes

Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal site boundary in accordance with the diagrams in 18.8.3 - Appendix 1.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

18.3.3.6 Site coverage and impervious surfaces

- a. The maximum percentage of the site covered by buildings shall be as specified in column A of Table 1.
- b. The maximum percentage of any site covered by impervious surfaces (excluding walkways, tracks, cycle ways, artificial playing surfaces, and buildings) shall be as specified in column B of Table 1.

Table 1

	Applicable to	A (Site coverage)	B (Impervious surfaces)
a.	All sites unless specified below in b. to g.	20%	30%
b.	i. Wilding Park ii. Christchurch Park	10%	n/a

	Applicable to	A (Site coverage)	B (Impervious surfaces)
	iii. Rugby Park iv. Western Park v. Kearneys Park vi. The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton		
c.	i. Shirley Golf Course ii. Avondale Golf Course iii. Waimairi Beach Golf Course	1%	5%
d.	i. Porritt Park ii. Addington Racecourse vii. Riccarton Racecourse	5%	30%
e.	Lancaster Park Stadium	50%	n/a
f.	Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena)	40%	n/a
g.	In the Development Plan area shown in Appendix 18.8.1 Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park).	5%	5%

18.3.3.7 Water supply for firefighting

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

Any application made in relation to this rule shall not be publicly notified or limited notified other than to the New Zealand Fire Service Commission.

18.3.3.8 Building footprint

In the Development Plan area shown in Appendix 18.8.1 Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park), the maximum footprint of any single building, excluding playground equipment, shall be 5,000 m².

18.3.3.9 Landscaping and trees

- a. In the Development Plan area shown in Appendix 18.8.1 Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park):
 - i. A 3 metre wide landscaped area shall be established along all road boundaries and shall be planted with a minimum of 1 tree for every 10 metres of frontage.
 - ii. Trees shall not be planted more than 15 metres apart or closer than 5 metres.
 - iii. Adjacent to State Highways 73 and 75, planting shall be of sufficient density, in conjunction with mounding, to screen activities within the Agribusiness Centre from the view of drivers on those highways.
 - iv. The landscaped area along the Curletts Road (State Highway 75) frontage shall be mounded to a height of at least 1.5 metres and planted in accordance with i. to iii. above to minimise the transmission of noise to residential areas on the other side of Curletts Road and to screen activities within the Agribusiness Centre from the view of drivers on that road.
 - v. On all sealed parking areas designed to accommodate more than 100 cars, one tree shall be planted for every 5 car parking spaces.

18.3.4 Area Specific rules – Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park)

18.3.4.1 Activity status tables – Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park)

18.3.4.1.1 Permitted activities

The activities listed below are permitted activities in the Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park) Development Plan area if they comply with any activity specific standards set out in this table and the built form standards in Rule 18.3.3.

Activities may also be controlled, restricted discretionary, discretionary or non-complying, or prohibited activities as specified in Rules 18.3.4.1.2, 18.3.4.1.3, 18.3.4.1.4, 18.3.4.1.5 and 18.3.4.1.6.

Activity		Activity Specific Standards:
P1	Any activity listed in Rules 18.3.2.1 P1 – P12 and P14 - P23.	a. As specified for each activity in Rule 18.3.2.1. Note: Where a non-compliance with the applicable standards occurs, refer to Rule 18.3.2 to determine the applicable activity status.
P2	The display, sale and showing of livestock	a. Shall be limited to areas 1, 2 and 3 identified on the Development Plan in Appendix 18.8.1; b. Any activity involving the sale of livestock or side show entertainment shall not be located south of the 300m line shown on the Development Plan in Appendix 18.8.1;

Activity		Activity Specific Standards:
		<ul style="list-style-type: none"> c. All permanently constructed livestock pavilions are to be roofed and have concrete floors; d. All livestock pavilions are to be cleared of effluent within 24 hours following any sale or show event involving the display of animals; e. All areas used for the regular loading and unloading of animals and parking and turning of stock trucks shall be sealed; f. Washdown facilities for vehicles transporting stock shall be provided on site; g. All effluent from sealed surfaces and all washdown water shall be disposed of to the city sewerage system.
P3	Truck access, loading, parking and wash down facilities	a. Shall be limited to areas 1, 2 and 7 identified on the Development Plan in Appendix 18.8.1.
P4	Model livestock farming, horticultural and forestry demonstration plots	a. Shall be limited to areas 3, 4, 5 and 6 identified on the Development Plan in Appendix 18.8.1.
P5	Temporary activities including: <ul style="list-style-type: none"> i. Canterbury Agricultural and Pastoral Show; ii. Trade displays and demonstrations; iii. Machinery demonstrations; iv. Short-term carnivals, bazaars, fairs and exhibitions; v. Tourist displays and activities showcasing agriculture and horticulture. 	a. Shall be limited to areas 1, 2, and 3 identified on the Development Plan in Appendix 18.8.1 provided that: <ul style="list-style-type: none"> i. No activity involving the sale of livestock or side show entertainment shall be located south of the 300m line shown on the Development Plan; and b. No activity shall involve the following: <ul style="list-style-type: none"> i. outdoor musical events and concerts; ii. camping grounds; iii. motorised sports activity.
P6	Equestrian events and dog trialling.	a. Shall be limited to areas 1, 2, 3, 5 and 6 identified on the Development Plan in Appendix 18.8.1;
P7	Animal pavilions and ancillary buildings.	a. Shall be limited to areas 1, 2 and 3 identified on the Development Plan in Appendix 18.8.1.
P8	Facilities for the research and development of products and services for the agricultural and horticultural industries.	a. Shall be limited to areas 1, 2, and 3 identified on the Development Plan in Appendix 18.8.1.
P9	Offices	a. Shall be limited to: <ul style="list-style-type: none"> i. The day-to-day operations of the Agribusiness Centre and the Canterbury Saleyards. ii. Administration and professional offices of organisations providing services to the

Activity		Activity Specific Standards:
		<p>agricultural and horticultural industries.</p> <p>iii. A maximum tenancy size of 500m² GLFA.</p> <p>iv. Areas 1, 2, and 3 identified on the Development Plan in Appendix 18.8.1.</p>
P10	Ancillary buildings (including sheds and workshops)	a. Shall be limited to areas 1, 2, and 3 identified on the Development Plan in Appendix 18.8.1.
P11	Club rooms / Clubhouse	<p>a. Shall be limited to:</p> <p>i. Organisations which exhibit in the Agribusiness Centre;</p> <p>ii. Sports organisations;</p> <p>iii. Areas 1, 2, and 3 identified on the Development Plan in Appendix 18.8.1.</p>
P12	Food and beverage outlet	<p>a. All buildings shall be limited to areas 1, 2, and 3 identified on the Development Plan in Appendix 18.8.1;</p> <p>b. Any activity shall have a maximum tenancy size of 250 m² GLFA.</p>
P13	Parking areas	<p>a. All permanent parking areas shall be limited to areas 1, 2, 3 and 7 identified on the Development Plan in Appendix 18.8.1.</p> <p>b. Where the parking area adjoins a Residential zone, trees shall be provided adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced.</p> <p>c. In addition to the above:</p> <p>i. one tree shall be planted for every 5 car parking spaces provided between buildings and the street; and</p> <p>ii. trees shall be planted within or adjacent to the car parking area at the front of the site.</p> <p>d. Any temporary parking areas shall be limited to areas 4 and 5 identified on the Development Plan in Appendix 18.8.1.</p>
P14	Residential unit/activity	<p>a. Any residential activity shall be limited to a maximum of two residential units used for caretaker and/or site management purposes only;</p> <p>b. Any residential activity shall be limited to area 3 identified on the Development Plan in Appendix 18.8.1.</p>
P15	Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works, where undertaken by the Christchurch City Council,	Nil

Activity	Activity Specific Standards:
Canterbury Regional Council or the Crown.	

18.3.4.1.2 Controlled activities

The activities listed below are controlled activities.

Activity	The Council's control shall be limited to the following matters:
C1 New buildings / structures (including stopbanks) for the purposes of flood and/or bank erosion mitigation and/or protection, where undertaken by the Christchurch City Council, Canterbury Regional Council or the Crown.	a. The visual impact of the proposed flood protection or bank erosion works on open space and any neighbouring sites and public places, and any mitigation proposed. b. The potential effects during construction of the flood protection or bank erosion works both within and surrounding the site, including increased erosion and sedimentation, noise, dust and traffic, and any mitigation proposed. c. The adequacy and appropriateness of measures proposed to reinstate the open space affected by the works post construction including but not limited to landscaping or grassing where applicable.

18.3.4.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 18.7, as set out in the following table:

Activity	The Council's discretion shall be limited to the following matters:
RD2 Any activity listed in Rules 18.3.4.1.1 P2 – P15 that does not meet one or more of the built form standards in Rule 18.3.3. Refer to relevant built form standard for provisions regarding notification and written approval.	As relevant to the built form standard that is not met: a. For rules 18.3.3.1 and 18.3.3.2, - Setback from boundaries – Rule 18.7.16. b. Outdoor storage – Rule 18.7.17. c. Building height – Rule 18.7.18. d. Recession planes – Rule 18.7.19. e. For rules 18.3.3.6 and 18.3.3.8 - Building footprint, site coverage and impervious surfaces – Rule 18.7.22. f. Water supply for firefighting – Rule 18.7.20.

Activity		The Council's discretion shall be limited to the following matters:
		g. Landscaping and trees – Rule 18.7.13.
RD3	[Deferred to Chapter 6 General Rules]	[Deferred to Chapter 6 General Rules]

18.3.4.1.4 Discretionary Activities

The activities listed below are discretionary activities.

Activity	
D1	Any vehicular access to the Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park) that does not meet the following requirements: <ol style="list-style-type: none"> Vehicular access from/to both Christchurch Southern Motorway and Curletts Roads shall generally be as shown in Appendix 18.8.1. Access for livestock vehicles shall only be from the Christchurch Southern Motorway. There shall be no vehicular access between the Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park) Areas 1, 2 and 3 as shown in Appendix 18.8.1 and the reserve areas adjoining their southern and western boundaries.
D2	Any activity listed in Rule 18.3.4.1.1 P3 – P14 that does not meet one or more of the activity specific standards, unless otherwise specified in 18.3.4.1.5.

18.3.4.1.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity listed in Rules 18.3.4.1.1 P2 – P14 that do not comply with any activity specific standard that relates to their location within the Area boundaries in the Development Plan in Appendix 18.8.1.
NC2	Any activity listed in Rule 18.3.4.1.1 P5 involving the sale of livestock or side show entertainment south of the 300m line shown on the Development Plan in Appendix 18.8.1.
NC3	Any activity listed in Rule 18.3.4.1.1 P2 that does not meet one or more of the activity specific standards.
NC4	Any activity that involves the following: <ol style="list-style-type: none"> outdoor musical events and concerts; camping grounds; motorised sports facility.

18.3.4.1.6 Prohibited activities

The activities listed below are prohibited activities.

Activity	
PR1	<p>Any activities, other than parking areas, within the 150m exclusion area from the southern boundary of Wigram Road opposite its intersection with Treffers Road, as shown on the Development Plan in Appendix 18.8.1.</p> <p>This restriction shall only apply while the site to the north-east of the intersection of Treffers and Wigram Roads is occupied by Bayer New Zealand Limited or is used for any activity which has the same or similar effects relating to the storage and/or manufacture of hazardous substances, as the activities undertaken on that site by Bayer New Zealand Limited.</p>

18.3.5 Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium)

- a. The temporary Christchurch Stadium permitted by the Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium), including but not limited to all temporary structures and portable facilities (including all grandstands, corporate boxes, hospitality facilities, ticket sales, pedestrian entry structures, changing rooms, toilets, first aid and medical rooms, food, souvenirs, sporting goods and liquor sales, scoreboards and display screens, committee and officials rooms, broadcasting facilities, services, camera towers, equipment and signage) shall be removed from the site not later than 3 months from 31 December 2027 or such earlier date as a replacement venue is fully operational, unless permitted pursuant to the rules of the underlying Open Space Metropolitan Facilities Zone or authorised by resource consent.
- b. The stadium will cease operating under the permitted activity standards or any resource consent approved under this temporary planning framework on 31 December 2027 or such earlier date that a replacement venue is fully operational, and from that point Rules 18.3.2 and 18.3.3 shall apply.
- c. The rules of the Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) are outlined in 18.3.5.1. Until 31 December 2027, or such earlier time as a replacement venue is fully operational, Rules 18.3.5.1 and 18.3.5.2 and the Development Plan in Appendix 18.8.2 shall apply.
- d. Note: For the avoidance of doubt, the Christchurch stadium is a temporary sports and entertainment facility established under section 27 of the Canterbury Earthquake Recovery Act 2011. As it is a temporary activity it is intended that:
 - i. The temporary Christchurch Stadium shall create no existing use rights; and
 - ii. For the purposes of any application for resource consent for the site not related to the construction or operation of the temporary Christchurch Stadium, the temporary Christchurch Stadium shall not form part of the environment for the purposes of any assessment required under section 104(1)(a) of the Resource Management Act 1991.

18.3.5.1 Activity status tables – Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium)

18.3.5.1.1 Permitted Activities

The activities listed below are permitted activities in the Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) identified on the Development Plan in Appendix 18.8.2 if they comply with the activity specific standards set out in this table and the built form standards in Rule 18.3.5.2.

Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited Activities as specified in Rules 18.3.5.1.2, 18.3.5.1.3, 18.3.5.1.4, 18.3.5.1.5 and 18.3.5.1.6.

Activity		Activity specific standards:
P1	Sporting and non-sporting events not requiring the use of floodlights and excluding concerts	<ul style="list-style-type: none"> a. Use of the stadium for events shall be completed by 11pm Monday to Sunday; b. The noise generated by the events (excluding crowd noise and concerts) shall not exceed 65 dB LAeq; c. Lighting shall not exceed an illuminance level of 100 lux when measured both vertically and horizontally at the boundary and 40 lux when measured both vertically and horizontally at the window of any residential unit; d. All events shall have an event day operational plan prepared in accordance with Rule 18.3.5.2.5.
P2	Night sporting events and non-sporting events requiring the use of flood lights	<ul style="list-style-type: none"> a. All events, excluding sports practice and training sessions, shall: <ul style="list-style-type: none"> i. be limited to 25 events in any rolling twelve month period; and ii. be limited to a capacity of 25,000 seated patrons; b. Use of the stadium for events shall be completed by 11pm Monday to Sunday; c. The noise generated by all events (excluding crowd noise and concerts) shall not exceed 65 dB LAeq; d. Use of stadium floodlighting for events is limited to no more than two nights in any week starting Monday. e. Lighting shall not exceed an illuminance level of 100 lux when measured both vertically and horizontally at the boundary and 40 lux when measured both vertically and horizontally at the window of any residential unit; f. Use of stadium floodlights at full illumination level shall be finished by 11pm Monday to Sunday with the floodlights switched to an average level no higher than 100 lux on the field after an event is finished and lasting not longer than 30 minutes thereafter to allow for safe crowd movement from the site. Thereafter the lights shall be reduced to 50 lux on the field to enable cleaning. Within 90 minutes from the finish of the event the lights shall be turned off; g. Stadium floodlights shall be directed towards the pitch;
P3	Sports practice and training sessions including the use of limited floodlighting	

Activity		Activity specific standards:
		h. All events shall have an event day operational plan prepared in accordance with Rule 18.3.5.2.5.
P4	Concerts	<p>a. Shall be limited to a capacity of 34,000 patrons;</p> <p>b. May include one concert practice session per concert;</p> <p>c. The noise generated by concerts shall not exceed 85 dB LAeq;</p> <p>d. Use of stadium floodlighting for events is limited to no more than two nights in any week starting Monday.</p> <p>e. Lighting shall not exceed an illuminance level of 100 lux when measured both vertically and horizontally at the boundary and 40 lux when measured both vertically and horizontally at the window of any residential unit;</p> <p>f. Use of stadium floodlights at full illumination level shall be finished by 10.00 pm, Sunday to Thursday and by 11.00 pm Friday and Saturday or any public holiday with the floodlights switched to an average level no higher than 100 lux on the field after an event is finished and lasting not longer than 30 minutes thereafter to allow for safe crowd movement from the site. Thereafter the lights shall be reduced to 50 lux on the field to enable cleaning. Within 90 minutes from the finish of the event the lights shall be turned off;</p> <p>g. Stadium floodlights shall be directed towards the pitch;</p> <p>h. All events shall have an event day operational plan prepared in accordance with Rule 18.3.5.2.5.</p>
P5	Feature and directional lighting for use on an event night.	<p>a. Lighting shall not exceed an illuminance level of 100 lux when measured both vertically and horizontally at the boundary and 40 lux when measured both vertically and horizontally at the window of any residential unit.</p> <p>b. The temporary structures and facilities shall be located generally in accordance with the Development Plan in Appendix 18.8.2a. to d.</p>
P6	Construction and use of temporary structures and portable facilities designed to assist in broadcasting events held at the stadium	<p>a. The broadcasting structures and facilities shall be limited to:</p> <ol style="list-style-type: none"> i. production facilities, ii. technical services and facilities, iii. camera towers and transmission equipment. <p>b. The temporary structures and facilities shall be located generally in accordance with the Development Plan in Appendix 18.8.2a. to d.</p>
P7	Directional way finding, stadium naming advertising and sponsorship signage and images to be placed on temporary grandstands and entrances	<p>a. Only directional way finding signs and images are permitted on the North Stand facing the Residential Medium Density Zone boundary.</p>

Activity		Activity specific standards:
P8	Removal of vegetation	a. No vegetation shall be removed from areas identified generally in the Development Plan in Appendix 18.8.2 c.
P9	Construction and use of temporary structures used for stadium administration including storage sheds, workshops, and administrative offices	a. The temporary structures and facilities shall be located in accordance with Development Plan in Appendix 18.8.2a. to d.
P10	Sale of alcohol to persons attending events at the stadium	a. Shall be located generally in accordance with the areas identified in the Development Plan in Appendix 18.8.2d.
P11	Construction and use of temporary hospitality facilities ancillary to sporting and non-sporting events (including concerts)	
P12	Car parking, vehicle and pedestrian access and egress points, and a paved pedestrian concourse	a. Shall be located generally in accordance with the Development Plan in Appendix 18.8.2c.
P13	Site preparation activities for events at the stadium	a. All events shall have an event day operational plan prepared in accordance with Rule 18.3.5.2.5.
P15	Construction activities (including demolition of existing stands and facilities)	a. Shall be located generally in accordance with the Development Plan in Appendix 18.8.2c.
P16	Construction and use of temporary structures and portable facilities designed to cater for spectators and participants at events held at the stadium (including grandstands, corporate boxes, ticket sales, pedestrian entry structures, changing rooms, toilets, first aid and medical rooms, food and beverage, souvenirs, sporting goods and liquor sales, score boards and officials rooms).	b. Any construction, excavation or demolition works shall be carried out in accordance with an approved Construction Management Plan as specified in 18.3.5.2.5 (i.)
P17	Excavation and replacement of the playing surface.	

18.3.5.1.2 Controlled activities

The activities listed below are controlled activities.

Any application arising from the requirements of this rule will not require written approvals and shall not be limited or publicly notified.

Activity		The Council's control shall be limited to the following matters:
C1	Creation of new vehicle and pedestrian access points not generally in accordance with the Development Plan in Appendix 18.8.2c.	<ul style="list-style-type: none"> a. Traffic effects associated with the new location and layout of the access / egress points; b. The provision of adequate lighting and the effects on the neighbouring residential properties; and c. The design of access / egress routes to ensure public safety.
C2	Removal of vegetation in areas identified on the Development Plan in Appendix 18.8.2c. as to be retained.	<ul style="list-style-type: none"> a. The replacement where appropriate on the site of suitable native vegetation to enhance the ecological and landscape character of the area.
C3	Use of artificial lighting in excess of 100 lux measured at the boundary of the Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) and 40 lux at the window of any residential unit.	<ul style="list-style-type: none"> a. The proximity of sensitive land uses, such as residential activities, guest accommodation or healthcare facility, and the nature of any adverse effects on them; b. The duration of the activity and its timing; c. The frequency of the use; d. The special nature of the use; and e. Relevant standards and guidelines for lighting effects.
C4	Any activity listed in Rules 18.4.5.1.1 P1 – P3 that results in amplified noise levels in excess of those specified in the activity specific standards.	<ul style="list-style-type: none"> a. The proximity of sensitive land uses, such as residential activities, guest accommodation or healthcare facility; b. The duration of the activity and its timing; c. The frequency of the use; and d. The special nature of the use.
C5	Any activity listed in Rule 18.3.5.1.1 P7 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. The matters of discretion for signage set out in 6.8.5.

18.3.5.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 18.7, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rules 18.4.5.1.1 P1 – P17 that does not meet one or more of the built form standards in Rule 18.3.5.2.	<p>For any application:</p> <ul style="list-style-type: none"> a. Activities and development within the Open Space Metropolitan Facilities Zone – Temporary Christchurch Stadium – Rule 18.7.8. <p>And as relevant to the built form standard that is not met:</p> <ul style="list-style-type: none"> a. Setback from boundaries – Rule 18.7.16. b. Landscaping and trees – Rule 18.7.13. c. Building height – Rule 18.7.18. d. Recession planes – Rule 18.7.19.

Activity	The Council's discretion shall be limited to the following matters:
RD4 Any activity listed in Rules 18.3.5.1.1, P1 – P13 and P15-P17 that does not meet one or more of the activity specific standards unless otherwise specified as a controlled activity in Rule 18.3.5.1.2.	a. Activities and development within the Open Space Metropolitan Facilities Zone – Temporary Christchurch Stadium – Rule 18.7.8. b. Matters of Discretion – Rule 6.1.4.3 (General rules - Noise)

18.3.5.1.4 Discretionary activities

The activities listed below are discretionary activities.

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

18.3.5.2 Built form standards – Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium)

18.3.5.2.1 Building platforms and setbacks from an internal boundary

Structures and buildings shall be located generally in the two building platforms illustrated on the Development Plan, Appendix 18.8.2a, except that structures remaining on site for less than one month may be located in the playing field.

18.3.5.2.2 Vegetation and landscaping

- a. Landscaping shown on the Development Plan in Appendix 18.8.2.c. shall be maintained at all times in a tidy state, and any diseased or damaged plants shall be replaced as soon as practicable.
- b. A solid fence of not less than 1.8 metres in height shall be located on the north eastern boundary of the site with the Residential Medium Density zoned land.

18.3.5.2.3 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All buildings and structures located generally within the area of building platform 1 area shown on the Development Plan in Appendix 18.8.2.a.	22 metres
b.	All buildings and structures located generally within the area of building platform 2 shown on the Development Plan in Appendix 18.8.2.a. except as specified in c. below.	4 metres
c.	Any way finding signage and structures, sculptures and entrance gates located generally within areas 7 and 8 shown on Development Plan in Appendix 18.8.2.a.	9 metres

	Applicable to	Standard
d.	Light towers located generally within areas 9 shown on the Development Plan in Appendix 18.8.2.a.	40 metres

18.3.5.2.4 Recession planes

- a. No part of any building located along the north eastern boundary with the Residential Medium Density zone (except as specified in b. below) shall project beyond a building envelope contained by a 52 degree recession plane measured from any point 2.3 metres above the site boundary.
- b. The corporate box section of the North Stand may project into the recession plane in accordance with the diagrams in the Development Plan in Appendix 18.8.2.b.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

18.3.5.2.5 Event management plans

- a. An Area Liaison Committee for Event Management comprising representatives of the Stadium Trust, the Arena, Addington Raceway and the Council shall meet at least 4 times per annum for the purposes of:
 - i. determining and publishing a schedule of events and anticipated crowd numbers at the Addington location;
 - ii. Consulting on management plans as appropriate for events.
- b. Prior to any activity being undertaken at the stadium an event day operational plan (the Event Management Plan (EMP)) is required to be developed by the venue operator and submitted to the Council's Environmental Policy and Approvals Manager for certification that the matters set out in this rule are addressed. The EMP will be provided for certification no later than one month prior to the first event and shall address at least five typical event scenarios including:
 - i. concerts of up to 34,000 capacity;
 - ii. events of up to 25,000 capacity;
 - iii. events of up to 25,000 capacity combined with spectator activity nearby e.g. an event at CBS Arena;
 - iv. events of up to 18,000 capacity;
 - v. events of less than 8,000 capacity

Note - while these five scenarios will require specific event management plans to be developed, crowd based formulas may require further planning to recognise differences between for example, crowds for rugby and for league matches and different types of matches e.g. for a test match and for a domestic provincial match.

- c. Coordination of all relevant agencies - the EMP will specifically include a section which outlines a process for the proper coordination of all relevant agencies involved in managing events at the stadium including as appropriate:

- i. Police
- ii. Security companies (in ground and street security patrol)
- iii. Christchurch City Council parking, traffic and roading operations
- iv. NZTA (motorway)
- v. Environment Canterbury and Transport companies (bus and train)
- vi. St Johns (first aid, ambulance)
- vii. Fire service (if required)
- viii. Taxi operators
- ix. Tow truck operators
- x. Department of Labour occupational safety and health (if considered appropriate by the Stadium Operator)
- xi. Media
- xii. Caterers and merchandisers
- xiii. Cleaning contractors
- xiv. Traffic management contractor
- xv. Venue users

This section shall outline the process for convening prior to each event a briefing meeting of all key agencies to confirm arrangements for the particular event (including confirmation of the number and contact details of personnel involved from each agency).

- d. Lighting — the EMP will specifically include a section on lighting which includes provisions related to:
 - i. The initial commissioning of the lighting towers on installation.
 - ii. The testing of the lighting prior to events.
 - iii. Maximum standards and times of operation for the lighting used for both construction and training, including the process and timeframes for warming up and shutting down the lighting.
 - iv. Maximum standards and times of operation for feature lighting.
 - v. A monitoring regime to including the location of monitoring points.
 - vi. Mitigation measures proposed in the case of a restricted discretionary activity to exceed the lighting levels specified.
- e. Noise - the EMP will specifically include a section on noise which includes provisions related to:
 - i. Where and how noise will be measured, monitored and assessed.
 - ii. How the sound system will be calibrated.
 - iii. How fireworks involving detonation will be managed.

- i. Establishment and functioning of a Transport Management Group ("TMG") comprising representatives of the Stadium Operator, the CBS Arena and Addington Raceway and the Council, the traffic management contractor as well as where possible representatives of appropriate transport agencies, organisations and service providers. These should include ECAN, NZTA, NZ Police, bus, coach, taxi and train operators and others as considered appropriate by the Council. The TMG will provide input into the preparation of the various Transport Management Plans and meet at least 4 times per year to review and modify the Transport Management Plans.
- ii. The requirement for a Transport Management Plan (TMP) to be finalised at least one month prior to an Event and to be operational for every event. The TMP shall show how transport and traffic aspects of events will be managed to reduce or mitigate any adverse effects.
- iii. The goal of the TMP namely to avoid, mitigate and manage the adverse effects of event – related traffic on the wider neighbourhood and to manage the overlapping transport effects that could result from events occurring at either the CBS Arena or the Addington Raceway on the same day. The objectives of the TMP and any future modifications shall be:
 - A. to manage the potential impact of events at the stadium and/or at the CBS Arena and Addington Raceway occurring on the site at the same time period;
 - B. to ensure that residents are able to access their properties and street permitted parking at all times during events days;
 - C. to ensure that arterial roads continue to function and do not experience excessive congestion as a result of event related activity;
 - D. to strongly encourage patrons and staff to make increasing use of passenger transport to access the stadium for events and to provide passenger transport information and to promote passenger transport services and Information;
 - E. to maximise pedestrian safety particularly immediately before and after event;
 - F. to ensure emergency vehicle access both to the ground and the surrounding neighbourhood is maintained at all times;
 - G. in the immediate vicinity of the ground to separate the different modes to achieve safe and efficient traffic flow;
 - H. to provide for the parking and movement of passenger transport so as to encourage this form of transport and assist efficient traffic movement before and after events;
 - I. to manage traffic flows around the stadium so as to facilitate efficient clearing of people and vehicles after events;
 - J. to investigate the definition of a parking restriction zone around the stadium for events, which may include provision for:
 - (i) Residents' only parking in residential streets within the restricted zone;
 - (ii) Stadium related parking being excluded with the zone;
 - (iii) Business areas to retain existing parking restrictions;

- K. to ensure the TMP is reviewed on a regular basis;
 - L. that contingency plans are developed, to ensure that solutions are available to accommodate foreseeable deviations from the expected operation of the TMP;
 - M. to provide for park and ride and park and walk facilities which may be required for the purpose of enabling patrons to use passenger transport or special bus and train services, in accordance with the TMP for any given event;
 - N. to provide facilities for cyclists and for the safe and efficient storage of bicycles;
 - O. to ensure that convenient and accessible parking is provided for the mobility impaired;
 - P. Provisions to ensure that transport arrangements, (including residents only parking areas, the likelihood of towing, street closures, park and ride and walk locations and special bus and train services) shall be included in all pre-match publicity for events, in conjunction with the TMG.
- i. Construction Management Plan - A Construction Management Plan is required to be developed by the venue operator before the works commence and submitted to the Council's Resource Consents Unit Manager for certification that the matters set out in this rule are addressed. The Construction Management Plan will include specific details relating to the excavation of the site, or parts thereof, and the construction and management of all works including:
- i. Methods for reducing the potential adverse effects associated with the interaction of construction traffic with traffic associated with events at the CBS Arena/Addington Raceway.
 - ii. Ingress and egress to the construction site for construction, trade and worker vehicles and machinery during the construction period.
 - iii. Measures to be adopted to minimise impacts on visual and aural amenity, including location of noisy activities away from residences and businesses any screening proposed, and to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities.
 - iv. Construction noise shall be managed as far as is practicable in accordance with NZS 6803:1999 Acoustics – Construction noise Table 2 and Annex E.
 - v. The Construction Noise Management Plan shall include specific details relating to managing noise to achieve these conditions and shall include specific details relating to managing noise in the event that these levels may be exceeded.
 - vi. Temporary construction lighting if required should be directed away from adjacent properties and roads.
 - vii. Measures to provide local residents and businesses information about the construction activity and timeframes.
 - viii. Procedures for complaints recording and auctioning.
 - ix. Measures to limit the disturbance caused by the delivery of materials to the site on neighbouring residents.
 - x. Location of off street parking sufficient for site workers and contractors.
 - xi. Hours of operation and days of the week for construction activities.

- xii. Means of ensuring the safety of the general public.
- xiii. Procedures for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from adjacent properties, public roads or places.
- xiv. Procedures for preventing contamination of stormwater drains with water containing soil sediment.
- xv. Procedures related to the excavation of soil including preparation of a management plan for managing contaminated materials in the event they are discovered, including:
 - A. Health and safety requirements for those working around contaminated materials;
 - B. Outline of visual/odour indicators of contamination at site;
 - C. Unexpected contamination discovery procedure – includes notifying relevant authorities etc.;
 - D. Stockpiling requirements for contaminated soils;
 - E. Erosion and sediment control measures;
 - F. Possible groundwater control measures;
 - G. Disposal requirements, landfill acceptance of materials;
 - H. Validation of remaining in situ soils, and reporting to Environment Canterbury and Christchurch City Council;
 - I. Reinstatement.

18.4 Rules - Open Space McLeans Island Zone

18.4.1 *[This number is not used]*

18.4.2 Activity status tables – Open Space McLeans Island Zone

18.4.2.1 Permitted activities

The activities listed below are permitted activities in the Open Space McLeans Island Zone if they meet any activity specific standards set out in the following table and the built form standards in Rule 18.4.3.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 18.4.2.2, 18.4.2.3, 18.4.2.4, 18.4.2.5 and 18.4.2.6.

Activity		Activity specific standards
P1	Conservation activities.	Nil.

Activity		Activity specific standards
P2	Recreation activities and/or recreation facility.	Nil.
P3	Public amenities.	<p>a. Visitor information centres, public toilets, and/or changing rooms shall:</p> <p>i. Not exceed 250 m² of floor area on sites up to 10,000 m² in area;</p> <p>ii. Not exceed 500 m² of floor area on sites greater than 10,000 m² in area.</p>
P4	Minor and major sports facilities.	<p>a. Any minor or major sports facility shall:</p> <p>i. be located a minimum of 500 metres from the Peacock Springs Conservation Area as shown in Appendix 17.9.1;</p> <p>ii. not include the setting off of any fireworks within 4,000 metres of the Peacock Springs Conservation Area as shown in Appendix 17.9.1.</p>
P5	Ancillary office activity.	a. Shall be limited to a maximum of 100 m ² floor area per site.
P6	Ancillary retail activity.	a. Shall be limited to a maximum of 100 m ² floor area per site.
P7	Food and beverage outlet.	a. Shall be limited to a maximum of 150 m ² floor area per site.
P8	Park management activities.	Nil.
P9	Farming.	<p>a. Any buildings shall:</p> <p>i. Be limited to farm buildings; and</p> <p>ii. Not exceed 300 m² in gross floor area.</p>
P10	Plantation forestry.	Nil.
P11	Public artwork.	Nil.
P12	Public transport facility.	a. Shall be limited to bus shelters and bus bays.
P13	Parking areas.	a. One tree shall be planted within or adjacent to any car parking area for every 5 car parking spaces provided.
P14	Camping grounds.	<p>a. Any permanent building shall not exceed the following:</p> <p>i. 250 m² gross floor area on sites up to 10,000 m² in area; or</p> <p>ii. 500 m² gross floor area on sites greater than 10,000 m² in area</p>
P15	Wildlife park / zoo, including animal enclosure and predator proof fences.	Nil.

Activity		Activity specific standards
P16	Community market.	<ul style="list-style-type: none"> a. All community markets not involving any noise amplified activity shall comply with noise provisions in Rule 6.1.4.1.1.1 and Table 1; b. Any community market involving noise amplified activity shall comply with noise provisions in Rule 6.1.4.2.4 as if it were a temporary activity.
P17	Emergency service facilities.	Nil.
P18	Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works, where undertaken by the Council, Canterbury Regional Council or the Crown.	Nil.
P19	Exotic tree planting for the purposes of shelter, soil conservation, flood protection and/or bank erosion mitigation, where undertaken by the Council, Canterbury Regional Council or the Crown.	Nil.

18.4.2.2 Controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

Activity		The Council's control shall be limited to the following matters:
C1	New buildings and structures (including stopbanks) for the purposes of flood and/or bank erosion mitigation and/or protection, where undertaken by the Council, Canterbury Regional Council or the Crown.	<ul style="list-style-type: none"> c. The visual impact of the proposed flood protection or bank erosion works on open space and any neighbouring sites and public places, and any mitigation proposed. d. The potential effects during construction of the flood protection or bank erosion works both within and surrounding the site, including increased erosion and sedimentation, noise, dust and traffic, and any mitigation proposed. e. The adequacy and appropriateness of measures proposed to reinstate the open space affected by the works post construction including but not limited to landscaping or grassing where applicable.

18.4.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 18.7, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rules 18.4.2.1 P1 – P19 that does not meet one or more of the built form standards, unless otherwise specified.	As relevant to the built form standard that is not met: <ol style="list-style-type: none"> a. For rules 18.4.3.1 and 18.4.3.2 - Setback from boundaries – Rule 18.7.16. b. Building height – Rule 18.7.18. c. Water supply for firefighting – Rule 18.7.20.
RD2	Any activity listed in Rule 18.4.2.1 P3 that does not meet one or more of the activity specific standards.	<ol style="list-style-type: none"> a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Traffic generation and access – Rule 18.7.3. c. Public amenities – Rule 18.7.6.
RD3	Any activity listed in Rules 18.4.2.1 P5 – P7 that does not meet one or more of the activity specific standards. Any application for this activity will not require written approvals and shall not be limited or publicly notified.	<ol style="list-style-type: none"> a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Traffic generation and access – Rule 18.7.3.
RD4	Any activity listed in Rule 18.4.2.1 P9 that does not meet one or more of the activity specific standards.	<ol style="list-style-type: none"> a. Building footprint, site coverage and impervious surfaces – Rule 18.7.22.
RD5	Any activity listed in Rules 18.4.2.1 P12 and P14 that does not meet one or more of the activity specific standards. Any application for activity P12 will not require written approvals and shall not be limited or publicly notified.	<ol style="list-style-type: none"> a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2.
RD6	Any activity listed in Rule 18.4.2.1 P13 that does not meet one or more of the activity specific standards. Any application for this activity will not require written approvals and shall not be limited or publicly notified.	<ol style="list-style-type: none"> a. Landscaping and trees – Rule 18.7.13.
RD7	Any activity listed in Rule 18.4.2.1 P16 that does not meet one or more of the activity specific standards.	<ol style="list-style-type: none"> a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Matters of Discretion - 6.1.4.3 (General rules - Noise)
RD8	[Deferred to Chapter 6 General Rules]	<ol style="list-style-type: none"> a. [Deferred to Chapter 6 General Rules]

Activity		The Council's discretion shall be limited to the following matters:
RD10	Any activity listed in Rule 18.4.2.1 P4 that does not meet one or more of the activity specific standards. Any application arising from non-compliance with this rule will only require written approval from the trustees of The Isaac Conservation Wildlife Trust or its successors.	a. Minor and major sports facilities - Rule 18.7.1 (e.)

18.4.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any activity that does not comply with built form standard 18.4.3.4.
D2	Shooting ranges located closer than 1 kilometre from the Peacock Springs Conservation Area as shown in Appendix 17.9.1.

18.4.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, or discretionary activity.
NC2	Motorised sports activity / facility.
NC3	Sensitive activities within the Air Noise Contour (50 dB Ldn) as defined on the Planning Maps.
NC4	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National grid transmission line or within 12 metres of a foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National grid transmission line or within 10 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a National grid transmission line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The National grid transmission lines and electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the National grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National grid transmission lines. Buildings and activities in the vicinity of National grid transmission lines must comply with the NZECP 34:2001.

18.4.3 Built form standards – Open Space McLeans Island Zone

18.4.3.1 Road boundary setback

The minimum building setback from any road boundary shall be 25 metres.

18.4.3.2 Internal boundary setback

The minimum building setback from an internal boundary with any zone excluding the Transport Zone shall be 20 metres.

18.4.3.3 Building height

The maximum height of any building shall be 20 metres.

18.4.3.4 Building footprint, site coverage and impervious surfaces

- a. The maximum footprint of a single building (excluding playground equipment) shall be 1,000 m², unless otherwise specified in the activity specific standards in Rule 18.4.2.1.
- b. The maximum percentage of any site covered by buildings shall be 3%.
- c. The maximum percentage of any site covered by impervious surfaces (excluding buildings, walkways, tracks, and cycle ways) shall be 5%.

18.4.3.5 Water supply for firefighting

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

Any application made in relation to this rule shall not be publicly notified or limited notified other than to the New Zealand Fire Service Commission.

18.5 Rules - Open Space Natural Zone

18.5.1 [This number is not used]

18.5.2 Activity status tables – Open Space Natural Zone

18.5.2.1 Permitted activities

The activities listed below are permitted activities in the Open Space Natural Zone if they meet any activity specific standards set out in the following table and the built form standards in Rule 18.5.3.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 18.5.2.2, 18.5.2.3, 18.5.2.4 and 18.5.2.5.

Activity		Activity specific standards:
P1	Conservation activities.	Nil.
P2	Recreation activity and/or recreation facility.	Nil.
P3	Park management activity and/or park management facility.	Nil.
P4	Public amenity.	a. Any public amenity building containing toilets and/or changing rooms shall be set back a minimum of 20 metres from the boundary with any residential zone.
P5	Public artwork.	Nil.
P6	Customary harvesting.	Nil. Note: this rule does not override the requirements to obtain permission of the landowner or administrator for any customary harvesting of taonga species.
P7	Farming and farm buildings.	a. Any farm buildings shall be limited to a maximum of 300 m ² of gross floor area.
P8	Existing forestry.	Nil.
P9	Residential unit /activity.	Except as specified in P14, shall be limited to: a. Sites greater than 10,000 m ² . b. One residential unit on any site for caretaker and site management purposes only. The residential unit shall not be located within the Air Noise Contour (50 dB Ldn) as shown on the planning maps.
P10	Guest accommodation.	Shall be limited to: a. Tramping huts with a maximum 100 m ² of gross floor area; b. The use of existing building/s on the site; and

Activity		Activity specific standards:
		c. Camping grounds restricted to tents.
P11	Farm stay.	Shall be limited to: <ul style="list-style-type: none"> a. The use of and existing building/s on the site; b. New building with a maximum floor area of 100 m²; and c. Camping grounds restricted to tents.
P12	Planting of exotic vegetation or native plants of non-local origin.	Shall be limited to: <ul style="list-style-type: none"> a. Planting and screening of public amenities and/or parking areas; b. Re-introduction of native species no longer occurring naturally in the Christchurch area (these species are to be procured from the next most appropriate source where they still occur naturally); c. Oversowing with exotic grasses; d. Victoria, Elizabeth, Halswell Quarry and Bottle Lake parks for botanical display, species conservation, historic, Sister City Gardens (Halswell Quarry Park) or amenity purposes; e. Conservation activities; and f. Planting for soil conservation and shelter purposes.
P13	The following additional activities in the Open Space Natural Zone at Ferrymead: <ul style="list-style-type: none"> i. Golf course, ii. Golf driving range, iii. Paintball, iv. Restaurant and café, v. Conference and function facilities. 	Nil.
P14	The following additional activities within a building listed as a heritage item: <ul style="list-style-type: none"> i. ancillary office activity; ii. ancillary retail activity; iii. food and beverage outlet; iv. gymnasium; v. conference and function facilities; vi. community facility; vii. residential activity; viii. cultural facility. 	<ul style="list-style-type: none"> a. Residential activity shall be limited to no more than two residential units. b. Irrespective of anything to the contrary in this Plan, any activities within a heritage item or heritage setting shall be exempt from compliance with rules 7.2.3.1-7.2.3.6 in relation to parking and loading – Open Space Zones. <p>Note: Refer also to Rule 9.3.3.5 for rules relating to historic heritage places.</p>

Activity		Activity specific standards:
P15	Rural tourism activity and facility.	<ul style="list-style-type: none"> a. The floor area of any building and/or impervious surfaces used shall be limited to a maximum of 150 m²; b. All ancillary retail activity shall be limited to a maximum of 50 m² of floor area.
P16	Community market.	<ul style="list-style-type: none"> a. All community markets not involving any noise amplified activity shall comply with noise provisions in Rule 6.1.4.1.1.1 and Table 1. b. Any community market involving noise amplified activity shall comply with noise provisions in Rule 6.1.4.2.4 as if it were a temporary activity.
P17	Parking areas.	<ul style="list-style-type: none"> a. On sites adjoining a Residential Zone, trees shall be provided adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced. b. In addition to the above: <ul style="list-style-type: none"> i. one tree shall be planted for every 5 car parking spaces; and ii. trees shall be planted within or adjacent to the car parking area at the front of the site. <p>For guidance and information on tree species, refer to General Rules and Procedures, Appendix 6.11.6, Part B.</p>
P18	Heli-landing areas (Banks Peninsula only – refer Appendix 2.1).	<ul style="list-style-type: none"> a. Any heli-landing areas shall be limited to sites greater than 3000 m² and located more than 450 metres from any Residential Large Lot, Residential Small Settlement, Papakāinga, Residential Banks Peninsula or Commercial Banks Peninsula Zone. b. There shall be no: <ul style="list-style-type: none"> i. more than 12 flights (24 helicopter movements) in any calendar year; ii. more than five days of flights (helicopter movements) in any one month period; iii. more than three flights (six helicopter movements) in any one week; and iv. helicopter movements taking place within 25 metres of any residential unit unless that residential unit is owned or occupied by the applicant. c. Any helicopter movements shall occur only between 0800 and 1800. d. A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the Council if requested.
P20	Emergency service facilities.	Nil.
P21	Maintenance and upgrade of existing flood and/or bank erosion	Nil.

Activity		Activity specific standards:
	mitigation and protection works, where undertaken by the Council, Canterbury Regional Council or the Crown.	
P22	Exotic tree planting for the purposes of flood protection and/or bank erosion mitigation, where undertaken by the Council, Canterbury Regional Council or the Crown.	Nil.

18.5.2.2 Controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

Activity		The Council's control shall be limited to the following matters:
C1	New buildings and structures (including stopbanks) for the purposes of flood and/or bank erosion mitigation and/or protection, where undertaken by the Council, Canterbury Regional Council or the Crown.	<ul style="list-style-type: none"> a. The visual impact of the proposed flood protection or bank erosion works on open space and any neighbouring sites and public places, and any mitigation proposed. b. The potential effects during construction of the flood protection or bank erosion works both within and surrounding the site, including increased erosion and sedimentation, noise, dust and traffic, and any mitigation proposed. c. The adequacy and appropriateness of measures proposed to reinstate the open space affected by the works post construction including but not limited to landscaping or grassing where applicable. d. The design of the building or structure and method of installation to mitigate effects on a Site of Ngāi Tahu Cultural Significance identified in Schedules 9.5.6.1 and/or 9.5.6.4.

18.5.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 18.7, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rules 18.5.2.1 P1 – P22 that does not meet one or more of the built form standards in Rule 18.5.3, unless otherwise specified.	As relevant to the built form standard that is not met: <ul style="list-style-type: none"> a. For Rules 18.5.3.1 and 18.5.3.2 - Setback from boundaries – Rule 18.7.16. b. Building height – Rule 18.7.18. c. Recession planes – Rule 18.7.19. d. Water supply for firefighting – Rule 18.7.20. e. Building footprint, site coverage and impervious surfaces - Rule 18.7.22. f. For Rule 18.5.3.5, within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.
RD2	Any activity listed in Rule 18.5.2.1 P4 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Public amenities - Rule 18.7.6. b. In the Open Space Natural Zone at Riccarton Bush, Outstanding natural features and landscapes - Rule 9.2.8.1.
RD3	Any activity listed in Rules 18.5.2.1 P7, P10 and P11 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. In the Open Space Natural Zone at Riccarton Bush, Outstanding natural features and landscapes - Rule 9.2.8.1.
RD4	Any activity listed in Rules 18.5.2.1 P9 and P14 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Residential activities – Rule 18.7.12. b. In the Open Space Natural Zone at Riccarton Bush, Outstanding natural features and landscapes - Rule 9.2.8.1.
RD6	Any activity listed in Rule 18.5.2.1 P12 that does not meet one or more of the activity specific standards. Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.	<ul style="list-style-type: none"> a. Planting of exotic vegetation – Rule 18.7.9.
RD8	Any activity listed in Rule 18.5.2.1 P15 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities - Rule 18.7.2. b. Traffic generation and access – Rule 18.7.3. c. Hours of operation – Rule 18.7.4.
RD9	Any activity listed in Rule 18.5.2.1 P16 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Matters of Discretion - 6.1.4.3 (General rules - Noise)
RD10	Any activity listed in Rule 18.5.2.1 P17 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Parking areas and public transport facilities – Rule 18.7.5.

Activity		The Council's discretion shall be limited to the following matters:
RD11	Minor sports facility.	a. Minor and Major Sports Facilities – Rule 18.7.1
RD12	[Deferred to Chapter 6 General Rules]	a. [Deferred to Chapter 6 General Rules]
RD13	Any activity listed in Rules 18.5.2.3 RD1 -RD11 located within the Coastal Environment overlay area.	a. Effects of activities in the Coastal Environment - Rule 9.6.3.1.

18.5.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any building that does not comply with built form standard 18.5.3.5.
D2	Major sports facility – golf courses only.
D3	Plantation forestry.

18.5.2.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.
NC2	Motorised sport activity / facility.
NC3	Major sports facility other than golf courses.
NC4	Any activity listed in Rule 18.5.2.1 P18 that does not meet any one or more of the activity specific standards.
NC5	Sensitive activities within the Air Noise Contour (50 dB Ldn) as defined on the Planning Maps.
NC6	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National grid transmission line or within 12 metres of a foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National grid transmission line or within 10 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a National grid transmission line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p>

	Activity
	<p>Notes:</p> <ol style="list-style-type: none"> The National grid transmission lines are shown on the planning maps. Vegetation to be planted around the National grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National grid transmission lines. Buildings and activities in the vicinity of National grid transmission lines must comply with the NZECP 34:2001.
NC7	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or within 5 metres of the centre line of a 33kV and the Heathcote to Lyttelton 11kV electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV, 33kV and the Heathcote to Lyttelton 11kV electricity distribution line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> The electricity distribution lines are shown on the planning maps. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activities in the vicinity of or electricity distribution lines must comply with the NZECP 34:2001.

18.5.3 Built form standards – Open Space Natural Zone

18.5.3.1 Road boundary setback

The minimum building setback from road boundaries shall be as follows:

	Applicable to	Standard
a.	All sites, unless specified below	5 metres
b.	All sites in Banks Peninsula (refer Appendix 2.1)	7.5 metres

	Applicable to	Standard
c.	Sites fronting a State Highway	20 metres

18.5.3.2 Internal boundary setback

The minimum building setback from an internal boundary setback shall be as follows:

	Applicable to	Standard
a.	All sites, unless specified below	6 metres
b.	All sites in Banks Peninsula (refer Appendix 2.1), except as specified in c. below	3 metres
c.	Any buildings, balconies or decks on sites adjacent to a designated railway corridor	4 metres from the designated railway corridor

18.5.3.3 Building height

The maximum height of any building shall be as follows:

	Applicable to	Permitted
a.	All sites, unless specified below	5 metres
b.	All buildings in Banks Peninsula (refer Appendix 2.1)	6 metres

18.5.3.4 Recession planes

Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal site boundary in accordance with the diagrams in 18.8.3 - Appendix 1.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

18.5.3.5 Building footprint and site coverage

The maximum building footprint and site coverage shall be as follows:

	Applicable to	Standard
a.	All sites, unless specified below	a. Buildings shall have a gross floor area less than 150 m ² ; or b. As otherwise specified in the Activity Specific Standards for Permitted activities in 18.5.2.1.

	Applicable to	Standard
b.	All sites in Banks Peninsula (refer Appendix 2.1)	a. Site coverage shall not exceed 10% of the net site area or 250 m ² whichever is the lesser; or b. As otherwise specified in the Activity Specific Standards for Permitted activities in 18.5.2.1.

18.5.3.6 Water supply for firefighting

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

Any application made in relation to this rule shall not be publicly notified or limited notified other than to the New Zealand Fire Service Commission.

18.6 Rules - Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone

18.6.1 *[This number is not used]*

18.6.2 Activity status tables – Open Space Water and Margins Zone and the Avon River Precinct/Te Papa Ōtākaro Zone

18.6.2.1 Permitted activities

The activities listed below are permitted activities in the Open Space Water and Margins Zone and the Avon River Precinct/Te Papa Ōtākaro Zone if they meet any activity specific standards set out in the following table and the built form standards in Rule 18.6.3.

Note that for provisions on building setbacks from water bodies reference should be made to the requirements in Chapter 6, General Rules, Rules in 6.6.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 18.6.2.2, 18.6.2.3, 18.6.2.4 and 18.6.2.5.

Activity		Activity specific standards:
P1	Conservation activities.	Nil.
P2	Recreation activity on the surface of water.	Shall be limited to non-motorised craft except as provided for in P3 below.
P3	Use of motorised craft.	Shall be limited to: <ol style="list-style-type: none"> a. the Waimakariri River; b. Lake Ellesmere/Te Waihora for the purposes of customary harvesting, recreational and commercial fishing, game bird shooting, and park management activities; c. Lake Forsyth/Wairewa; d. the Styx River between Kainga and Marshlands Roads at speeds not exceeding 5 knots; e. the Avon River in association with rowing events at Kerrs Reach; and f. emergency, safety or maintenance purposes only on: <ol style="list-style-type: none"> i. the Styx River above/west of Marshland Road; and ii. other rivers or lakes unless specified above.
P4	Recreation activities and/or recreation facilities.	a. Any recreation facilities shall be limited to those not requiring the construction of any new buildings other than public amenities permitted in P7 below.

Activity		Activity specific standards:
P5	Recreational fishing.	Nil.
P6	Commercial fishing (Lake Ellesmere/Te Waihora only).	Nil. Note: Commercial fishing activities may also require a permit under other legislation.
P7	Public amenities.	a. Any visitor information centres, public toilets, and/or changing rooms shall: <ul style="list-style-type: none"> i. be located within existing buildings in the zone; or ii. located in a new building with a gross floor area not exceeding 100 m².
P8	Ancillary office activity.	a. Shall: <ul style="list-style-type: none"> i. be located in an existing building; and ii. cumulatively occupy no more than 100 m² or 25% of the gross floor area of all buildings on a site, whichever is the lesser.
P9	Ancillary retail activity.	a. Shall: <ul style="list-style-type: none"> i. be located in an existing building; and ii. cumulatively occupy no more than 100 m² or 25% of the gross floor area of all buildings on a site, whichever is the lesser.
P10	Food and beverage outlet.	a. Shall be located in an existing building. b. The maximum gross leasable floor area per tenancy shall be 150 m ² . c. The activity shall only operate between the hours of 0700 and 1900 on sites adjacent to a residential zone.
P11	Park management activities.	Nil.
P12	Amenity tree planting (Lake Ellesmere/Te Waihora only).	a. Any amenity tree planting shall be limited to areas outside the 1.8 metre buffer contour (land side) as shown on the planning maps.
P13	Farming.	a. Shall be limited to: <ul style="list-style-type: none"> i. a land-based farming activity (including the maintenance of existing drains and water bodies) which does not require the erection of any building or structure.
P14	Opening and closing of the seaward outlet of Lake Forsyth/Wairewa and Lake Ellesmere/Te Waihora to maintain lake levels (when carried out by or under the supervision of the City or Regional Councils).	Nil.

Activity		Activity specific standards:
P15	Public artwork.	Nil.
P16	Parking area.	<p>a. Any parking area shall be limited to:</p> <p>i. a maximum of six car parks; and</p> <p>ii. one parking area for every 10,000 m² of the site.</p>
P17	<p>The following additional activities within a building listed as a heritage item:</p> <p>i. gymnasium;</p> <p>ii. conference and function facilities;</p> <p>iii. guest accommodation;</p> <p>iv. community activity;</p> <p>v. residential activity; and</p> <p>vi. cultural facility</p>	<p>a. Residential activity shall be limited to no more than two residential units.</p> <p>b. Irrespective of anything to the contrary in this Plan, any activities within a heritage item or heritage setting shall be exempt from compliance with Rules in 7.2.3 in relation to parking and loading – Open Space Zones.</p> <p>Note: Refer also to Rule 9.3.3 for rules relating to historic heritage places.</p>
P18	Customary harvesting.	<p>Nil.</p> <p>Note: this rule does not override the requirement to obtain permission of the landowner or administrator for any customary harvesting of taonga species.</p>
P19	Heli-landing areas (Banks Peninsula only - refer Appendix 2.1).	<p>a. Any heli-landing areas shall be limited to sites greater than 3000 m² and located more than 450 metres from any Residential Large Lot, Residential Small Settlement, Papakāinga, Residential Banks Peninsula or Commercial Banks Peninsula Zone;</p> <p>b. There shall be no:</p> <p>i. more than 12 flights (24 helicopter movements) in any calendar year;</p> <p>ii. more than five days of flights (helicopter movements) in any one month period;</p> <p>iii. more than three flights (six helicopter movements) in any one week;</p> <p>iv. helicopter movements taking place within 25 metres of any residential unit unless that residential unit is owned or occupied by the applicant;</p> <p>c. Any helicopter movements shall occur only between 0800 and 1800;</p> <p>d. A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the City Council if requested.</p>
P20	Emergency services.	<p>a. Any emergency services shall be located in an existing building.</p>

Activity		Activity specific standards:
P21	Any works related to the operation or maintenance of transport infrastructure in the Transport Zone outside the water body setbacks specified in Rule 6.6.2.2.	Nil.
P22	Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works, where undertaken by the Council, Canterbury Regional Council or the Crown.	Nil.
P23	Exotic tree planting for the purposes of shelter, soil conservation, flood protection and/or bank erosion mitigation, where undertaken by the Council, Canterbury Regional Council or the Crown.	Nil.
P24	Cultural facility / activity.	Unless specified in P17, shall be limited to: a. The site at 85 Armagh Street (Lot 3 DP 82831), 282 Durham Street (Lot 1 DP 82831) and 66 Chester Street West (Lot 2 DP 82831).
P25	Entertainment facility / activity.	a. Shall be limited to the site at 85 Armagh Street (Lot 3 DP 82831), 282 Durham Street (Lot 1 DP 82831) and 66 Chester Street West (Lot 2 DP 82831).

18.6.2.2 Controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

Activity		The Council's control shall be limited to the following matters:
C1	New buildings and structures (including stopbanks) for the purposes of flood and/or bank erosion mitigation and/or protection, where undertaken by the Council, Canterbury Regional Council or the Crown.	<ul style="list-style-type: none"> a. The visual impact of the proposed flood protection or bank erosion works on open space and any neighbouring sites and public places, and any mitigation proposed. b. The potential effects during construction of the flood protection or bank erosion works both within and surrounding the site, including increased erosion and sedimentation, noise, dust and traffic, and any mitigation proposed. c. The adequacy and appropriateness of measures proposed to reinstate the open space affected by the works post

Activity	The Council's control shall be limited to the following matters:
	<p>construction including but not limited to landscaping or grassing where applicable.</p> <p>d. The design of the building or structure and method of installation to mitigate effects on a Site of Ngāi Tahu Cultural Significance identified in Schedules 9.5.6.1 and/or 9.5.6.4.</p>

18.6.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 18.7, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
<p>RD1 Any activity listed in Rule 18.6.2.1 P7 that does not meet one or more of the built form standards in Rule 18.6.3.</p>	<p>a. For rules 18.6.3.1, 18.6.3.2 and 18.6.3.5 - Setback from boundaries – Rule 18.7.16.</p> <p>b. Outdoor storage – Rule 18.7.17.</p> <p>c. Building height – Rule 18.7.18.</p> <p>d. Recession planes – Rule 18.7.19.</p> <p>e. Water supply for firefighting – Rule 18.7.20.</p>
<p>RD2 Any activity listed in Rules 18.6.2.1 P2 and P3 that does not meet one or more of the activity specific standards.</p>	<p>a. Activities on the surface of water bodies – Rule 18.7.10.</p> <p>b. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.</p> <p>c. Te Waihora (Lake Ellesmere), Wairewa (Lake Forsyth), and Kaitorete Spit – Open Space Water and Margins Zone – Rule 18.7.11.</p>
<p>RD3 Any activity listed in Rules 18.6.2.1 P8 – P10 located in an existing building that does not meet one or more of the activity specific standards.</p>	<p>a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2.</p> <p>b. Traffic generation and access – Rule 18.7.3.</p> <p>c. Parking areas and public transport facilities – Rule 18.7.5.</p> <p>d. Hours of operation – Rule 18.7.4.</p>
<p>RD4 Any activity listed in Rule 18.6.2.1 P12 that does not meet one or more of the activity specific standards.</p>	<p>a. Planting of exotic vegetation – Rule 18.7.9.</p> <p>b. Additional matters for Open Space Water and Margins Zone – Rule 18.7.15.</p> <p>c. Te Waihora (Lake Ellesmere), Wairewa (Lake Forsyth), and Kaitorete Spit - Open Space Water and Margins Zone – Rule 18.7.11.</p>

Activity		The Council's discretion shall be limited to the following matters:
RD5	Any activity listed in Rule 18.6.2.1 P13 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Additional matters for Open Space Water and Margins Zone – Rule 18.7.15. b. Te Waihora (Lake Ellesmere), Wairewa (Lake Forsyth), and Kaitorete Spit - Open Space Water and Margins Zone – Rule 18.7.11.
RD6	Any activity listed in Rule 18.6.2.1 P16 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Parking areas and public transport facilities – Rule 18.7.5.
RD7	Any activity listed in Rule 18.6.2.1 P17 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Residential activities – Rule 18.7.12.
RD8	<i>[Deferred to Chapter 6 General Rules]</i>	<ul style="list-style-type: none"> a. <i>[Deferred to Chapter 6 General Rules]</i>
RD9	<p>The future Pavilion building/s at 794 Colombo Street (784m² site, legally described as Pt RES 16) limited to:</p> <ul style="list-style-type: none"> a. a maximum of 250 m² site coverage; and b. the following activities and facilities: <ul style="list-style-type: none"> i. community facilities; ii. recreation activities and facilities (including commercially operated recreation facilities/ activities); iii. food and beverage outlets; and iv. ancillary office and retail activities. 	<ul style="list-style-type: none"> a. Setback from boundaries - Rule 18.7.16. b. Outdoor storage – Rule 18.7.17. c. Building height – Rule 18.7.18. d. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. e. Additional matters for Open Space Water and Margins Zone and Avon River Precinct Zone – Rule 18.7.15.
RD10	Any activity listed in Rules 18.6.2.3 RD1 - RD9 located within the Coastal Environment overlay area.	<ul style="list-style-type: none"> a. Effects of activities in the Coastal Environment - Rule 9.6.3.1.

18.6.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any activity listed in Rule 18.6.2.1 P7 which requires the construction of a new building or additions to a building that does not meet one or more of the activity specific standards.

Activity	
D2	Any activity listed in Rules 18.6.2.1 P4, P8, P9, P10, P13 and P20 which requires the construction of a new building, except as specified in Rules 18.6.2.3 RD9.

18.6.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, or discretionary activity.
NC2	Any activity listed in Rule 18.6.2.1 P21 that does not meet one or more of the activity specific standards.
NC3	Sensitive activities within the Air Noise Contour (50 dB Ldn) as defined on the Planning Maps.
NC4	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National grid transmission line or within 12 metres of a foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National grid transmission line or within 10 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a National grid transmission line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The National grid transmission lines are shown on the planning maps. 2. Vegetation to be planted around the National grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National grid transmission lines. Buildings and activities in the vicinity of National grid transmission lines must comply with the NZECP 34:2001.
NC5	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or ii. within 5 metres of the centre line of a 33kV and the Heathcote to Lyttelton 11kV electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV, 33kV and the Heathcote to Lyttelton 11kV electricity distribution line support structure foundation.</p>

Activity	
	<p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activities in the vicinity of or electricity distribution lines must comply with the NZECP 34:2001.
NC6	Motorised sport activity / facility.

18.6.3 Built form standards – Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone

18.6.3.1 Road boundary setback

The minimum building setback from road boundaries shall be as follows:

	Applicable to	Standard
a.	All sites unless specified below	5 metres
b.	Sites fronting a State Highway	20 metres
c.	Within the Avon River Precinct Zone	Nil

18.6.3.2 Internal boundary setback

The minimum building setback from an internal boundary shall be as follows:

	Applicable to	Standard
a.	All sites unless specified below	10 metres
b.	In the Avon River Precinct Zone, any activity on sites adjacent to Central City Residential only	Nil
c.	Any buildings, balconies or decks on sites adjacent to a designated railway corridor	4 metres from the designated railway corridor
d.	In the Bromley wildlife conservation area (on and around the oxidation ponds) bounded by Cuthberts, Dyers, Breezes and Bexley Roads, Linwood Avenue, and the Coastal Marine Area	20 metres

18.6.3.3 Building height

The maximum height of any building shall be 5 metres.

18.6.3.4 Recession planes

Where a site adjoins a Residential Zone, no part of any building shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal site boundary in accordance with the diagrams in Appendix 18.8.3.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

18.6.3.5 Outdoor storage

- a. Any outdoor storage area shall not be located within the minimum setbacks specified in Rules 18.6.3.1 and 18.6.3.2 except that this rule shall not apply to the Avon River Precinct Zone.
- b. Outdoor storage areas shall be screened from adjoining sites and roads by either planting, wall(s), fence(s), or any combination of these to at least 1.8 metres in height along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3 metres.

18.6.3.6 Water supply for firefighting

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

Any application made in relation to this rule shall not be publicly notified or limited notified other than to the New Zealand Fire Service Commission.

18.6A Rules — Open Space Coastal Zone

18.6A.1 Activity status tables

18.6A.1.1 Permitted activities

The activities listed below are permitted activities in the Open Space Coastal Zone if they meet the activity specific standards set out in this table and, if in the Coastal Bach Overlay, the applicable built form standards in Rule 18.6A.2.

Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 18.6A.1.2, 18.6A.1.3, 18.6A.1.4 and 18.6A.1.5 or 18.6A.1.6.

Activity		Activity specific standards
P1	Conservation activities	Nil
P2	Customary harvesting	
P3	Coastal recreation activities and/or coastal recreation facilities	
P4	Planting of indigenous vegetation	a. Any planting shall be limited to indigenous vegetation endemic to the local area.
P5	Surf lifesaving activities, including marked patrol areas, flags, temporary signage	Nil
P6	Planting of exotic vegetation or native plants of non-local origin	Shall be limited to: <ol style="list-style-type: none"> planting for the purposes of screening coastal recreation activities; re-introduction of indigenous species no longer occurring naturally in the Christchurch area (these species are to be procured from the next most appropriate source where they still occur naturally); over sowing with exotic grasses; and conservation activities.
P7	Repair and maintenance of an existing bach as shown in Appendix 18.8.5	Nil
P8	Maintenance and repair of buildings and parking areas associated with surf lifesaving clubs, yacht clubs and coastguard facilities	
P9	Maintenance and repair of marine structures	
P10	Maintenance and repair of the North New Brighton War Memorial and Community Centre	

18.6A.1.2 Controlled activities

The activities listed below are controlled activities.

Unless otherwise specified, controlled activities shall not be limited or publicly notified.

Discretion to impose conditions is restricted to the matters over which control is reserved as set out in the following table.

Activity		The matters over which Council reserves its control:
C1	<p>A bach provided it:</p> <ul style="list-style-type: none"> a. is located within the Coastal Bach Overlay and is to replace, or is a relocation of, an existing bach as shown in Appendix 18.8.5; and b. meets the built form standards in 18.6A.2. 	<ul style="list-style-type: none"> a. The removal or relocation of an existing bach as shown in Appendix 18.8.5 b. The design and appearance of the new bach to replace an existing bach as shown on Appendix 18.8.5 c. The location of the new or relocated bach in accordance with the layout shown in Appendix 18.8.5 d. The provision of landscaping and implementation of the landscaping prior to the occupation of the relocated or new bach. e. The provision of a suitable connection to a reticulated sewer system or other Council approved system to service the bach f. The suitability and provision of access to service the bach g. The required rehabilitation of the site containing the existing bach that is to be relocated and/or removed h. Adequate water supply for fire-fighting purposes.

18.6A.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 18.7, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	<p>Any activity listed in Rule 18.6A.1.1 P4 or P6 that does not meet one or more of the activity specific standards, except where provided by Rule 18.6A.1.3 RD3.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Indigenous vegetation and ecosystems in the Open Space Coastal Zone – Rule 18.7.25 b. Exotic vegetation planting in the Open Space Coastal Zone – Rule 18.7.26

RD2	Indigenous vegetation clearance, except as provided for in Rule 18.6A.1.1 P2. Any application arising from this rule shall not be limited or publicly notified.	a. Indigenous vegetation and ecosystems in the Open Space Coastal Zone – Rule 18.7.25
RD3	Planting of exotic vegetation except as provided for in Rule 18.6A.1.1 P6. Any application arising from this rule shall not be limited or publicly notified.	a. Exotic vegetation planting in the Open Space Coastal Zone – Rule 18.7.26
RD4	The construction of the vehicular access to the Coastal Bach Overlay, as shown in Appendix 18.8.5. Any application arising from this rule shall not be limited or publicly notified.	a. Baches within Taylors Mistake, Hobsons Bay and Boulder Bay - Rule 18.7.27.a.
RD5	One single 2 m ² addition to an existing bach as shown in Appendix 18.8.5 and existing at [insert date of decision], provided the addition does not increase the height of the bach beyond the existing roofline. This rule does not apply to any relocated or new bach located within the Coastal Bach Overlay.	a. Baches within Taylors Mistake, Hobsons Bay and Boulder Bay – Rule 18.7.27.b and 18.7.27.c.

18.6A.1.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Additions to existing buildings, except as specified in Rule 18.6A.1.3 RD5 and Rule 18.6A.1.5 NC2
D2	Buildings and parking areas associated with surf lifesaving clubs, yacht clubs and coastguard facilities
D3	Recreation facility, other than coastal recreation facilities – Rule 18.6A.1.1. P3
D4	Marine structures

18.6A.1.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary, or prohibited activity
NC2	Any additions or alterations to an existing bach at Taylors Mistake, Hobson Bay, and Boulder Bay as shown in Appendix 18.8.5, other than as provided for in Rule 18.6A.1.3 RD5.
NC3	Within the Coastal Bach Overlay, any bach or activity that does not meet one or more of the built form standards in Rule 18.6A.2.2, Rule 18.6A.2.3, Rule 18.6A.2.4 or Rule 18.6A.2.5.

NC4	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity) within 12 metres of the centre line of a 220kV National Grid transmission line or within 12 metres of a foundation of an associated support structure; or</p> <p>b. Fences within 5 metres of a National Grid transmission line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited (absent its written approval).</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines. Buildings and activities in the vicinity of National Grid transmission lines must comply with the NZECP 34:2001.
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18.6A.1.6 Prohibited activities

The activities listed below are prohibited activities.

PR1	Any new or relocated bach, that would result in the total number of baches in that part of the Open Space Coastal Zone shown in Appendix 18.8.5 and in the Coastal Bach Overlay exceeding 45 baches.
PR2	Any new or relocated bach that does not meet the built form standard in Rule 18.6A.2.1.

18.6A.2 Built form standards – Coastal Bach Overlay only

18.6A.2.1 Bach numbers

- a. A maximum of 18 baches can be established on the area of land shown as Coastal Bach Overlay in Appendix 18.8.5.

18.6A.2.2 Building scale

- a. The gross floor area of any individual bach shall be no more than 50m². For the purposes of this rule gross floor area shall only include ground floor and shall exclude any mezzanine level.
- b. The total area of all decks associated with a bach shall be no more than 6m².

18.6A.2.3 Building height

- a. The maximum height of any building shall be 4.5 metres.

18.6A.2.4 Site coverage

- a. No more than 25% of the total area shown in Appendix 18.8.5 shall be covered by buildings, decks and impervious surfaces.

18.6A.2.5 Vehicle access

- a. The use of the vehicular access to the Coastal Bach Overlay shown in Appendix 18.8.5 shall be restricted to bach owners for the purposes of taking people or goods to or from their respective baches or for vehicles specifically needed for construction, maintenance or emergency purposes. Except for the loading or unloading of people and/or goods, and for the temporary parking of vehicles (other than vehicles owned by bach owners) specifically needed for construction, maintenance or emergency purposes, there shall be no parking in the Coastal Bach Overlay shown in Appendix 18.8.5.

18.7.2 Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities

- a. Whether the activity/facility has a practical or functional need to be located within the open space and/or recreation facility.
- b. Whether the activity/facility and/or its scale will:
 - i. Significantly reduce open space or impede access to it;
 - ii. Displace recreation facilities or activities;
 - iii. Be compatible with open space functions and recreation activities;
 - iv. Have a layout and design that is appropriate to the locality, context, character and/or natural values of the area;
 - v. Adversely impact on the amenity of adjoining open space and residents, including visual impacts, noise, glare, nuisance and traffic effects;
 - vi. Promote a safe physical environment and reflect principles of Crime Prevention through Environmental Design (CPTED).
- c. The extent to which the ground level area of the building interacts with pedestrians and pedestrian linkages.
- d. Whether the activity will provide economic benefits enabling the ongoing operation and maintenance of recreation facilities and/or open spaces.
- e. The extent to which the activity/facility maintains existing or future public access connections to walking/cycling track networks including alignment with the Christchurch City Council Public open space Strategy 2010-2040.

18.7.3 Traffic generation and access

- a. Whether traffic generation and vehicle access will adversely affect the character and amenity of the surrounding area and/or safety and efficient functioning of the road network.
- b. The ability to cater for increased traffic generation taking into account:
 - i. The classification and formation of the connecting road network; and
 - ii. The hourly, daily and weekly pattern of vehicle movements;
 - iii. The ability to provide safe vehicle access and adequate on-site car parking and circulation;
 - iv. Traffic Management plans.
- c. Any adverse effects in terms of noise, vibration, dust, nuisance, glare and fumes that are incompatible with the amenity of the open space and/or adjoining residents.

18.7.4 Hours of operation

- a. The extent to which the hours of operation:
 - i. will result in adverse effects on the amenity of open space and/or residents, including noise, glare, nuisance, disturbance, loss of security and privacy; and
 - ii. support the retention and viability of the use within a historic heritage item.

18.7.5 Parking areas and public transport facilities

- a. Whether the parking area or public transport facility will:
 - i. Significantly reduce open space and/or displace recreation activities;
 - ii. Give rise to nuisance effects;
 - iii. Be designed and landscaped to mitigate visual effects. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species.
 - iv. Promote a safe physical environment and reflect principles of Crime Prevention through Environmental Design (CPTED).
 - v. Allow for better utilisation and improve the amenity of the open space and/or facilities within.
- b. Whether the facility has a practical need to be located within open space.
- c. In the case of Major sports facility on that part of Elmwood Park located at 83D Heaton Street (Lot 1, DP 12727), whether the reduced on-site car parking will create extra demand for parking in the surrounding streets and/or adversely affect the efficiency and safety of the road network, and/or the amenity values of the surrounding environment.

18.7.6 Public amenities

- a. For public amenity buildings containing toilets and/or changing rooms, whether the reduced setback will:
 - i. detract from amenity of adjoining residents and give rise to nuisance effects;
 - ii. promote a safe physical environment and reflect principles of CPTED.
- b. For other public amenity buildings/structures, whether the building/structure will:
 - i. be of scale that detracts from the open space qualities, particularly the natural character of waterway margins;
 - ii. have a layout and design that is appropriate to the locality, context and character of the area;
 - iii. allow for better utilisation and improve the amenity of the open space.

- ix. Any proposals made by the applicant to reduce noise generation, including:
 - A. reduction of noise at source;
 - B. screening of boundaries.
- c. For any other permitted activity which does not meet the provisions of the Development Plan in Appendix 18.8.2, the activity specific standards specified for permitted activities in 18.3.5.1.1, or the built form standards in 18.3.5.2:
 - i. The impact on nearby residential properties and occupants;
 - ii. The cumulative effect of the activity;
 - iii. The necessity for the location as opposed to elsewhere on site where it may be permitted;
 - iv. The duration, timing and frequency of the activity;
 - v. The nature of the activity including its value and/or benefit (economically, socially and/or culturally) to the wider community.

18.7.9 Planting of exotic vegetation

- a. The extent to which planting of exotic vegetation:
 - i. Will adversely affect natural habitats, including their restoration and enhancement;
 - ii. Could be substituted with appropriate endemic native plants;
 - iii. Will create a risk of the species spreading to adjoining land;
 - iv. Has benefits in terms of control of localised erosion;
 - v. Provides a temporary shelter for endemic native plants.
- b. Whether there will be opportunities to remove the exotic plants and replace with endemic native plants and the likely timeframes.
- c. The extent of adverse effects on the functioning and indigenous vegetation of the wetlands adjoining Te Waihora (Lake Ellesmere).
- d. In the context of the historic parks design, whether exotic vegetation would maintain the predominant character of existing planting.
- e. The extent to which the activity will impact on Ngāi Tahu/Manawhenua cultural values, including biodiversity and mahinga kai.

18.7.10 Activities on the surface of water bodies

- a. The size and speed of any vessels to be used and the extent to which activities on the surface of the water body will adversely affect:
 - i. The natural values of water bodies and their margins;
 - ii. Margin and bank stability and the likelihood of erosion;

- iii. Wildlife, including disturbance to nesting, feeding or spawning sites;
 - iv. Residents in adjoining Residential or Rural zones, particularly in terms of noise impacts;
 - v. Public access to the water body and create potential congestion where vessels are loaded and unloaded.
 - vi. Ngāi Tahu/Manawhenua cultural values, including biodiversity and mahinga kai.
- b. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification.

18.7.11 Te Waihora (Lake Ellesmere), Wairewa (Lake Forsyth), and Kaitorete Spit - Open Space Water and Margins Zone

- a. The extent to which the activities will impact tangata whenua's cultural values, customary harvesting rights, the viability of the lakes as a source of mahinga kai, and the health of their ecology.
- b. The ability to prevent nutrients and pollutants from entering the lakes.
- c. Whether the activities are consistent with the established cultural significance of the lakes to iwi.
- d. The extent to which activities are designed to avoid sediment and contaminants from entering the lakes and coastal waters.
- e. The extent to which activities are designed to avoid inducing erosion, subsidence or landslip.
- f. Whether the opening and closing of Te Waihora (Lake Ellesmere) and Wairewa (Lake Forsyth) manages lake water levels in a way which avoids, remedies or mitigates adverse effects on the character and the cultural, ecological and amenity values of the lakes.
- g. The extent to which public vehicle access to Kaitorete Spit and the margins of Te Waihora (Lake Ellesmere), other than to formed roads or authorised vehicle tracks, and except for emergency services, farming, and scientific research, will adversely affect the natural character, indigenous ecosystems, human safety or the amenity values of the lake margins and the adjacent land.

18.7.12 Residential activity

- a. Whether a dwelling or additional dwelling(s) is needed for custodial or management purposes, or other purposes.
- b. The extent to which available open space would be reduced by proposed buildings and their surrounds and adversely affect the range of recreational activities undertaken on the site.
- c. Whether the scale of residential accommodation would have adverse effects on the visual quality of the environment, residential amenities and traffic generation.
- d. The extent of the visual impacts of such development as seen from any residential zone or street frontage.

18.7.13 Landscaping and trees

- a. The extent to which the proposed landscaping and tree planting:
 - i. achieves a high level of on-site amenity while minimising the visual effects of activities and buildings on the surroundings;
 - ii. supports the growth of vegetation and its protection through the provision of space, or other methods e.g. barriers;
 - iii. recognises Ngāi Tahu/Manawhenua values through the use of indigenous species.
- b. Whether any lesser landscaping (or mounding, in the case of the Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park,)) would increase actual or perceived noise, odour and visual detraction.
- c. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed, including the species used.

18.7.14 Additional matters for Hagley Park

- a. Whether there are alternative convenient locations, venues or buildings outside Hagley Park where the activity/ facility could locate.
- b. Whether the scale of the proposed activity/facility is in proportion to the need generated by the recreational and sporting activities taking place within the park.
- c. The extent to which the activity/facility impacts on:
 - i. the ability to accommodate future outdoor recreation and sporting activities;
 - ii. the existing landscape qualities, including vistas, views into the park, water body margins, woodlands and group planting, and avenues of trees; and
 - iii. the botanical and heritage features within the park.
- d. The length of time, where relevant, and the season in which the proposed activity/facility is proposed to be in operation and measures proposed to reinstate the area upon vacating the site.
- e. **Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification.**

18.7.15 Additional matters for Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone

- a. The extent to which the proposal may have adverse effects on the water body and margins, ecosystems, water quality and the ability to drain stormwater.
- b. Whether the proposal may have adverse effects on wildlife by way of disturbance to nesting or feeding sites.
- c. The extent to which any building within the water body margins may affect public access to and along the water body.

- d. Whether the proposal will have adverse impacts on the visual, natural or heritage character of the water body and/or margins and their value to the public.
- e. The extent of the visual impact of the proposed development's scale and its appropriateness having regard to the purpose of the zone.
- f. Whether the proposed building or structure forms an integral part of the Avon River Precinct/Te Papa Ōtākaro in which case regard will be had to any approved Park Master plan.
- g. The extent to which the activity will impact on Ngāi Tahu/Manawhenua cultural, biodiversity and mahinga kai values.
- h. **Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification.**

18.7.16 Setback from boundaries

- a. The extent to which a reduced internal boundary setback will result in:
 - i. Adverse visual effects on open space and/or adjoining residents;
 - ii. Potential for activities within the building to give rise to disturbance to neighbours or nuisance effects;
- b. The extent to which a reduced road setback will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites, including consideration of:
 - i. Compatibility with the appearance, layout and scale of other buildings and sites in the surrounding area;
 - ii. The classification and formation of the road, and the volume of traffic using it in the vicinity of the site.
- c. Whether the scale and height of the building/s is compatible with the layout, scale and appearance of other buildings within the site and/or on adjoining sites.
- d. The extent to which the provision of planting or screening will mitigate adverse effects of the encroachment. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species.
- e. Whether the development is designed and laid out to promote a safe environment and reflects principles of Crime Prevention through Environmental Design (CPTED).
- f. The extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.
- g. Whether a reduced setback from the railway corridor will enable buildings, balconies or decks to be constructed and/or maintained without requiring access above, on, or over the railway corridor.

18.7.17 Outdoor storage

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

18.7.18 Building height

- a. The extent to which the increased building height will result in:
 - i. Visual dominance;
 - ii. Loss of privacy and outlook for adjoining residents;
 - iii. Incompatibility with the character and scale of buildings within and surrounding the site;
 - iv. Adverse visual effects that are mitigated by landscaping. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species.
- b. Whether the increased height will result in any benefits in terms of retention of open space, significant trees or the satisfaction of specialised recreational needs.
- c. Whether the development is designed and laid out to promote a safe environment and reflects the principles of Crime Prevention through Environmental Design (CPTED).
- d. In addition, in respect of the Canterbury Museum and Robert McDougall Art Gallery site (Rolleston Avenue), the extent to which the increased building height:
 - i. reflects or complements adjoining or nearby areas of important public or open spaces;
 - ii. impacts on the use of adjoining public open space (e.g. shadowing and wind funnelling);
 - iii. impacts on the definition or containment of any adjoining public open space;
 - iv. visually dominates nearby focal points or features (e.g. statues, memorials, water features or specimen trees);
 - v. impacts on any vistas or pedestrian linkages.

18.7.19 Recession Planes

- a. The extent to which the recession plane intrusion will result in:
 - i. Overshadowing and reduced sunlight admission, taking account the location of residential units on adjoining sites and the position of main living areas and outdoor living spaces;
 - ii. Loss of privacy and outlook for adjoining residents;
 - iii. Visual dominance;

- iv. Compatibility with the character and scale of buildings within and surrounding the site;
 - v. Adverse visual effects that can be mitigated by landscaping. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species.
- b. Whether the recession plane intrusion will create any benefits in terms of retention of open space or the satisfaction of specialised recreational needs.

18.7.20 Water supply for firefighting

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

18.7.21 Additional matters for Hagley Park - building footprint, site coverage and impervious surfaces

- a. The extent to which the maximum building footprint, site coverage and/or impervious surfaces coverage are exceeded and whether the extent proposed is necessary to meet the needs of existing and future recreational and sporting activities provided for within Hagley Park.
- b. Whether there are opportunities for co-location within existing facilities within the park or locating the activity/facility on alternative sites outside the park.
- c. Whether the scale of development will detract from the amenity and historic values of the park, public use and enjoyment of the green open spaces, and whether an appropriate balance of open space will be retained.
- d. The extent to which the proposal will result in loss of the existing heritage landscaping and planting.
- e. Whether any landscaping proposed:
 - i. will be sufficient to mitigate the environmental effects of the development; and
 - ii. will complement the existing landscape qualities and botanical values of the park.

18.7.22 Building footprint, site coverage and impervious surfaces

- a. Whether the proposal is consistent with the role and function of the open space and/or recreation facility;
- b. Whether the scale of development will detract from amenity values, public use and enjoyment of the open space and/or recreation facility.
- c. Whether the location, layout and design is consistent with urban design principles.
- d. Whether the scale, design, materials, and external appearance are appropriate to the receiving environment.

- e. Whether the development is designed and laid out to promote a safe environment and reflects principles of Crime Prevention through Environmental Design (CPTED).
- f. Whether appropriate public access and connectivity is provided;
- g. The extent to which any adverse visual effects can be mitigated by effective use of planting. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species.
- h. The extent to which mixed or multifunctional use of land and facilities, and adaptable design increases the capacity of the open space and recreation facility;
- i. The extent to which the proposal meets a recreational need of the community, particularly where there is an identified deficiency, or a specialised recreational need.
- j. **Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.**

18.7.23 Plantation forestry

- a. Whether the plantation forestry promotes best practice in terms of any recognised industry standards or guidelines and any management plan for the operation.
- b. The effects of the plantation forestry on the open space character and amenity taking into account:
 - i. The scale and extent of the proposed forestry and any cumulative effects taking into account existing forestry in the vicinity.
 - ii. Any adverse effects of tracking or roading, including visibility, scarring, the extent to which existing contours are followed and any proposed measures to remedy or mitigate the effects.
 - iii. Any adverse effects on the landscape values of the site and surrounding environment.
 - iv. The relationship of the planted area to existing landforms, including ridgelines.
- c. The effects of forestry activities, in particular harvesting, on infrastructure and the surrounding environment amenity, in terms of traffic generation and safety, noise, dust and nuisance and proposed management methods to mitigate the potential effects.
- d. Any benefits generated by the forestry in relation to carbon sequestration and reduction of greenhouse gases.
- e. The potential for the spread of wilding trees and any management plans to contain or eradicate wilding trees.
- f. **Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification.**

18.7.24 Recreation facilities

- a. Whether the recreation facility:

- i. Is consistent with the role and function of the Open Space Zone it is proposed in;
- ii. Will displace the permitted recreation facilities and activities;
- iii. Has a practical or functional need to be located within the open space;
- iv. Will displace recreational boating, marine recreation activities or facilities at the Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton, and/or adversely affect public access to the coastal area.

18.7.25 Indigenous vegetation and ecosystems in the Open Space Coastal Zone

- a. The extent to which indigenous vegetation and indigenous fauna and their habitats are maintained and/or enhanced.
- b. The source of any indigenous vegetation and whether the non-local origin is the most appropriate.
- c. The extent to which indigenous vegetation and indigenous fauna and their habitats will be affected and whether replacement planting of indigenous vegetation is proposed.
- d. Any effects on the stability and resilience of beaches and dunes, habitat restoration and enhancement.

18.7.26 Exotic vegetation planting in the Open Space Coastal Zone

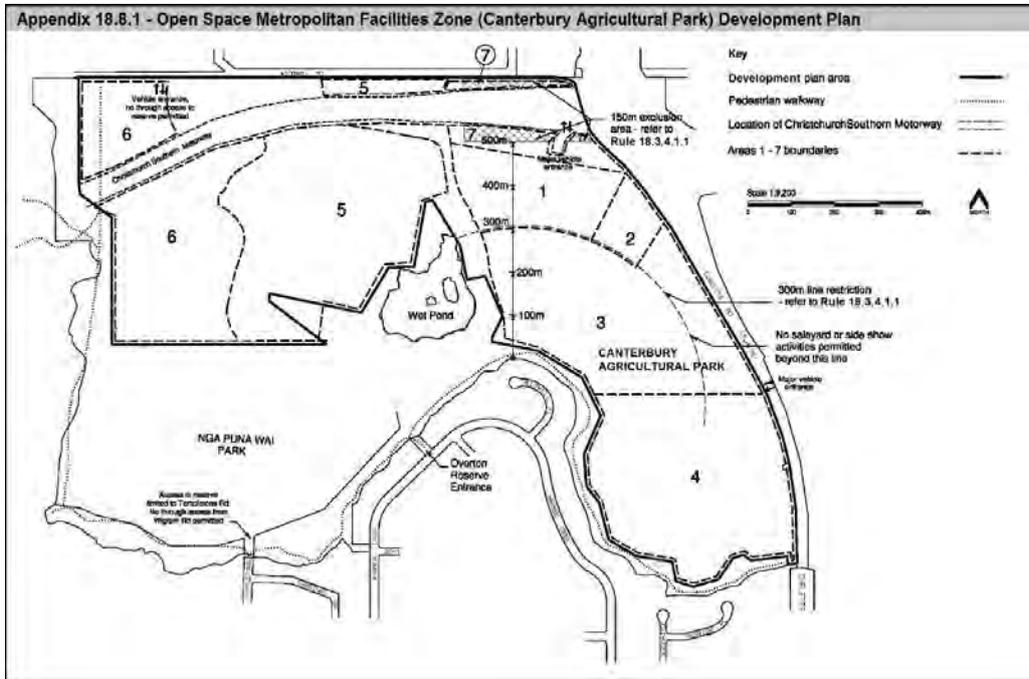
- a. Whether consideration has been given to using appropriate indigenous vegetation instead of exotic species.
- b. Whether the species proposed to be planted are likely to spread into adjoining land.
- c. The extent to which the planting of exotic vegetation, rather than local indigenous vegetation, is essential.
- d. The ability to remove the exotic plants and replace with indigenous vegetation and the likely timeframes.
- e. The extent to which the indigenous biodiversity and the functioning of ecosystems will be affected.
- f. Any effects on the stability and resilience of beaches and dunes, habitat restoration and enhancement.

18.7.27 Baches within Taylors Mistake, Hobsons Bay and Boulder Bay

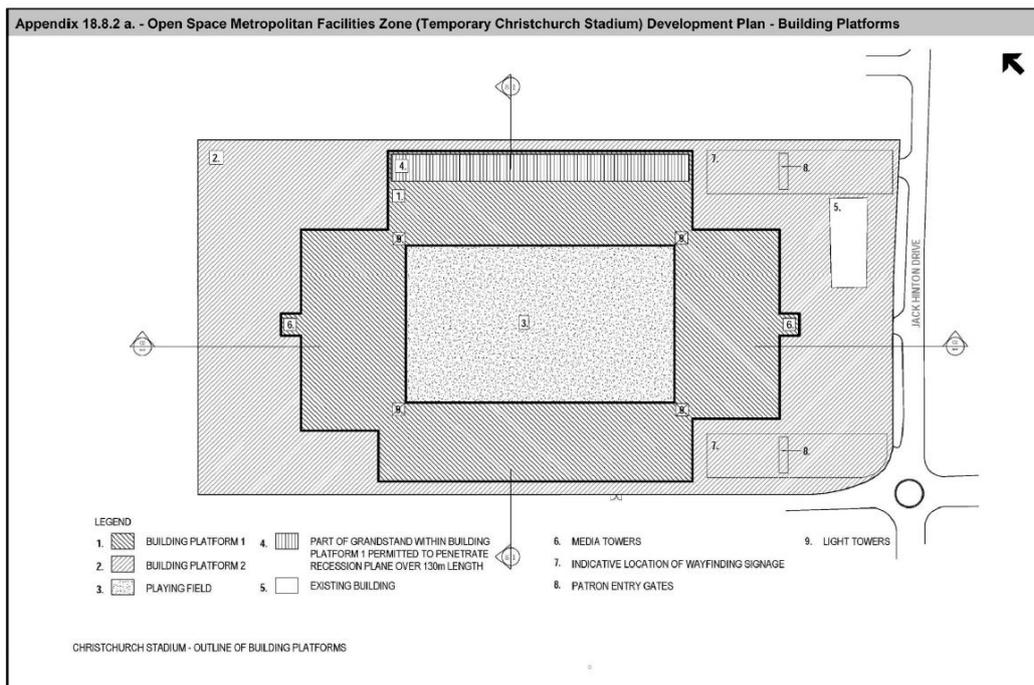
- a. Whether relocation of the building to an approved alternative site in the future is practicable.
- b. The extent to which the scale, design and materials are appropriate.
- c. The expected operational life of structures, and removal and remediation at the end of its operational life and/or in the event of total failure.

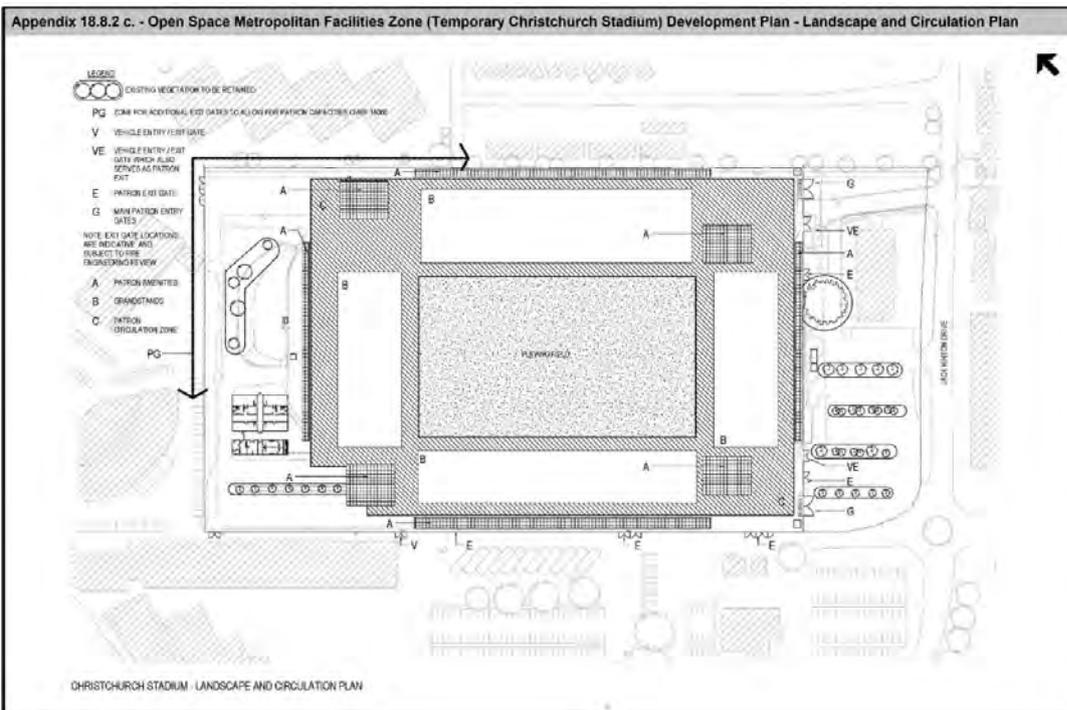
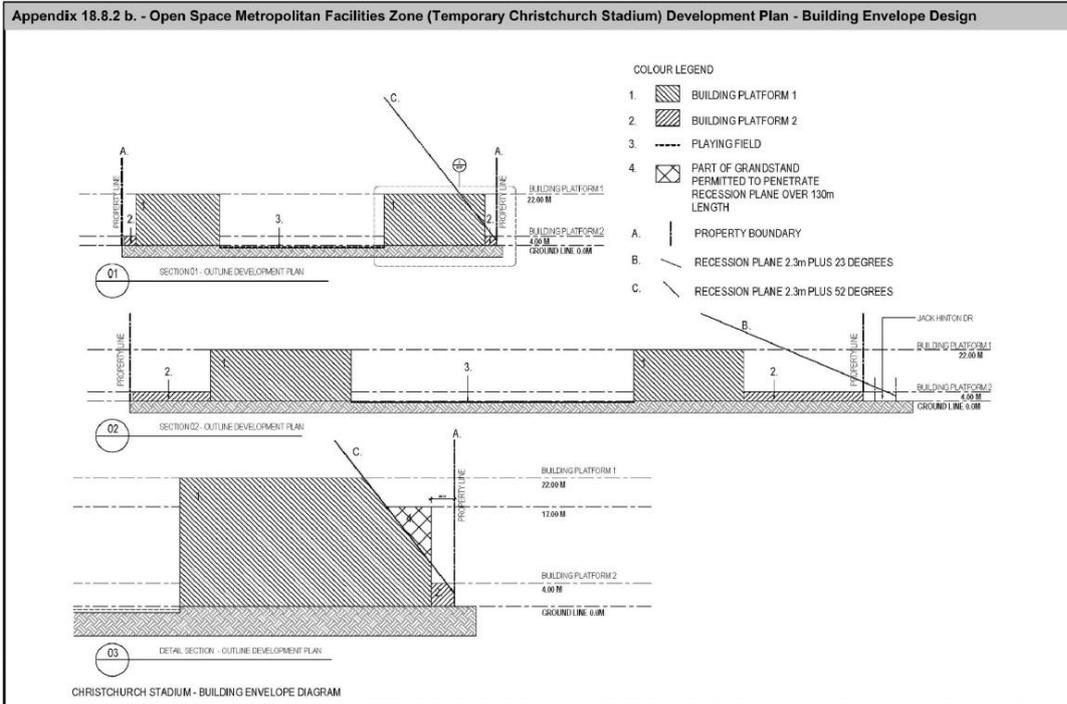
18.8 Appendices

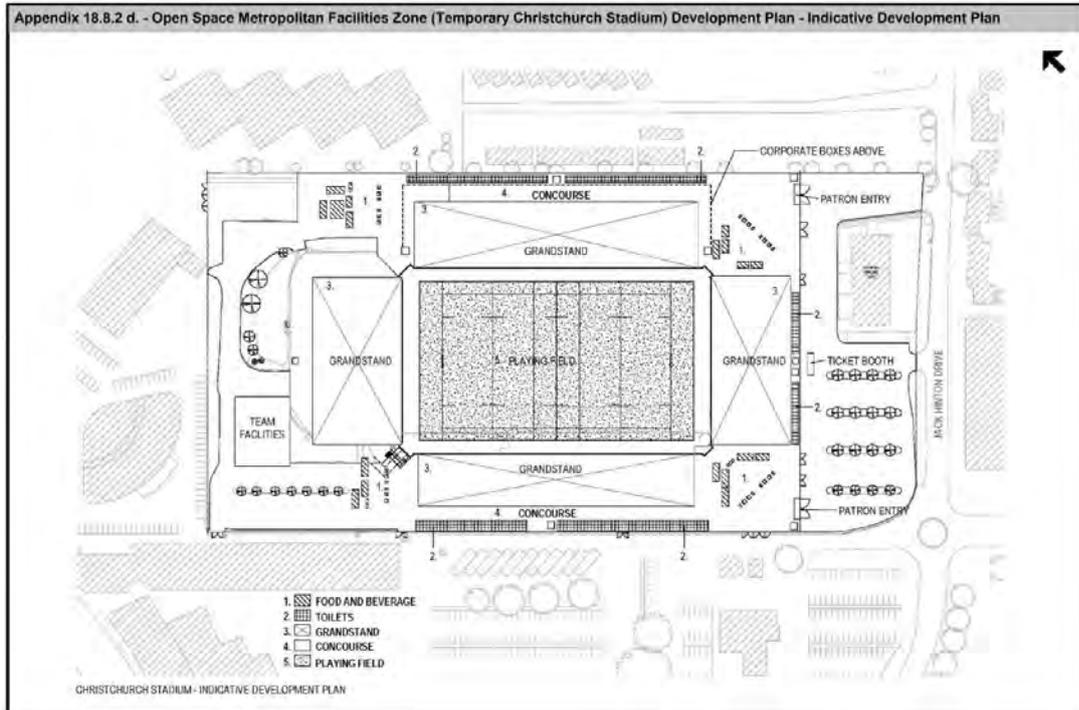
Appendix 18.8.1 — Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park) Development Plan



Appendix 18.8.2 - Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) Development Plan

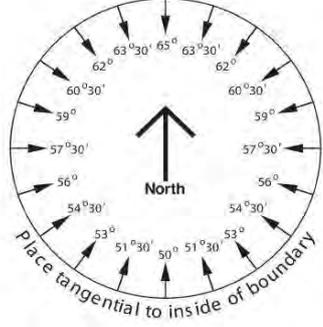
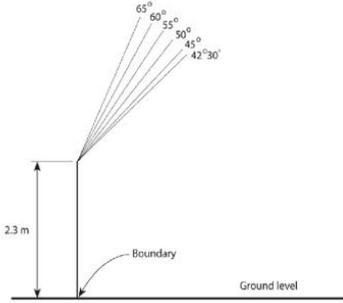




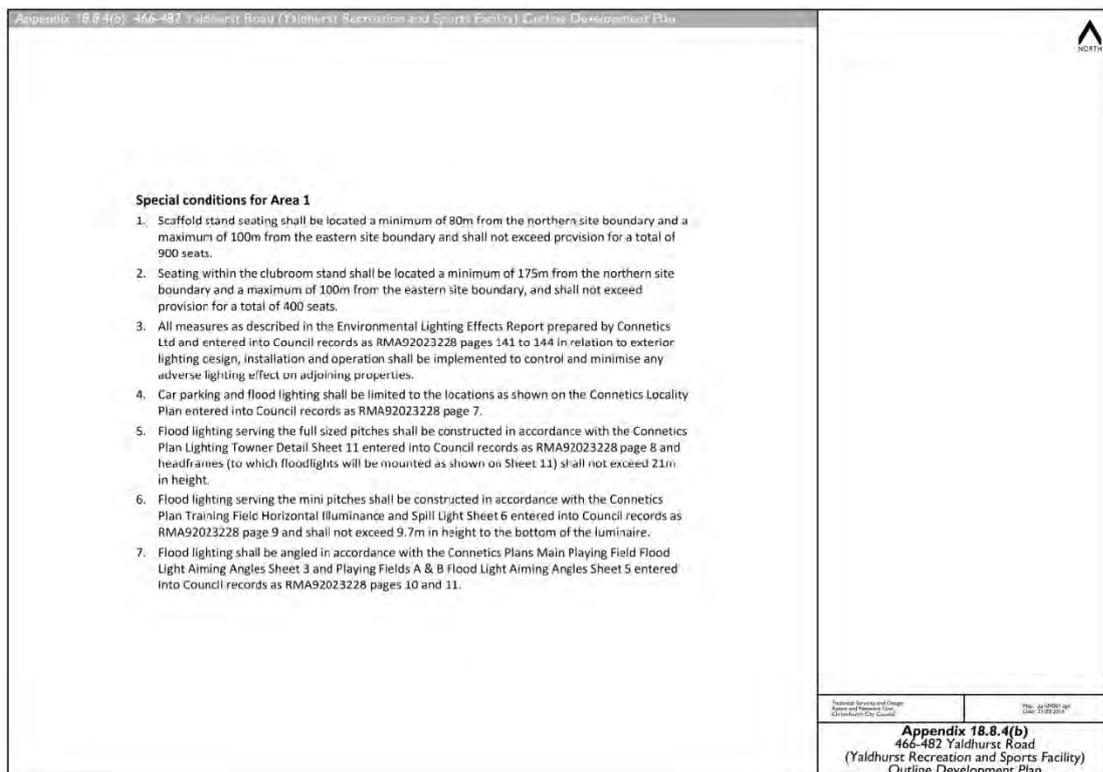
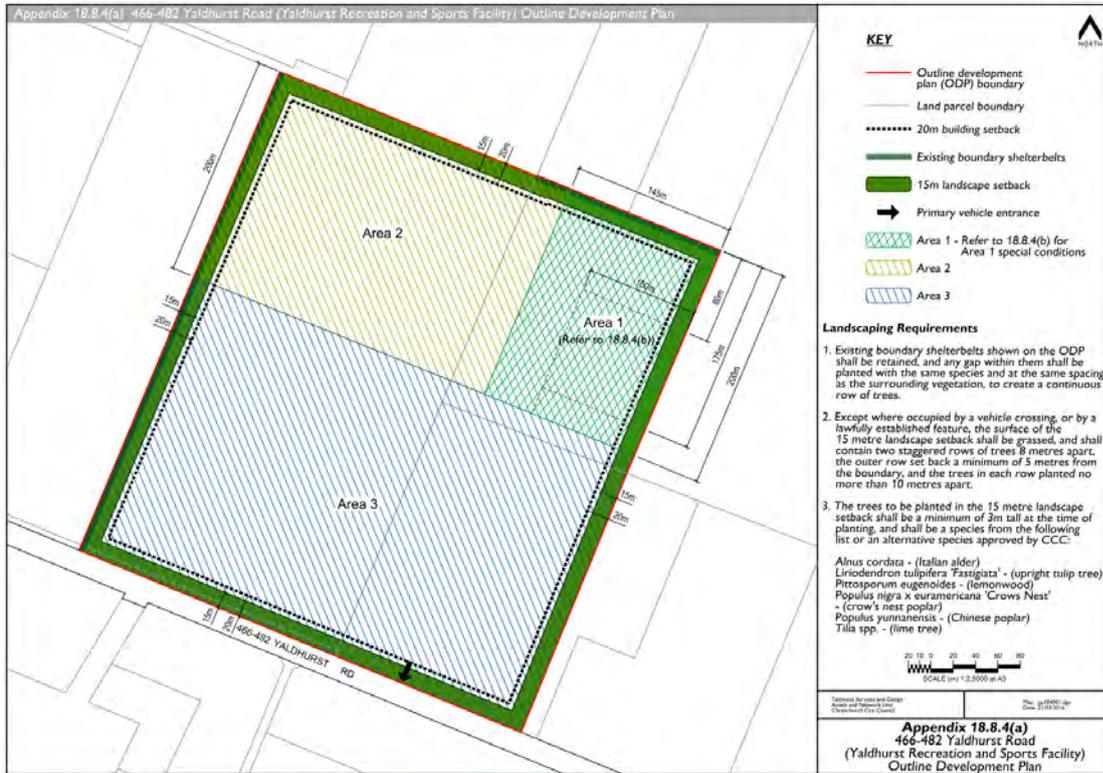


Appendix 18.8.3 - Recession Planes

<p>A. Applicable to all buildings:</p> <ul style="list-style-type: none"> On sites in non-residential zones that adjoin the Residential Suburban Zone, Residential Small Settlement Kainga Overlay Areas 1 and 2 and Spencerville Overlay Area. 	<p>B. Applicable to all buildings:</p> <ul style="list-style-type: none"> On sites in non-residential zones that adjoin the Residential Density Transition Zone and Residential Hills Zone.

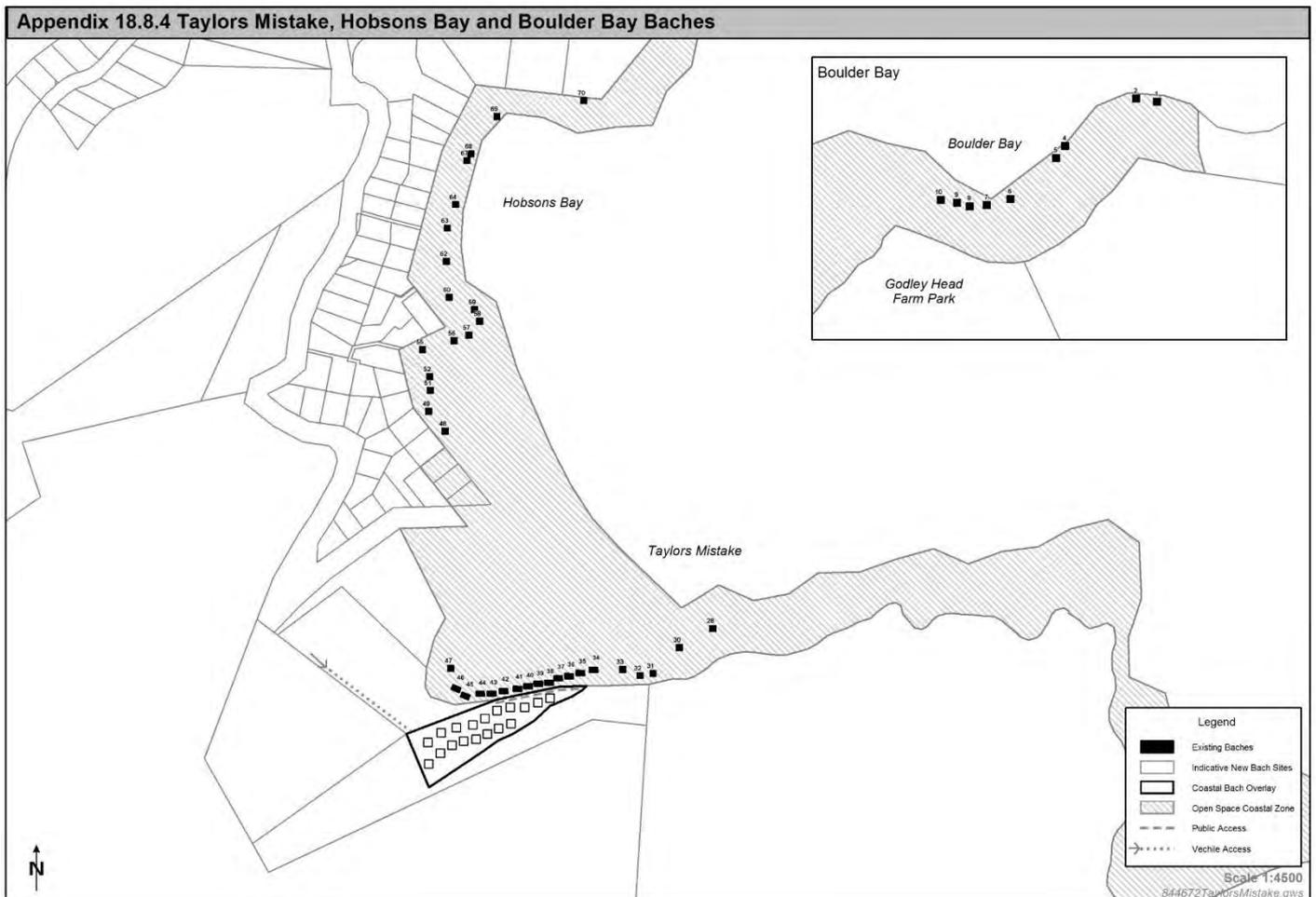
<p>C. Applicable to all buildings:</p> <ul style="list-style-type: none"> On sites in non-residential zones that adjoin the Residential Medium Density Zone 	<p>D. Applicable to all buildings:</p> <ul style="list-style-type: none"> On sites in non-residential zones that adjoin the Residential Medium Density Zone Higher Height Limit Overlay areas On sites in non-residential zones that adjoin the Residential Medium Density Zones (except those buildings over 11 metres in height)
 <p>A circular diagram with a north arrow pointing upwards. The diagram is divided into 24 segments, each representing a 15-degree interval. The sun angles are labeled as follows: 65°, 63°30', 62°, 60°30', 59°, 57°30', 56°, 54°30', 53°, 51°30', 50°, 48°30', 47°, 45°30', 44°, 42°30', 41°, 39°30', 38°, 36°30', 35°, 33°30', 32°, 30°30', 29°, 27°30', 26°, 24°30', 23°, 21°30', 20°, 18°30', 17°, 15°30', 14°, 12°30', 11°, 9°30', 8°, 6°30', 5°, 3°30', 2°, 0°30', 0°. The text 'Place tangential to inside of boundary' is written along the bottom arc of the circle.</p>	 <p>A diagram showing a vertical line representing a building height of 2.3 m. From the top of this line, several rays representing sun angles are drawn downwards and outwards. The angles are labeled as 65°, 60°, 55°, 50°, 45°, and 42°30'. A horizontal line at the base of the building is labeled 'Ground level'. A curved arrow points to the vertical line, labeled 'Boundary'.</p>
<p>E. Applicable to all buildings.</p> <ul style="list-style-type: none"> Over 11 metres in height on sites in non-residential zones that adjoin the Residential Medium Density Zone Higher Height Limit Overlay areas, Central City Residential Zone, Guest accommodation Zone, and Accommodation and Community Facilities Overlay. 	<p>Note: North is true north</p>

Appendix 18.8.4 - Yaldhurst Recreation and Sports Facility Development Plan



Appendix 18.8.5

[Update diagram to include Open Space Coastal Zone shading in the Coastal Bach Overlay, update numbering, and correct spelling of "Vehicle Access"]



Chapter 21.2 Specific Purpose Cemetery Zone – incorporating consequential amendments from Natural and Cultural Heritage decisions 21 October 2016

The chapter is amended by our decisions as follows.

This version is based on Decision 43 Central City - Specific Purpose Cemetery Zone, and includes all minor corrections and decisions up until Decision 43.

Red text shows amendments from decisions on Chapter 9 Natural and Cultural Heritage.

21.2 Specific Purpose (Cemetery) Zone

21.2.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

This chapter relates to activities that may occur in the Specific Purpose (Cemetery) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.

The Specific Purpose (Cemetery) Zone applies to cemeteries and crematoria across Christchurch City. It seeks to enable cremation and interment services and, where appropriate, recognise, protect and enhance the cultural heritage, ecological, landscape and spiritual/religious values of cemeteries and crematoria in the zone.

21.2.2 Objectives and policies

21.2.2.1 Objective – Cemeteries and crematoria

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

21.2.2.1.1 Policy – Provision of cremation and interment services

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

21.2.2.2 Objective – Natural and cultural heritage

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

21.2.2.2.1 Policy – Natural and cultural heritage

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

21.2.2.3 Objective – Passive cemetery activities

- a. Cemeteries and crematoria are developed and managed to provide for passive cemetery activities in the City.

21.2.2.3.1 Policy – Compatibility

- a. The location, design, bulk and scale of buildings shall be compatible with the size and purpose of the activity.
- b. Any passive cemetery activities and its associated structures are secondary to the primary purpose of interment or conservation in the case of the Barbadoes Street Cemetery.

21.2.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Cemetery) Zone and that involve the use of the cemeteries and crematoria listed in Appendices 21.2.7.1 and 12.2.7.2, and shown on the planning maps, are contained in the activity status tables (including activity specific standards) in Rule 21.2.4 and the built form standards in Rule 21.2.5.
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Cemetery) Zone :
- 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage;
 - 11 Utilities and Energy;
 - 12 Hazardous Substances and Contaminated Land;

Notes:

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

- c. Where the word “facility” is used in the rules, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

Similarly, where the word/phrase defined include the word “activity” or “activities”, the definition includes the land and/or buildings for that activity unless stated otherwise in the activity status tables.

21.2.4 Rules – Specific Purpose (Cemetery) Zone

21.2.4.1 Activity status tables

21.2.4.1.1 Permitted activities

The activities listed below are permitted activities in the Specific Purpose (Cemetery) Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 21.2.5

Activities may also be restricted discretionary or non-complying as specified in Rules 21.2.4.1.2 and 21.2.4.1.3.

Activity		Activity specific standards
P1	Cremation, burial or interments, disinterments and burial plots, except in the Barbadoes Street Cemetery.	<ul style="list-style-type: none"> a. Compliance with the built form standards at Rule 21.2.5(b) and (c). b. Cremation shall occur only within a crematorium.
P2	Installation, repair and maintenance, and/or removal of monuments, vaults or mausolea, except in closed cemeteries listed in Appendix 21.2.6.2. In the Barbadoes Street Cemetery maintenance and repair works on headstones and other structures	<ul style="list-style-type: none"> a. Rule 21.2.5(a) to (d).
P3	Installation of temporary markers.	<ul style="list-style-type: none"> a. Temporary markers shall have a duration of only one year, excluding plot markers which are flush or below ground level.
P4	Any single building, except for cemeteries and crematoria listed in Appendix 9.3.6.1 Schedules of Significant Historic Heritage Places.	<ul style="list-style-type: none"> a. Compliance with the built form standards at Rule 21.2.5 (a), (b) and (d). b. Any single building shall not exceed 200m² gross floor area. c. Closed cemeteries listed in Appendix 21.2.7.2 – Any single building shall not exceed 40m² gross floor area, except that one residential unit that does not exceed 150m² gross floor area may be erected on any one site for management or custodial purposes.

Activity		Activity specific standards
P5	General maintenance, including: <ul style="list-style-type: none"> a. top dressing of graves; b. mowing, fertilising, aeration etc of lawn areas; c. shrub planting of existing planted areas; d. pruning of trees; e. removal of planting areas (including native and exotic species), except for cemeteries listed in Appendix 9.3.6.1 Schedules of Significant Historic Heritage Places; f. removal of plants on graves (including native and exotic species); and g. removal of trees, except for those cemeteries listed in Appendix 9.3.6.1 Schedule of Significant Historic Heritage Places. 	a. Nil.
P6	Planting of new (native or exotic) trees and shrubs; or the establishment of new lawn areas, except for cemeteries listed in Appendix 9.3.6.1 Schedules of Significant Historic Heritage Places.	a. Nil.
P7	Graveyard spiritual services.	a. Nil.

21.2.4.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in 21.2.6, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 21.2.4.1.1 P1 to P4 that does not comply with one or more of the built form standards listed under the activity specific standards.	<ul style="list-style-type: none"> a. Street scene – 21.2.6.1. b. Height, separation from neighbours and daylight recession planes – 21.2.6.2.
RD2	Any work on monuments, vaults or mausolea in the Akaroa French Cemetery and Mount Magdala Cemetery listed in Appendix 21.2.7.2.	<ul style="list-style-type: none"> a. Street scene – 21.2.6.1. b. Height, separation from neighbours and daylight recession planes – 21.2.6.2. <p>Note: This activity should align with the appropriate Cemetery Conservation Plan and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.</p>

21.2.4.1.3 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity not provided for as a permitted or restricted discretionary activity.

	Activity
NC2	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> i. Within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure. ii. Within 5 metres of the centre line of a 33kV electricity distribution line or the 11kV Heathcote to Lyttelton electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV, 33kV and 11kV Heathcote to Lyttelton electricity distribution line support structure foundation.</p> <p>Any application arising from this rule shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The 66kV, 33kV and the 11kV Heathcote to Lyttelton electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution line. Buildings and activities in the vicinity of electricity distribution lines must comply with the NZECP 34:2001.

21.2.5 Built form standards

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

	Built form standard	Standard
a.	Maximum height of any building	<ol style="list-style-type: none"> a. 8 metres b. 5 metres (closed cemeteries – Appendix 21.2.7.2)
b.	Minimum building setback	<ol style="list-style-type: none"> a. 5 meters from a road boundary b. 20 metres from the boundary with any zone other than a Transport Zone
c.	Minimum setback for concrete beams and burial plots from internal boundaries	<ol style="list-style-type: none"> a. 10 metres.

d.	Daylight recession planes	<p>a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.14.2, from points 2.3 metres above internal boundaries adjoining a residential zone.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. There is no recession plane requirement for the Specific Purpose (Cemetery) Zone unless it adjoins a residential zone. 2. The level of site boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.
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21.2.6 Matters of discretion

21.2.6.1 Street scene

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

21.2.6.2 Height, separation from neighbours and daylight recession planes

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

21.2.7 Appendices

21.2.7.1 List of cemeteries and crematoria

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
1	Akaroa Anglican Cemetery (see also Appendix 9.4.5.1 Significant Trees Schedule)	135 Beach Road 145 Beach Road	Akaroa	RES 2546 (SO 2619) RES 56 (SO 2619)	0.6272 1.2140	77, R5
2	Akaroa Catholic Cemetery	1 Akaroa Cemetery Road	Akaroa	RES 116 (SO 2619)	0.8093	77, R5
3	Akaroa Dissenters Cemetery	3 Akaroa Cemetery Road	Akaroa	RES 4997 (SO 9483)	0.4944	77, R5
4	Avonhead Cemetery	140 Hawthornden Road	Avonhead	Lot 3 DP 26791 Lot 1 DP 354923	5.53 1.5787	23/30
5	Belfast Cemetery	15 Guthries Road	Belfast	RS 42108 (SO 16519) Lot 1 DP 465652 Lot 2 DP 465652 Lot 3 DP 465652	2.0234 1.8574 3.1198 4.0967	12
6	Bromley Cemetery	429 Linwood Avenue	Bromley	Lot 1 DP 8825	10.4485	40
7	Diamond Harbour Cemetery	2D Waipapa Avenue	Diamond Harbour	Lot 11 DP 304811	1.1805	59
8	Duvauchelle Cemetery	6267 Christchurch Akaroa Road	Duvauchelle	RES 3038 (SO 5725) Pt RES 4877 (SO 5725)	0.8701 0.4036	70, R5
9	Harewood Memorial Gardens and Crematorium (see also Appendix 9.3.6.1 Schedule of Significant Historic Heritage Places)	509 Johns Road	Belfast	Lot 13 DP 438426 Sec 65 (SO 460822)	3.5295 0.9989	18
10	Kaituna Valley Cemetery	399 Kaituna Valley Road	Motukarara	Lot 2 DP 10339 CT 443/203	0.0938	R3
11	Le Bons Bay Cemetery	27 Le Bons Bay Cemetery Road	Le Bons Bay	RES 800 (SO 2903)	2.5571	72, R5
12	Linwood Cemetery	25 Butterfield Avenue	Bromley	Pt Lot 1 DP 8756 CT 414/6 Sec 2 SO 18385 CT 34D/572	6.4933 1.3120	33/40

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
13	Little Akaloa Cemetery	1236 Chorlton Road 1238 Chorlton Road	Okains Bay	Res 4936 Canterbury Dist Res 4949 Canterbury Dist	.2023 .2410	66/R2
14	Little River Cemetery	30 Upper Church Road	Little River	RES 3023 (SO 4409)	0.8094	69
15	Lyttelton Anglican Cemetery	87 Oxford Street	Lyttelton	Lot 1 DP 11713 CT 464/288	1.2993	52, R1
16	Lyttelton Catholic and Public Cemetery	56 Reserve Terrace 58 Reserve Terrace 60 Reserve Terrace	Lyttelton	RES 46 (BM 292) CT 468/107 Pt RES 45 (BM 292) CT 468/107 Pt RES 45 (BM292) CT 420/16 Lot 43 DP 9983 Lot 33 DP 9983	0.4046 0.2023 0.2023 0.0212 0.1012	52, R1
17	Memorial Park Cemetery	31 Ruru Road	Bromley	Pt RS 10269 (BM 318) CT 396/179 Pt RS 4075 (A 10266) CT 31F/440 RS 40281 (SO 11666) CT 12F/164 Pt RS 7469 (LT 46003 BM 318)	6.4749 4.9043 0.8814 0.0320	33
18	Okains Bay Cemetery	11 Chorlton Road	Okains Bay	RES 148 (SO 3091) CT 91/186	2.0234	68, R5
19	Pigeon Bay Cemetery	100 Wilsons Road	Pigeon Bay	RES 624 (SO 2187)	0.8093	R4
20	Ruru Lawn Cemetery	63 Ruru Road	Bromley	Pt Lot 1 DP 10009 CT 420/197 Lot 3 DP 69736 CT 40C/538	15.3879 0.1111	33/40
21	Sydenham Cemetery	34 Roker Street	Spreydon	Pt RS 154 (A 9187) CT 23F/695 Pt RS 154 (BM 313) CT 591/38	6.4218 0.1950	45/46
22	Waimairi Cemetery	195A Grahams Road	Burnside	Lot 314 DP 22922 CT 3A/784 RES 3740 (SO 4809) CT 245/239	1.6936 3.0756	23/24
23	Wainui Cemetery	43 Cemetery Road	Wainui	RS 41892 (SO 16324)	1.0627	75, R4

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
24	Woodlawn Memorial Gardens and Crematorium (see also Appendix 9.3.6.1 Schedule of Significant Historic Heritage Places)	447 Linwood Avenue	Bromley	Lot 1 DP 10841 CT 11K/1006 Lot 1 DP 11544 CT 11K/1006 Lot 1 DP 29651 CT 11K/1006 Lot 2 DP 29651 CT 43C/913 Lot 2 DP 75853 CT 43C/913 Lot 1 DP 2138 CT 224/74 Pt RS 1146 (BM 318) CT 237/72 Lot 2 DP 55031	0.2982 0.4062 0.0903 0.4535 0.1886 1.7452 1.9298 0.9629	40
25	Yaldhurst Cemetery	272 West Coast Road	Yaldhurst	RES 2538 (SO 5750)	4.0696	28/29

21.2.7.2 List of closed cemeteries

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
1	Akaroa French Cemetery	7 Rue Pompallier	Akaroa	Pt RES 108 (BM 289)	0.1012	77, R5
2	Addington Cemetery (see also Appendix 9.3.6.1 Schedule of Significant Historic Heritage Places)	410 Selwyn Street 410R Selwyn Street	Addington	Pt Rs 66, CT 380/104 Lot 11, DP 427192	2.0234 0.0156	38 38
3	Barbadoes Street Cemetery (see also Appendix 9.3.6.1.3 Significant Historic Heritage Places - Central City).	391 Barbadoes Street 389 Barbadoes Street 384 Barbadoes Street/357 Cambridge Terrace.	Central City	RES 42 (BM 273) RES 43 (BM 273) Pt RES 20 (BM 273) CT 518/291	0.4046 0.4046 2.2611	32
4	Mount Magdala Cemetery of the Good Shepherd Sisters	54 Aidanfield Drive	Oaklands	Lot 323 DP 423266 CT 490510	0.2958	44
5	Rutherford (Woolston) Cemetery (see also Appendix 9.3.6.1 Schedule of Significant Historic Heritage Places)	76 Rutherford Street	Woolston	Pt RS 14 (BM 312) CT 378/269 Pt Lot 1 DP 9422 CT 26K/1118	1.1432 0.0467	40