

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> <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.
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 Dickey's Road and Factory Road; ii. Land adjoining Main South Road, between Barter's 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 $35 \text{ dB } D_{tr, 2m, nTw} + C_{tr}$. 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.
-----------	---

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: <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. 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.	<ul style="list-style-type: none"> 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:
CI	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.
--	---

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	<ul style="list-style-type: none"> 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. ii. All landscaping / trees required under (i) shall be in accordance with the provisions in Appendix 16.8.1. 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.
b.	Setback from the outer edge of esplanade reserves	<ul style="list-style-type: none"> 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. ii. All landscaping / trees required under (i) shall be in accordance with the provisions in Appendix 16.8.1. 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.

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.
------------	--

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.
-----------	--

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> <p>i. There shall be no development, preceding subdivision, within the outline development</p>

	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 roading/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:

		a. occupy no more than 500m ² 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 250m ² of floor area on the whole site.
P12	Public transport facility	Nil
P13	Emergency service facilities	
P14	Parking lots and parking buildings	
P15	Gymnasium	
P16	Poultry hatchery	
P17	Bulk fuel supply infrastructure	
P18	Community corrections facility	

16.5.1.2 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 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 16.5.1.1 P1-P18 and Rule 16.5.1.2 RD2 to RD4 that does not meet one or more of the built form standards in Rule 16.5.2, 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

	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 <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.

	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: <ol 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>	<p>a. Roading and access - Rule 16.5.4.3.4</p>
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	<p>Any ancillary retail activity shall:</p> <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	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 16.6.1.1 P1-P18 and Rule 16.6.1.2 RD2 that does not meet one or more of the built form standards in Rule 16.6.2, unless otherwise specified. Refer to relevant built form standard for provision 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 h. Maximum building coverage of a site – Rule 16.7.1.2 i. Minimum building setback from road boundaries/ railway corridor – Rule 16.7.1.3 j. Minimum building setback from the boundary with a residential zone, residential property– Rule 16.7.1.4 k. Sunlight and outlook at boundary with a residential zone, residential property and road– Rule 16.7.1.5 l. Outdoor storage of materials – Rule 16.7.1.6 m. Landscaped areas– Rule 16.7.1.7 n. Water supply for fire fighting – Rule 16.7.1.9
RD2	Any activity listed in Rule 16.6.1.1 P7, P10, P11 and P12 that does not meet one or more of the activity specific standards.	Display of goods, showroom and non-industrial activities – Rule 16.7.2.1

16.6.1.3 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.

16.6.1.4 Non complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Heavy industrial activity
NC2	Sensitive activity inside the air noise contour (50 dBA Ldn) as defined on the planning maps.

	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

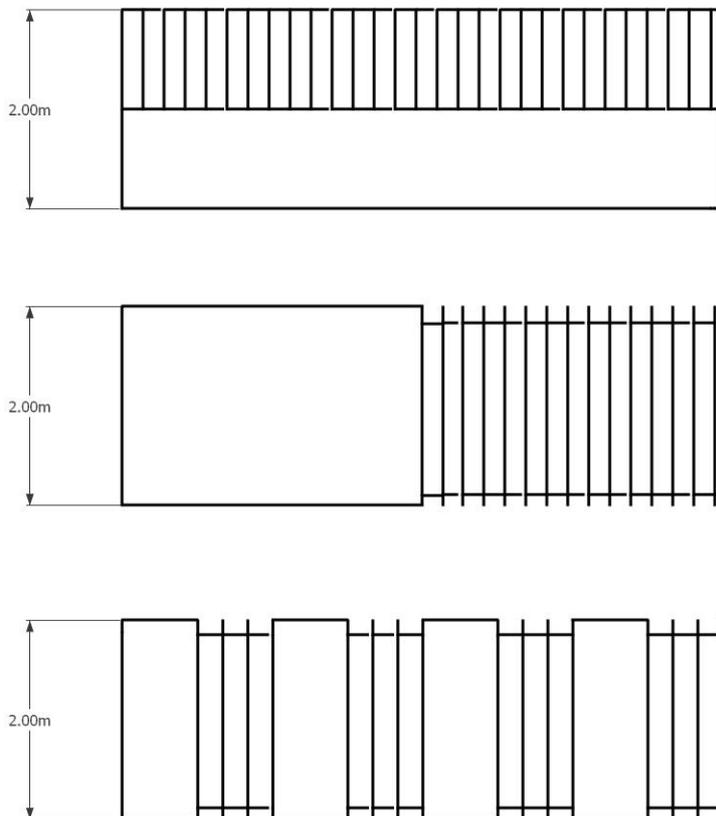


Figure 16.1: Examples of a structure/fence that is 50% visually transparent (being the top half of the first diagram, the right half of the second diagram, and every second section of the last diagram).

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> <ul 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/ Mānawhenua 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: a. For Rule 16.6.5.2.5, Minimum building setback from the boundary with a residential zone – Rule 16.7.1.4 b. 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 c. For Rule 16.6.5.2.5, Outdoor storage of materials – Rule 16.7.1.6 d. Minimum building setback from the boundary with the Rural Urban Fringe Zone & Specific Purpose (Schools) Zone – Rule 16.6.5.3.1 e. For Rule 16.6.5.2.2, Landscaping in the Industrial Park Zone (Wairakei Road) - Rule 16.6.5.3.2 f. 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.	a. 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: a. 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/ **M**anawhenua 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	Quercus robur	15m-20m	10m-15m
Red oak	Quercus rubra	15m-20m	10m-15m
Hills oak	Quercus elipsoidalis	15m-20m	10m-15m
Scarlet oak	Quercus coccinea	15m-20m	10m-15m
Evergreen oak	Quercus ilex	15m-20m	10m-15m
Turkey oak	Quercus cerris	15m-20m	10m-15m
Algerian oak	Quercus canariensis	15m-20m	10m-15m
Willow oak	Quercus phellos	15m-20m	10m-15m
Sawtooth oak	Quercus acutissima	15m-20m	10m-15m
Turkish hazel	Corylus collurna	10m-15m	6m-10m
European beech	Fagus sylvatica	15m-20m	10m-15m
Copper or purple beech	Fagus sylvatica purpureum (and 'Riversii')	15m-20m	10m-15m
Weeping beech	Fagus sylvatica pendula	15m-20m	6m-10m
Dawyck beech	Fagus sylvatica 'Dawyck'	10m-15m	3m-6m
Purple Dawyck beech	Fagus sylvatica 'Dawyck Purple'	10m-15m	3m-6m
American beech	Fagus grandifolia	15m-20m	10m-15m
Common ash	Fraxinus excelsior	15m-20m	10m-15m
American ash	Fraxinus americana	15m-20m	10m-15m
Fraxinus 'Green Glow'	Fraxinus 'Green Glow'	15m-20m	10m-15m
Green ash	Fraxinus pennsylvanica	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

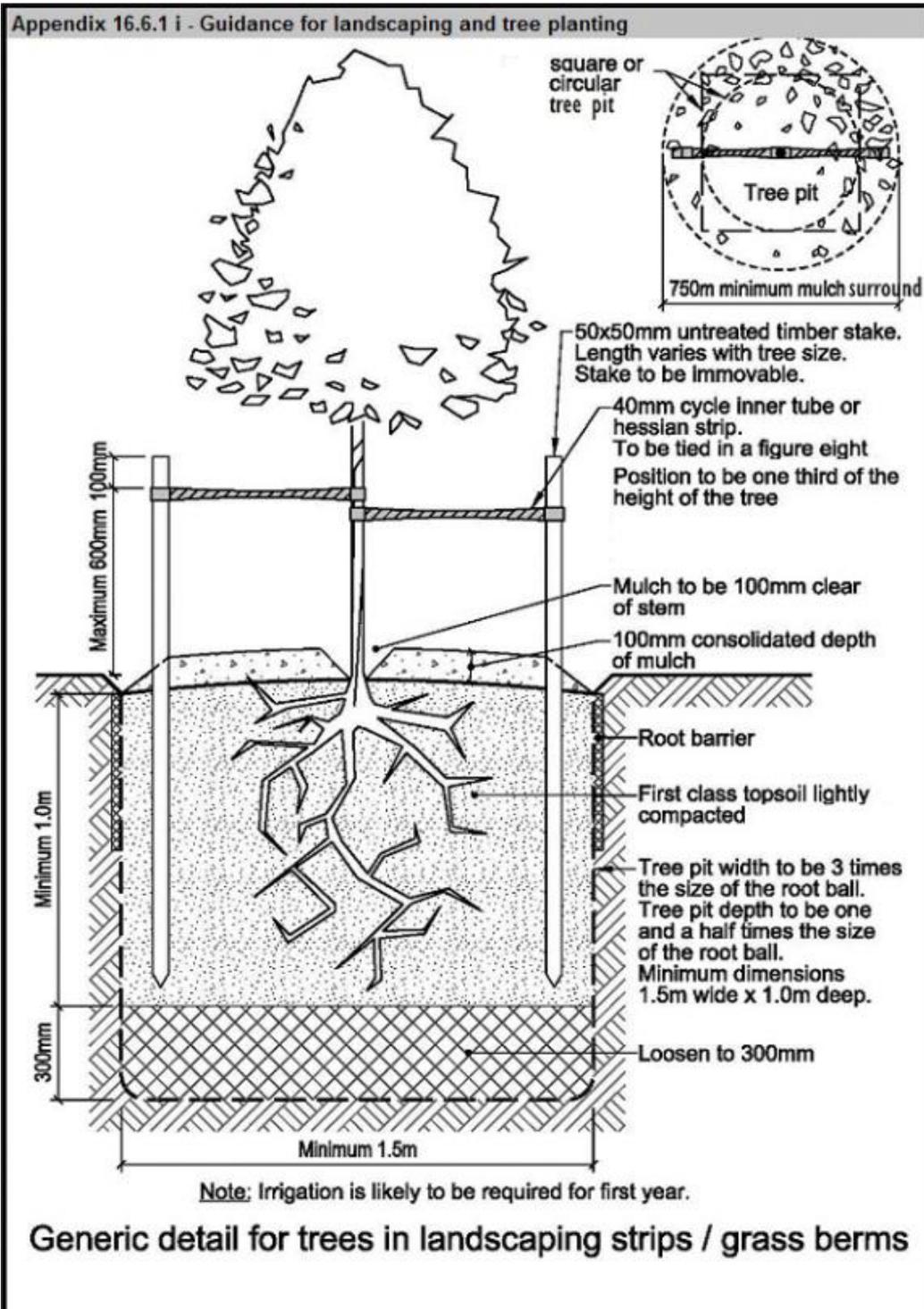
Common name	Botanical name	Height range	Canopy spread range
Bay laurel	Laurus nobilis	10m-15m	6m-10m
Cork oak	Quercus suber	15m-20m	10m-15m
Evergreen or holm oak	Quercus Ilex	15m-20m	10m-15m
Bull bay	Magnolia grandiflora	10m-15m	6m-10m
Chusan palm	Trachycarpus fortunei	10m-15m	3m-6m

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

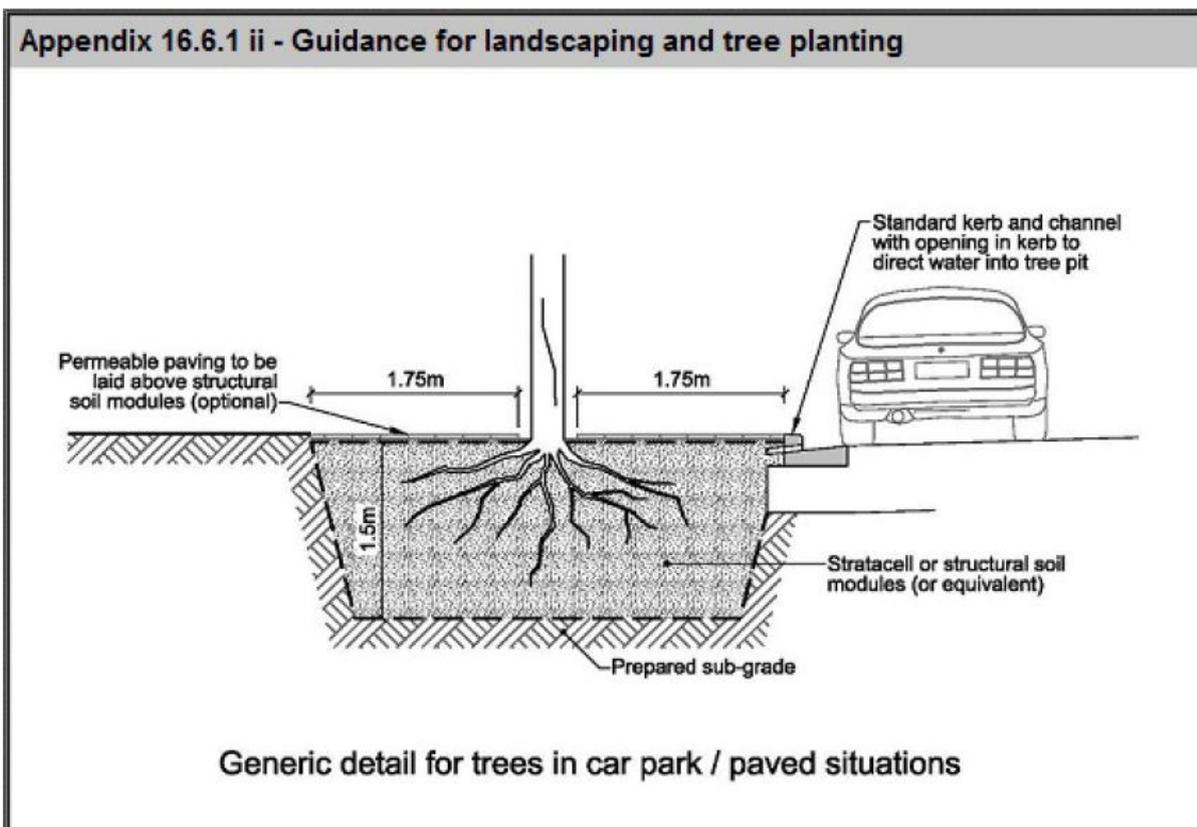
2.4 Trees suitable for Christchurch coastal areas

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

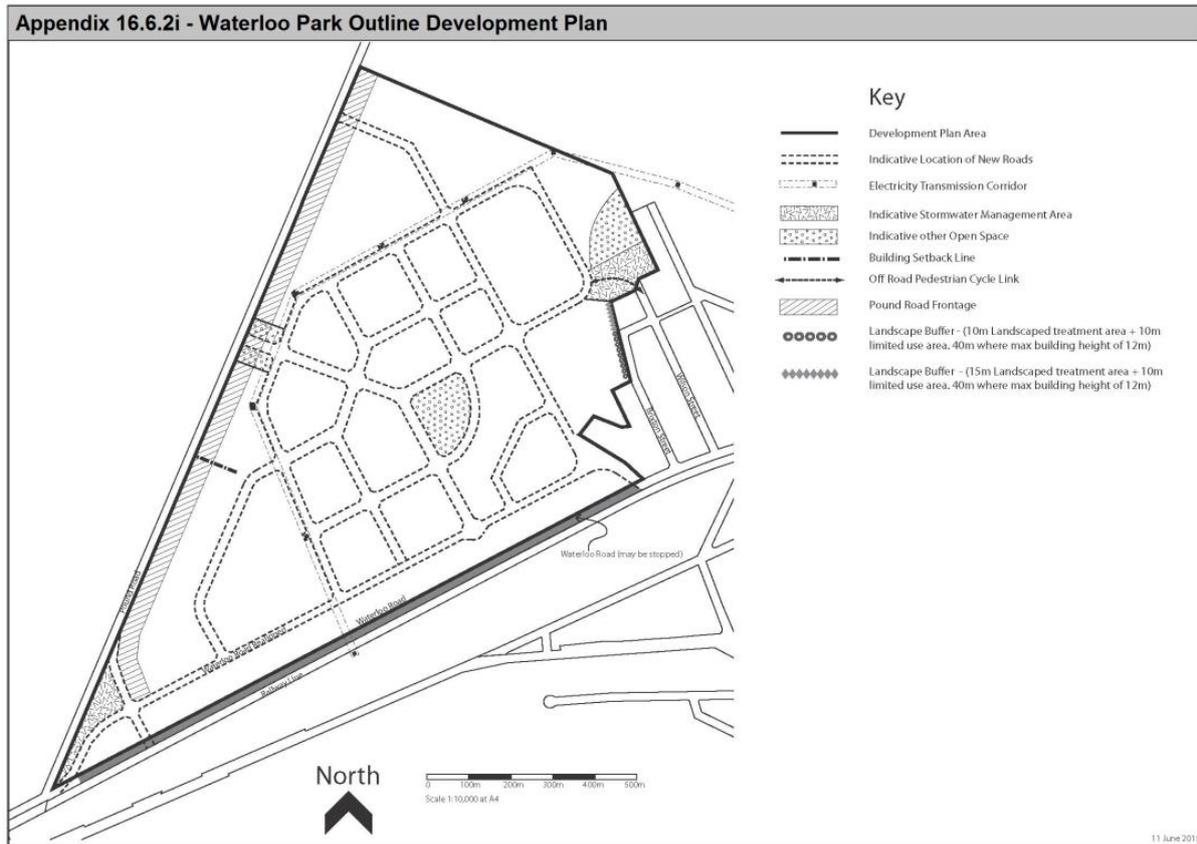
	Michelia doltsopa
Port Wine Michelia	Michelia figo
	Nandina 'Gulf Stream'
Red Robin	Photonia x fraseri
Lily of the Valley	Pieris japonica
	Protea spp
	Rhododendron
Rosemary	Rosmarinus officinalis
Waratah	Telopea spp
	Weigelia florida
Shrubs for Low Screening (3 metres-5 metres height)	
Natives	
Common 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)

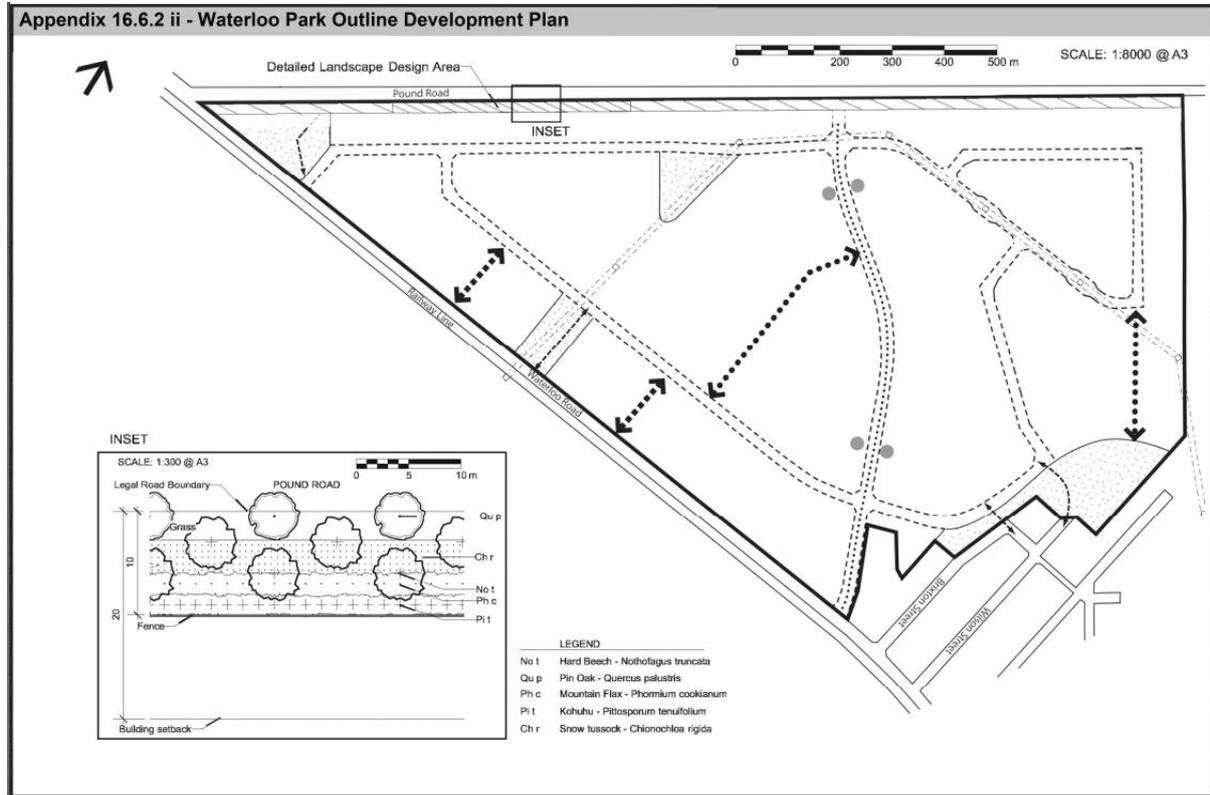
16.8.2i

Council to update the appendix numbering.



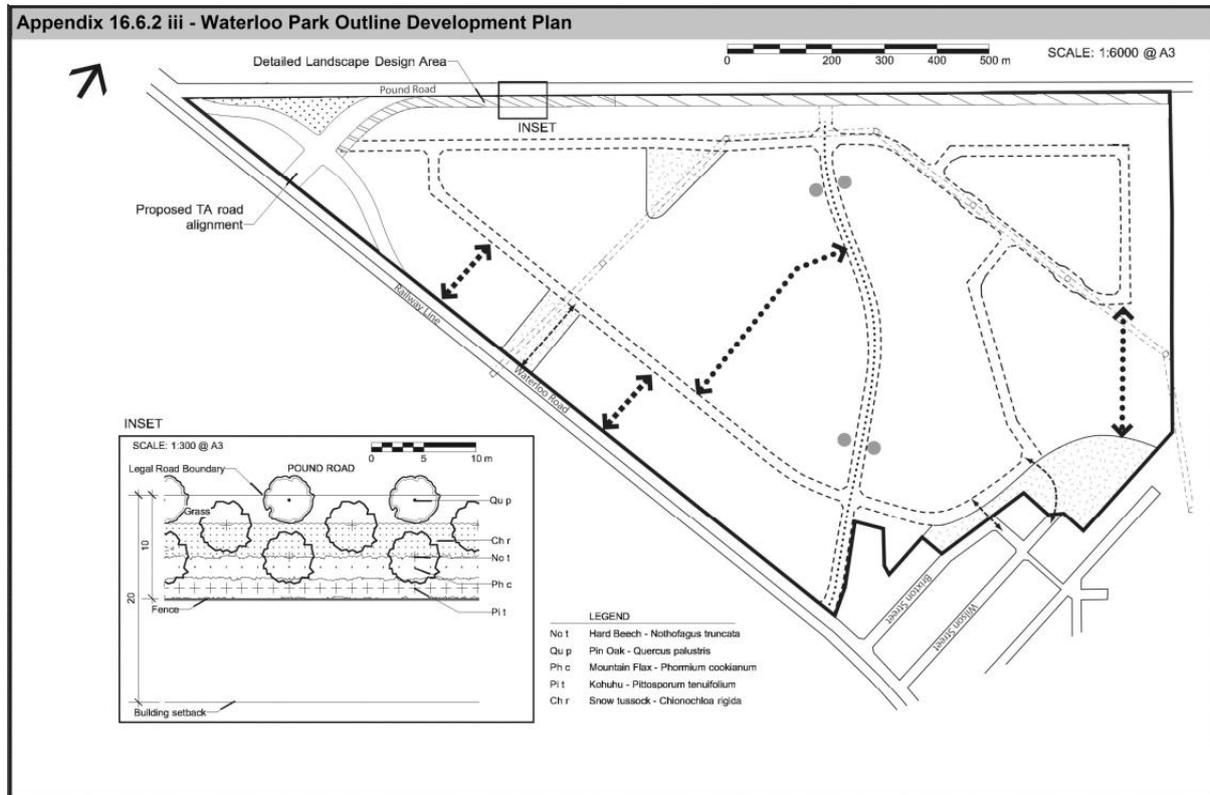
16.8.2 ii

Council to update the appendix numbering.



16.8.2 iii

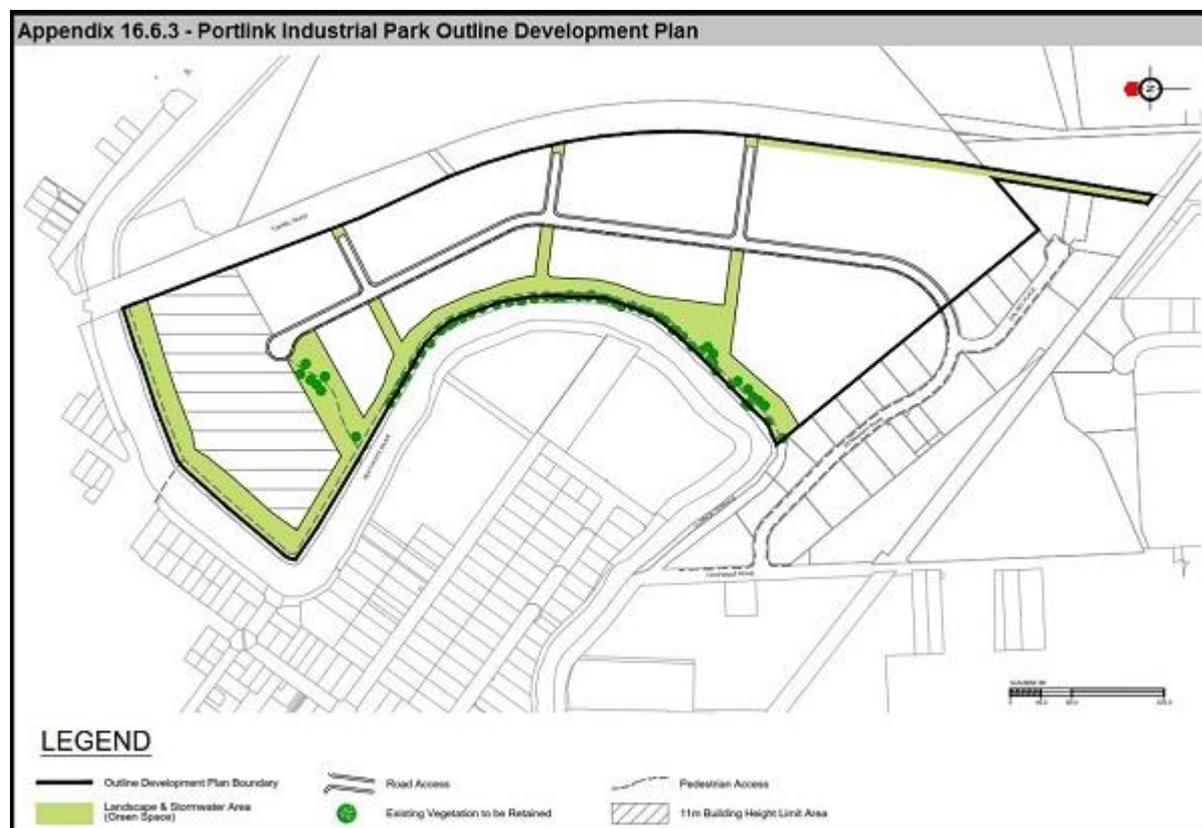
Council to update the appendix numbering.



16.8.3 Industrial General Zone (Portlink Industrial Park)

16.8.3.i

Council to update the appendix numbering.



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>Pseudopanax ferox</i> (T,E)	Toothed lancewood	2.5	7
<i>Pittosporum tenuifolium</i> (T,E)	Kohuhu	4	9
<i>Pittosporum euginoides</i> (T,E)	Tarata, lemonwood	3	12
<i>Dodonea viscosa</i> (T,E)	Ake ake	4	7
<i>Olearia paniculata</i> (T,E)	Golden Ake ake	2	7
<i>Olearia traversil</i> (T,E)	Chatham Island Ake ake	3	10
<i>Dicksonia squarrosa</i> (E,W)	Wheki	2	5
<i>Dicksonia fibrosa</i> (E,W)	Wheki ponga	2	5
<i>Sophora microphylla</i> (T,E)	South Island Kowhai	4	12
<i>Podocarpus totara</i> (T,E)	Totara	5	30
<i>Darcycarpus dacrydoides</i> (W)	Kahikatea / White pine	3	20
<i>Prumnopitys taxifolia</i> (T,E,W)	Matai / Black pine	3	25
<i>Dacrydium cupressinum</i> (T,E)	Rimu	3	30
<i>Coprosma chathamica</i> (T,E)	Chatham Island coprosma		5
<i>Plagianthus regius</i> (E)	Ribbonwood	5	16
<i>Plagianthus chathamica</i> (E)		4	10
<i>Aristotelia serrata</i> (E,W)	Makomako, wineberry	4	8
<i>Coprosma acutifolia</i> (E)	Coprosma, Sp.		10
<i>Hoheria populnea</i> (T,E)	Lacebark	4	11
<i>Hoheria angustifolia</i>	Narrow leaved lacebark	4	8
<i>Coprosma robusta</i> (T,E,W)	Karamu	6	6

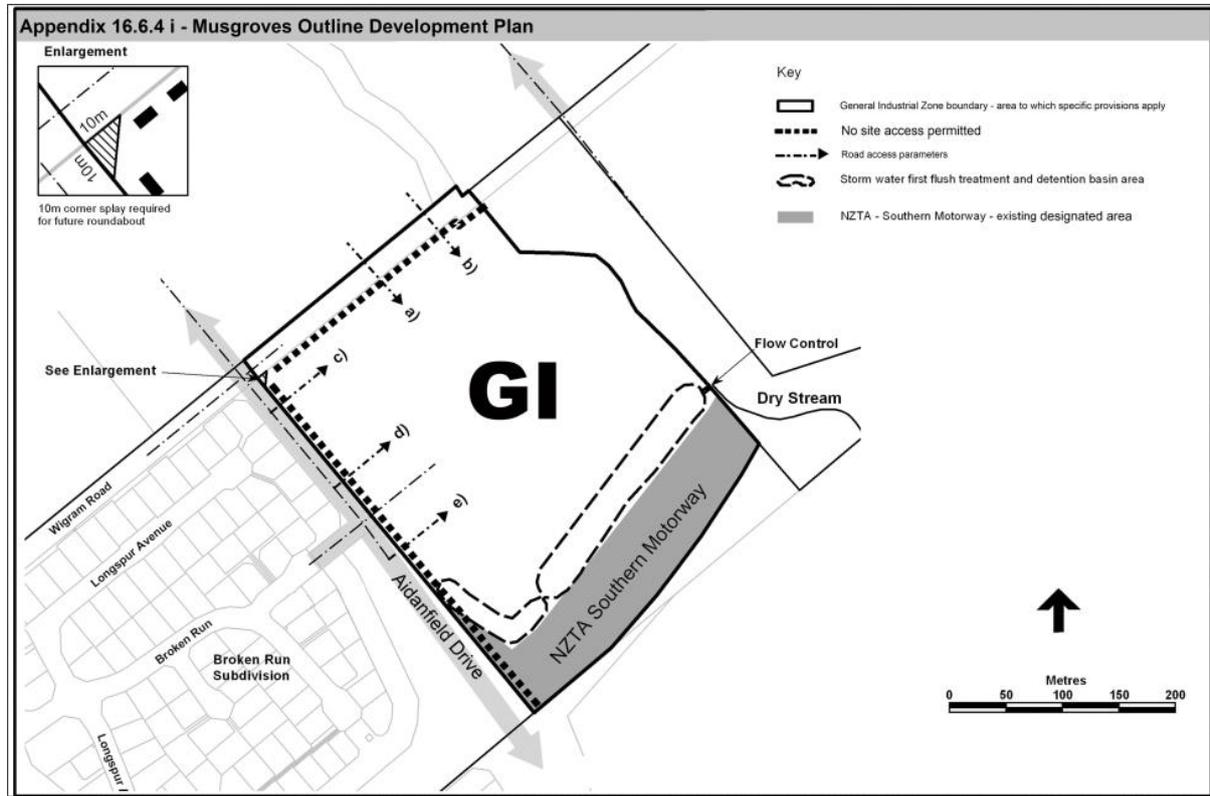
Botanical Name	Common Name	10 Year Height (metres)	Mature Height (metres)
Leptospermum scoparium (T,W)	Manuka	3.5	6
Pseudowintera colorata (E)	Horopito	1.5	8
Plagianthus divaricatus (W)	Salt marsh ribbonwood		2
Corokia contoneaster (E)	Korokio		2
Myrsine australis (T,E)	Mapou	2	6
Chionochloa rubra (T,E,S)	Red tussock		1
Cortaderia fulvida (T,E,W)	Mini toetoe		1.5
Anemanthele lessonia (T,E,S)	Wind grass		0.8
Carex secta (T,E,W)	Pukio		0.8
Carex virgata (T,E,W)	Swamp sedge		0.8
Astelia fragrans (T,E)	Bush flax		1.5
Astelia grandis (E,W)	Swamp astelia		2
Hebe stricta (E,W)	Hebe sp.		3
Hebe salicifolia (T,E,W)	Hebe sp.		2.5
Phormium tenax (T,E,W)	Harakeke		2.5
Phormium cookianum (E)	Coastal flax		2
Phormium 'Surfer' (S)			0.5
Phormium 'Black rage' (S)			0.75
Daniella nigra (E,S)	Ink berry		0.5
Libertia ixiodes (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)

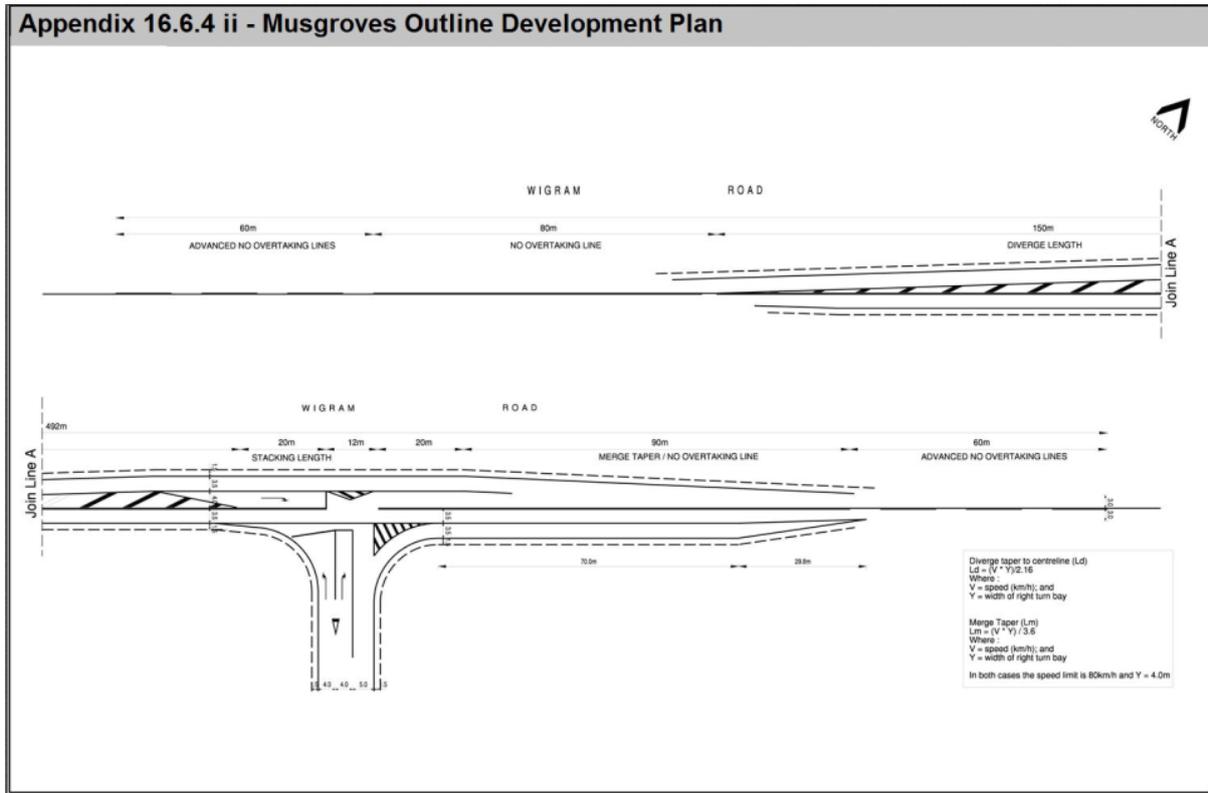
16.8.4.i

Council to update the appendix numbering.



16.8.4.ii

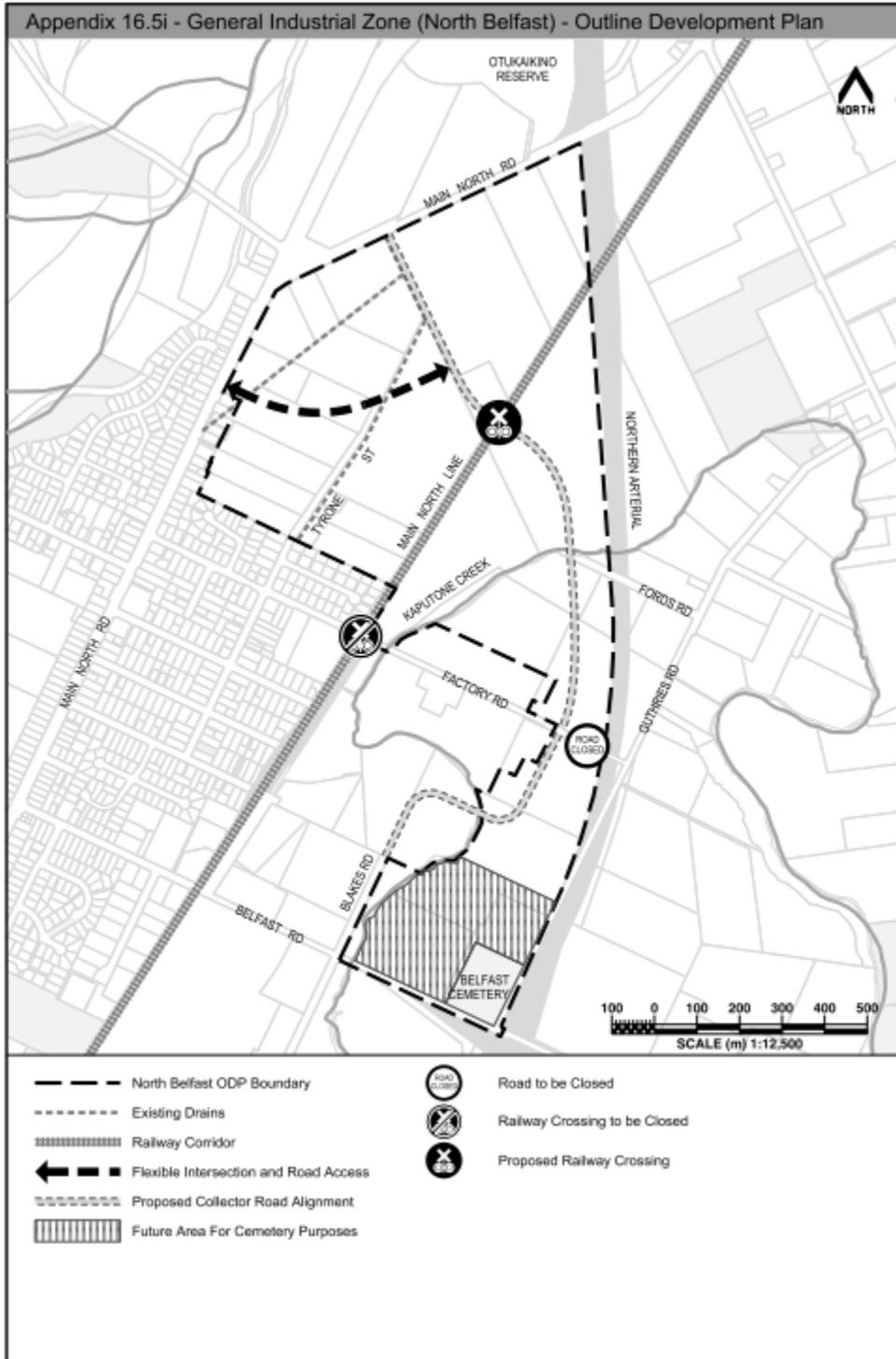
Council to update the appendix numbering.



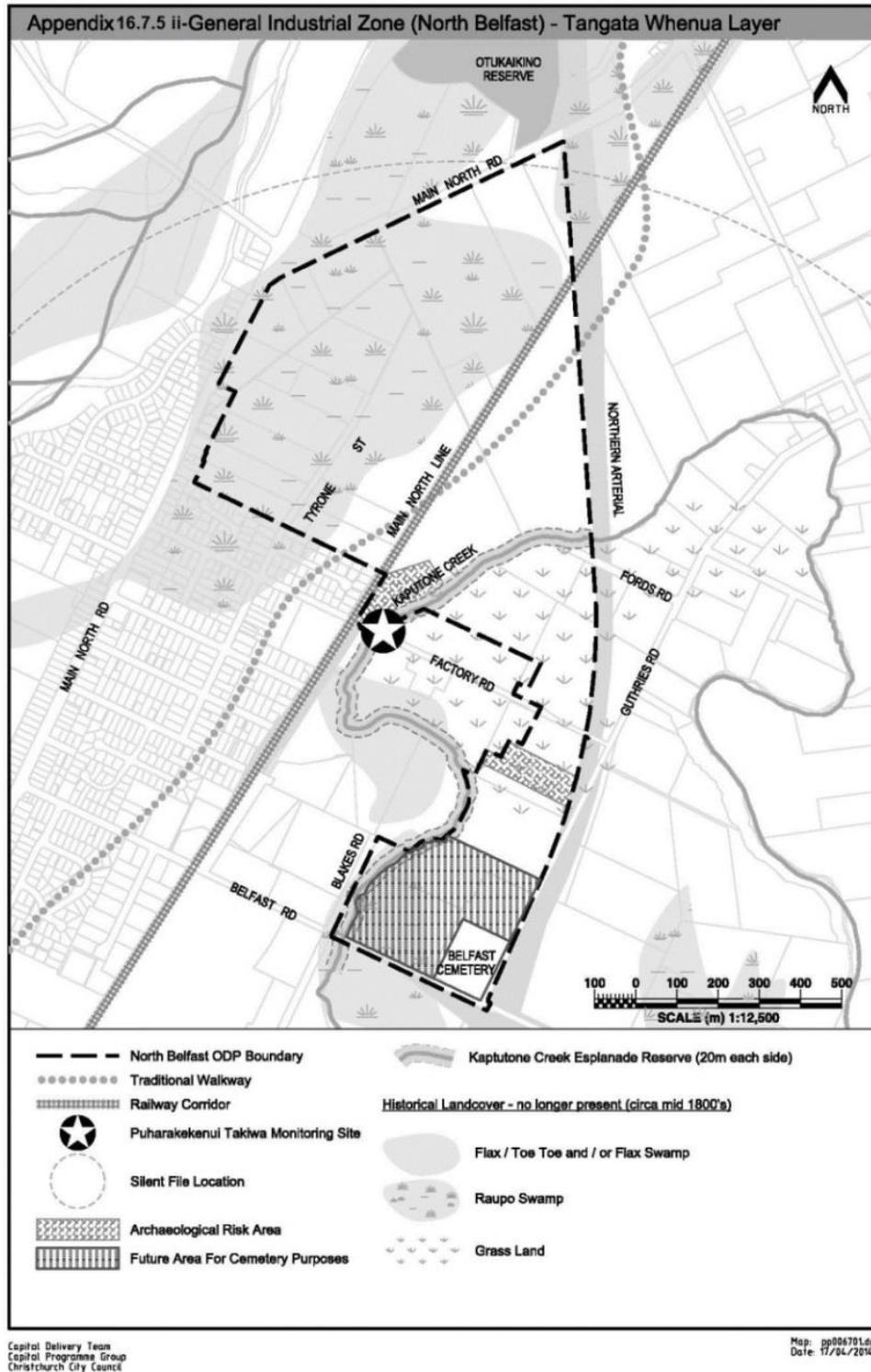
16.8.5 Industrial General Zone (North Belfast)

Council to update the appendix numbering.

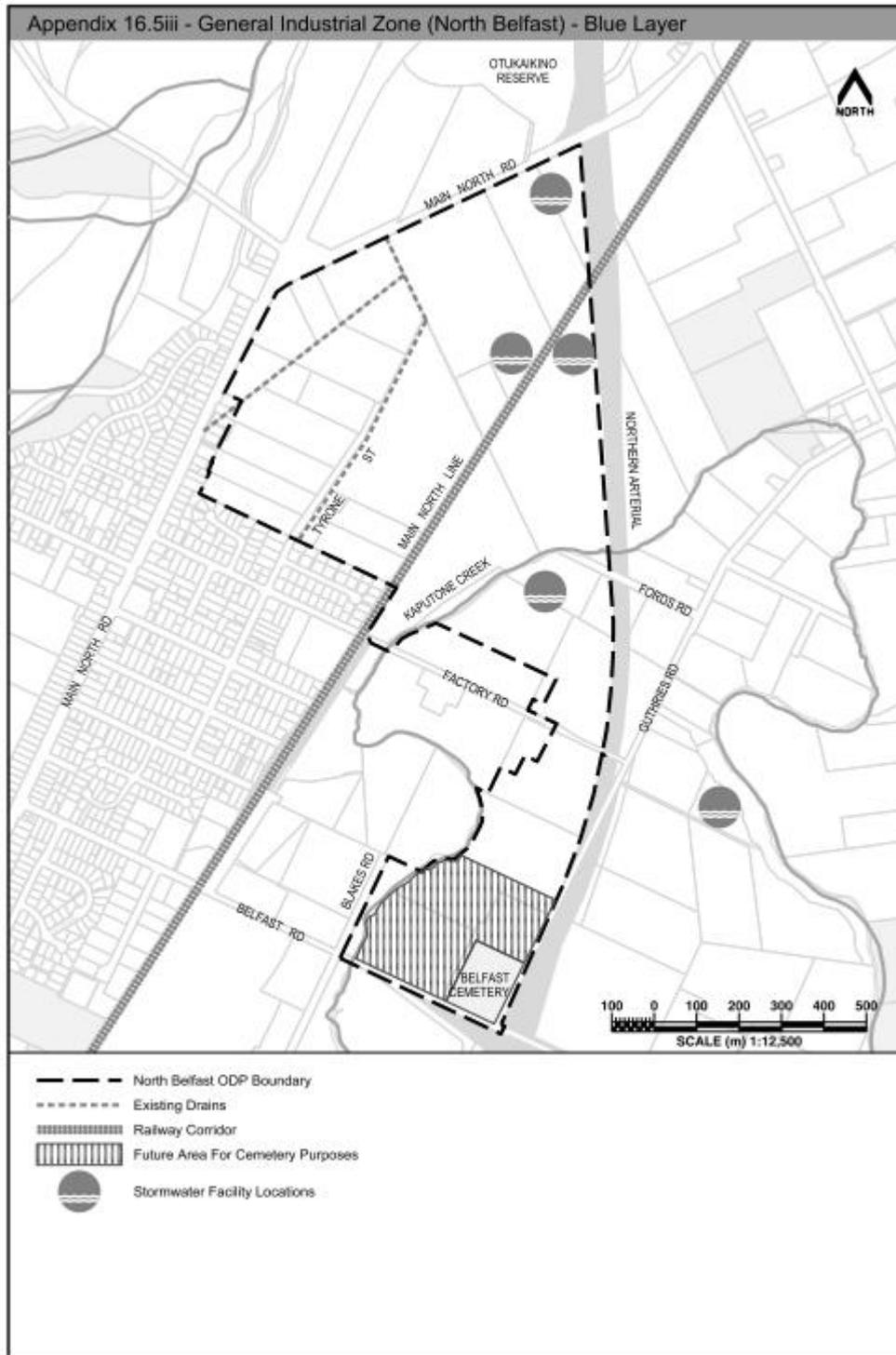
16.8.5.i



16.8.5.ii

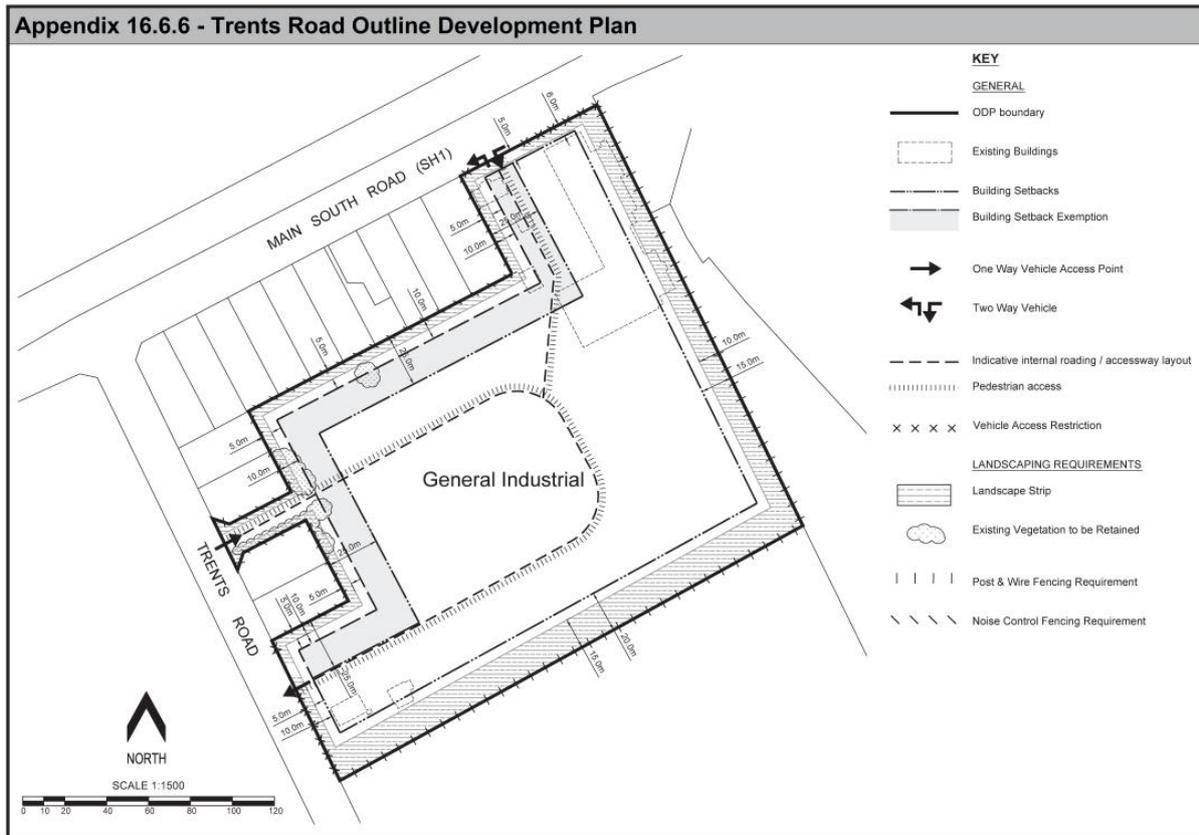


16.8.5.iii



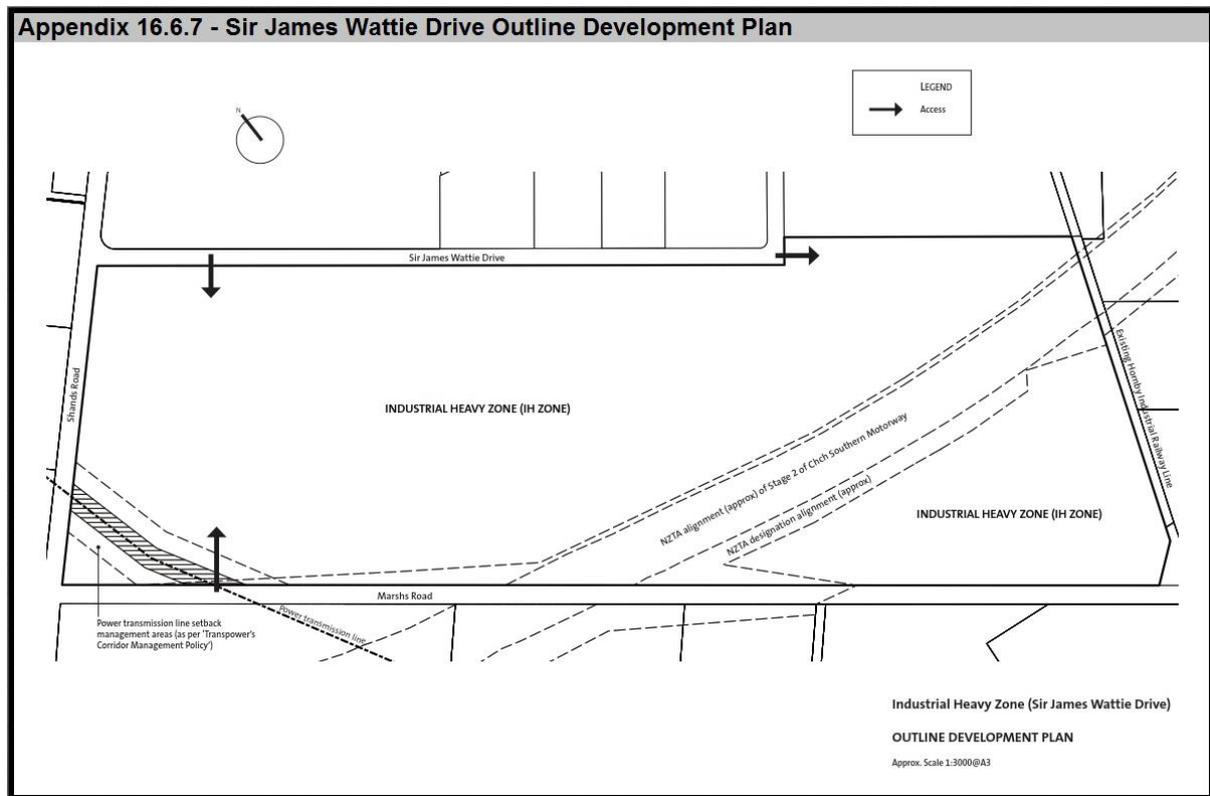
16.8.6 Industrial General Zone (Trents Road)

Council to update the appendix numbering.



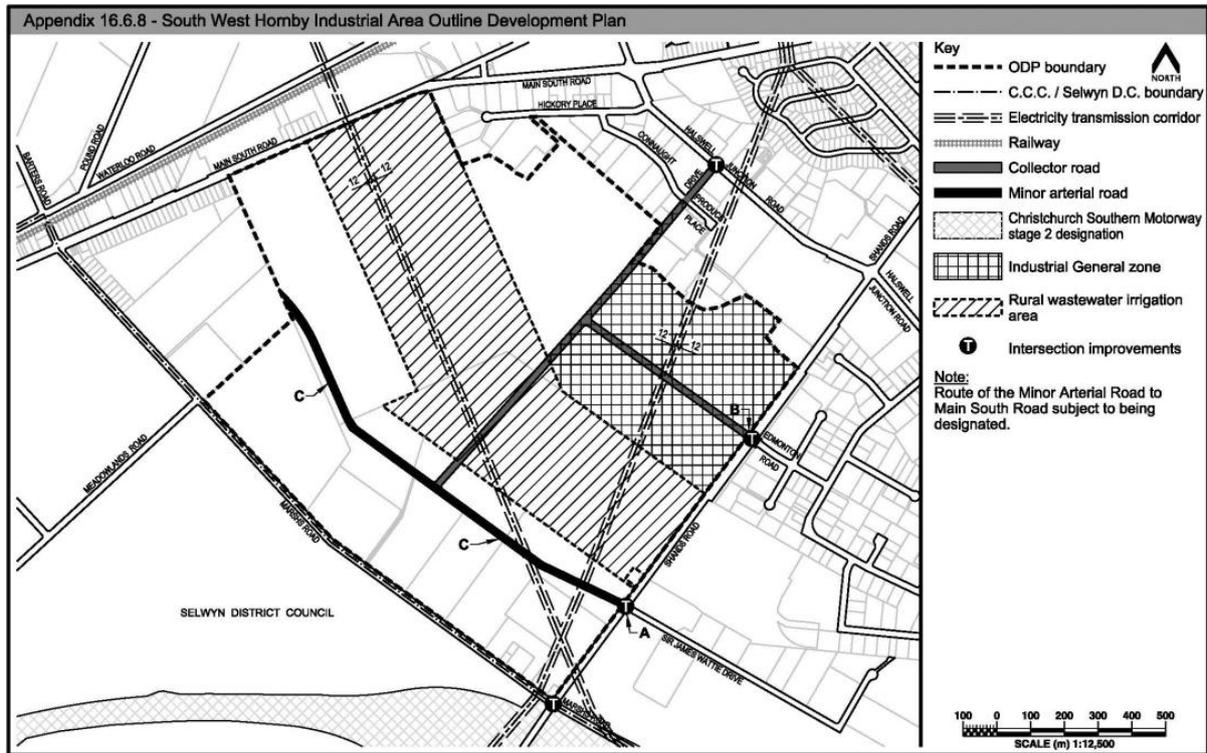
16.8.7 Industrial Heavy Zone (Sir James Wattie Drive) -

Council to update the appendix numbering.



16.8.8 South West Hornby Industrial Area

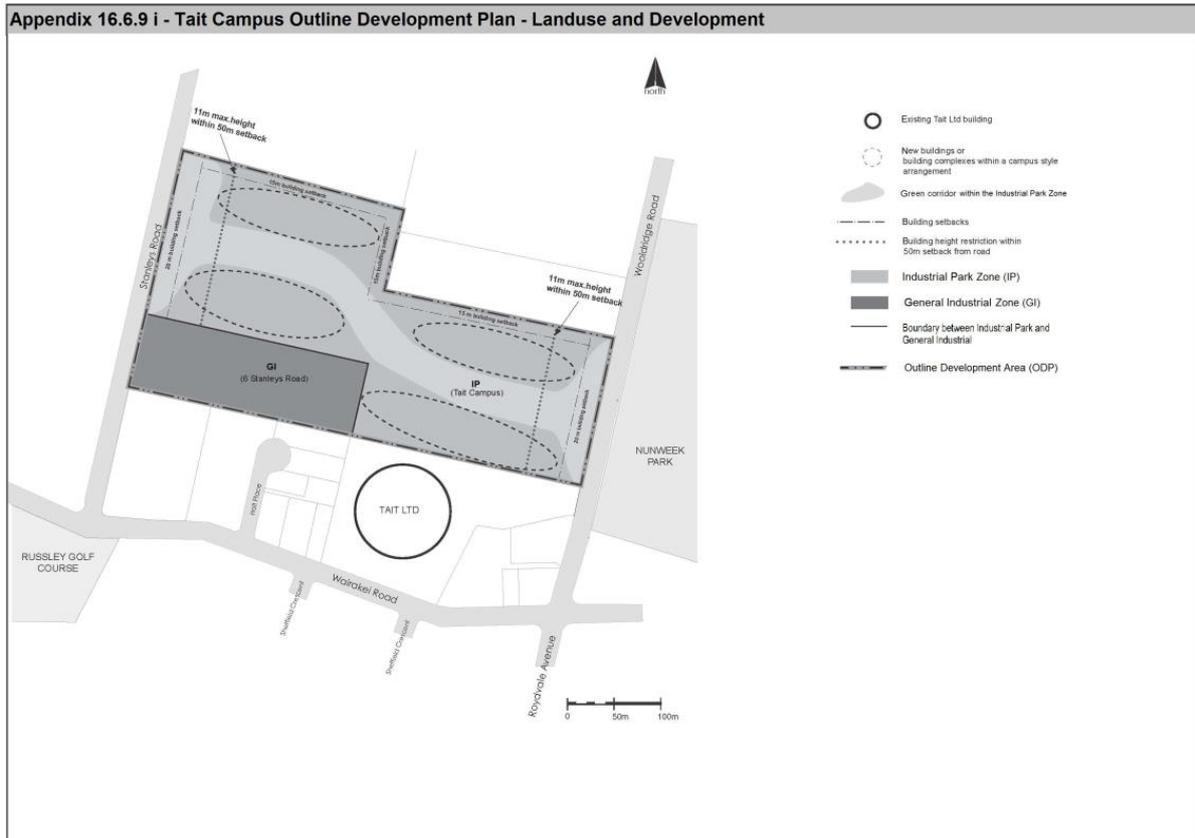
Council to update the appendix numbering.



16.8.9 Industrial Park Zone (Tait Campus) and Industrial General Zone (Stanleys Road)

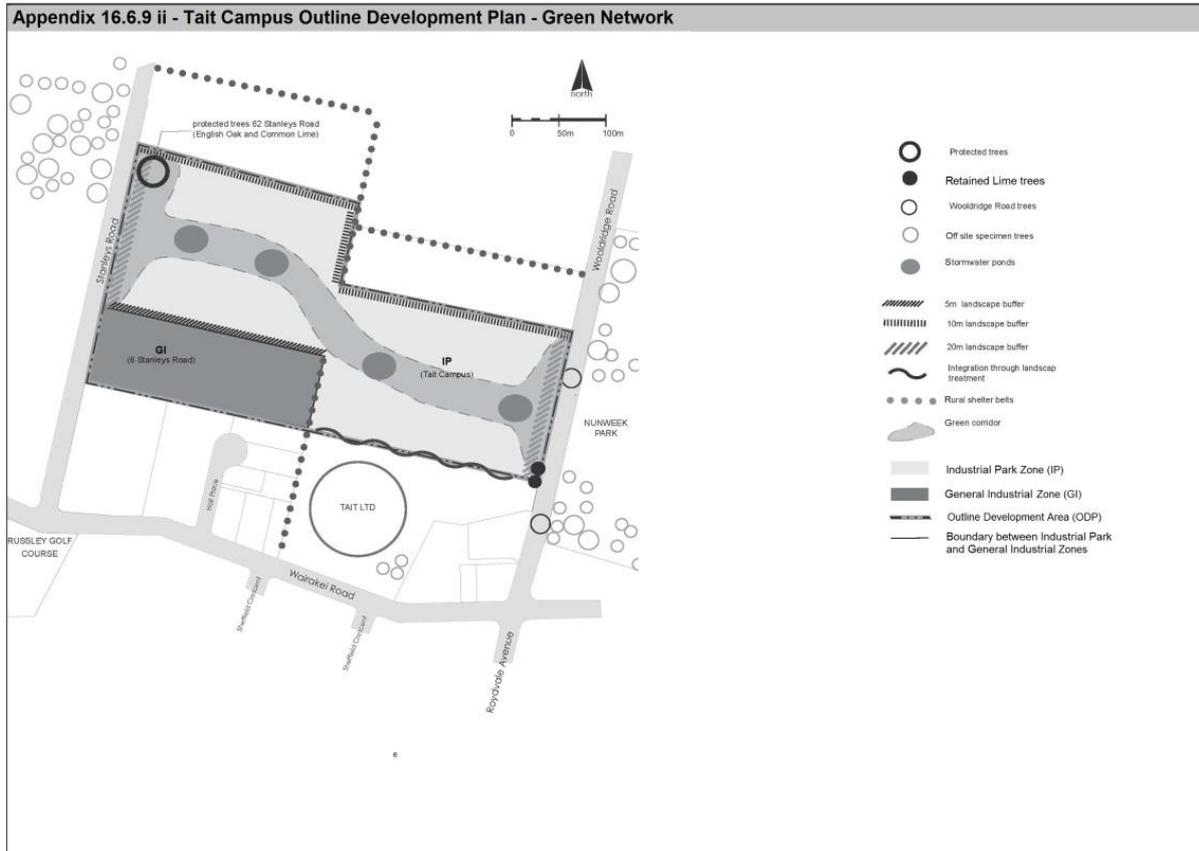
16.8.9i

Council to update the appendix numbering.



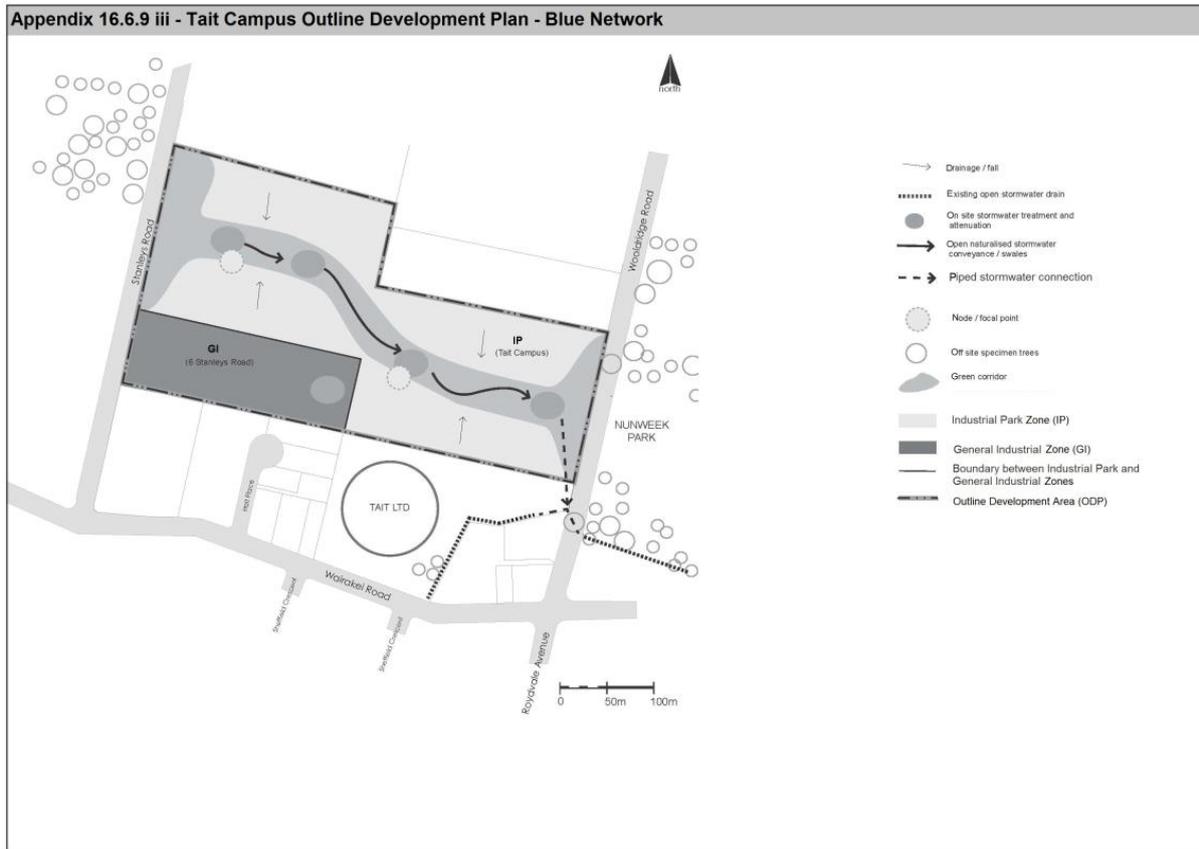
16.8.9ii

Council to update the appendix numbering.



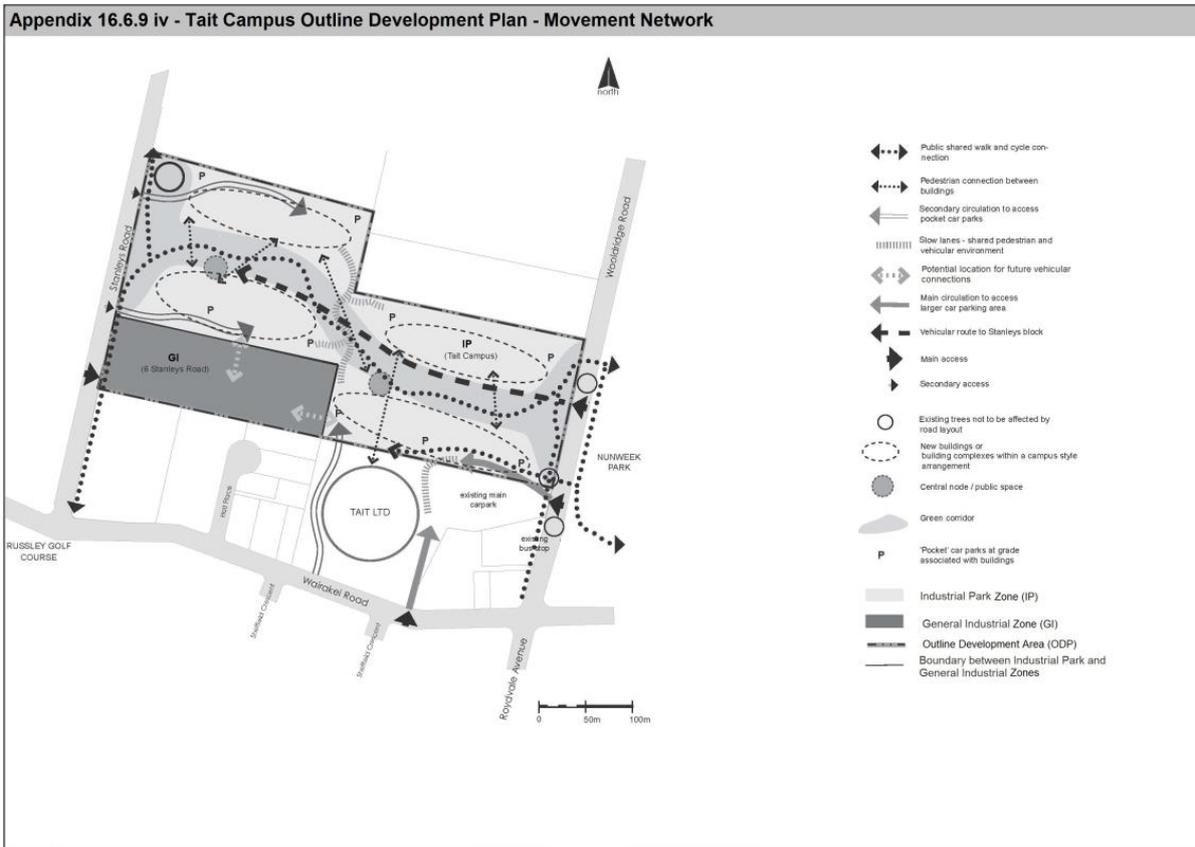
16.8.9iii

Council to update the appendix numbering.



16.8.9iv

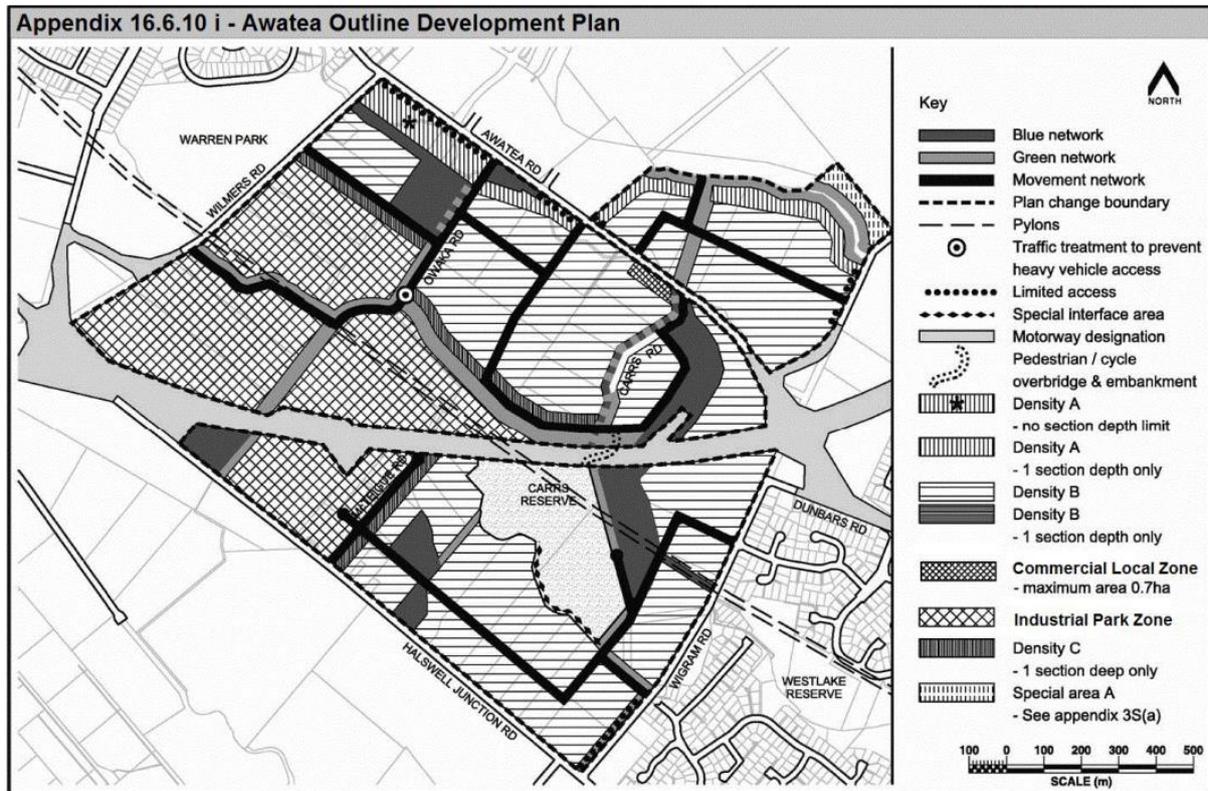
Council to update the appendix numbering.



16.8.10 Industrial Park Zone (Awatea)

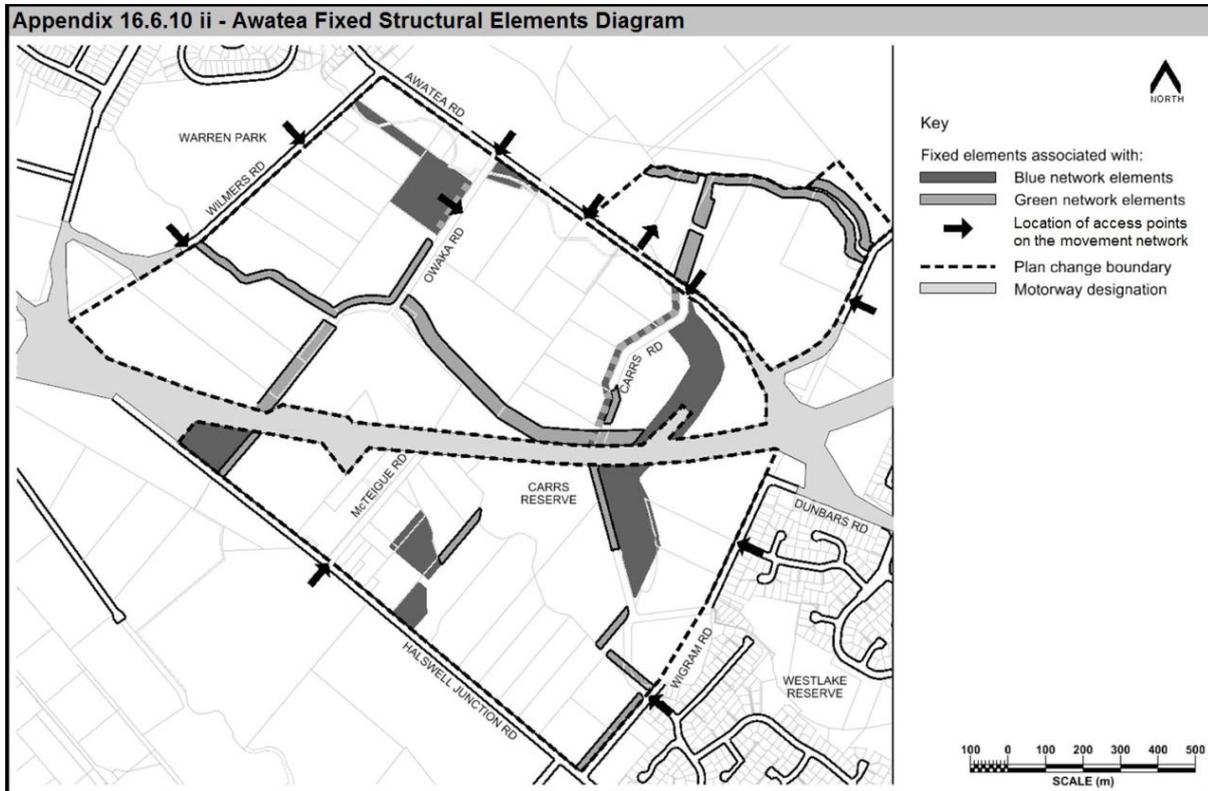
Appendix 16.8.10 i

Council to update the appendix numbering.



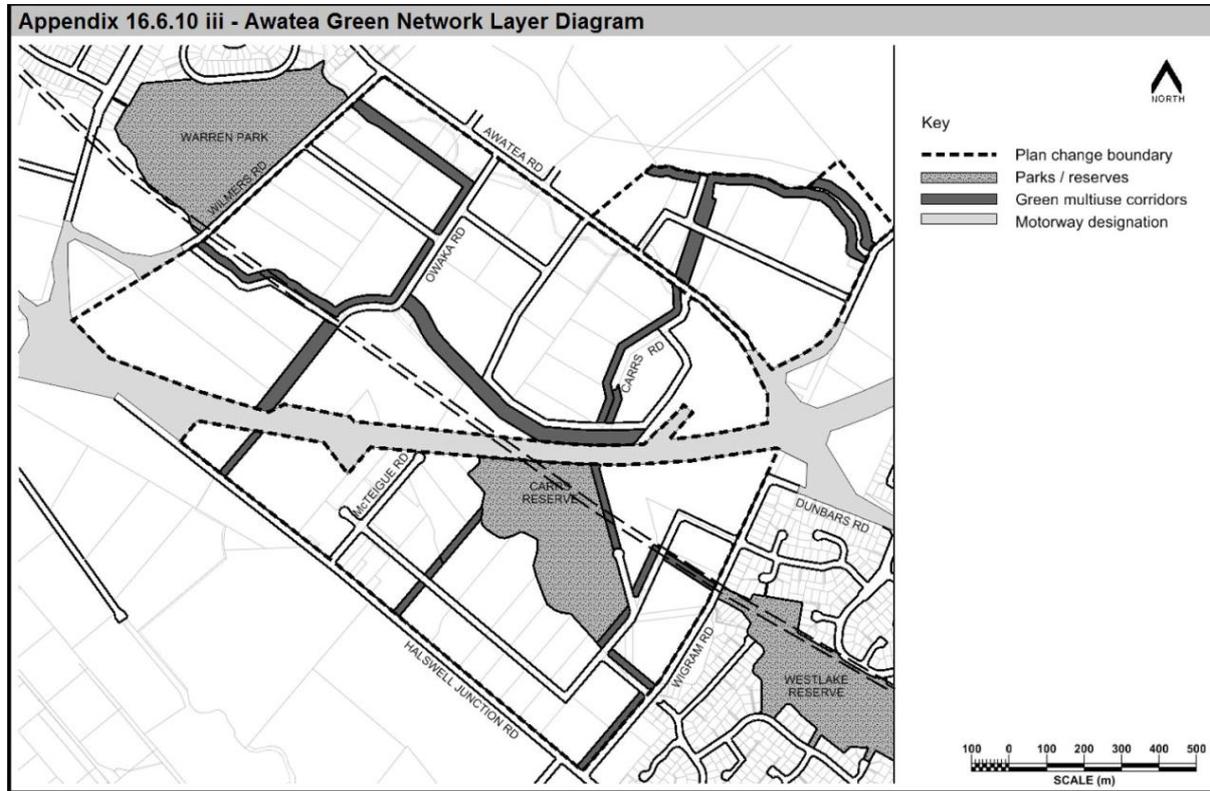
Appendix 16.8.10ii

Council to update the appendix numbering.



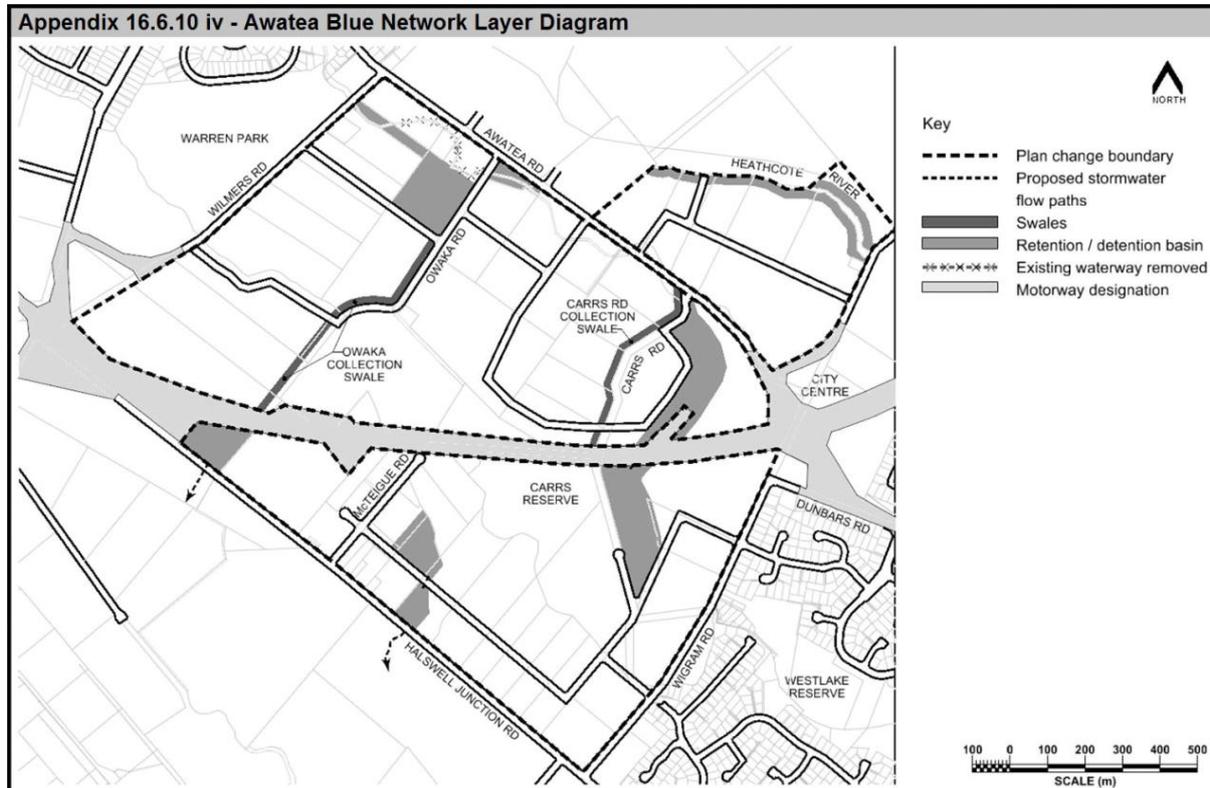
Appendix 16.8.10iii

Council to update the appendix numbering.



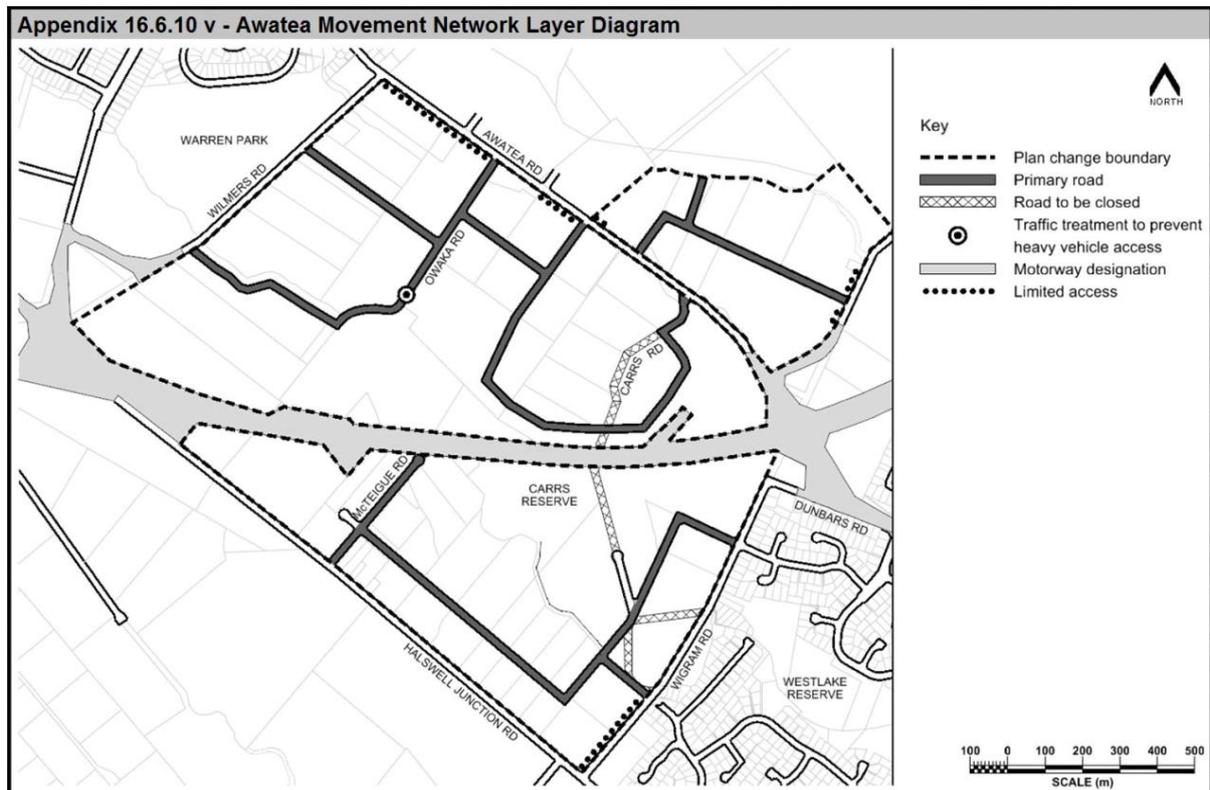
Appendix 16.8.10iv

Council to update the appendix numbering.



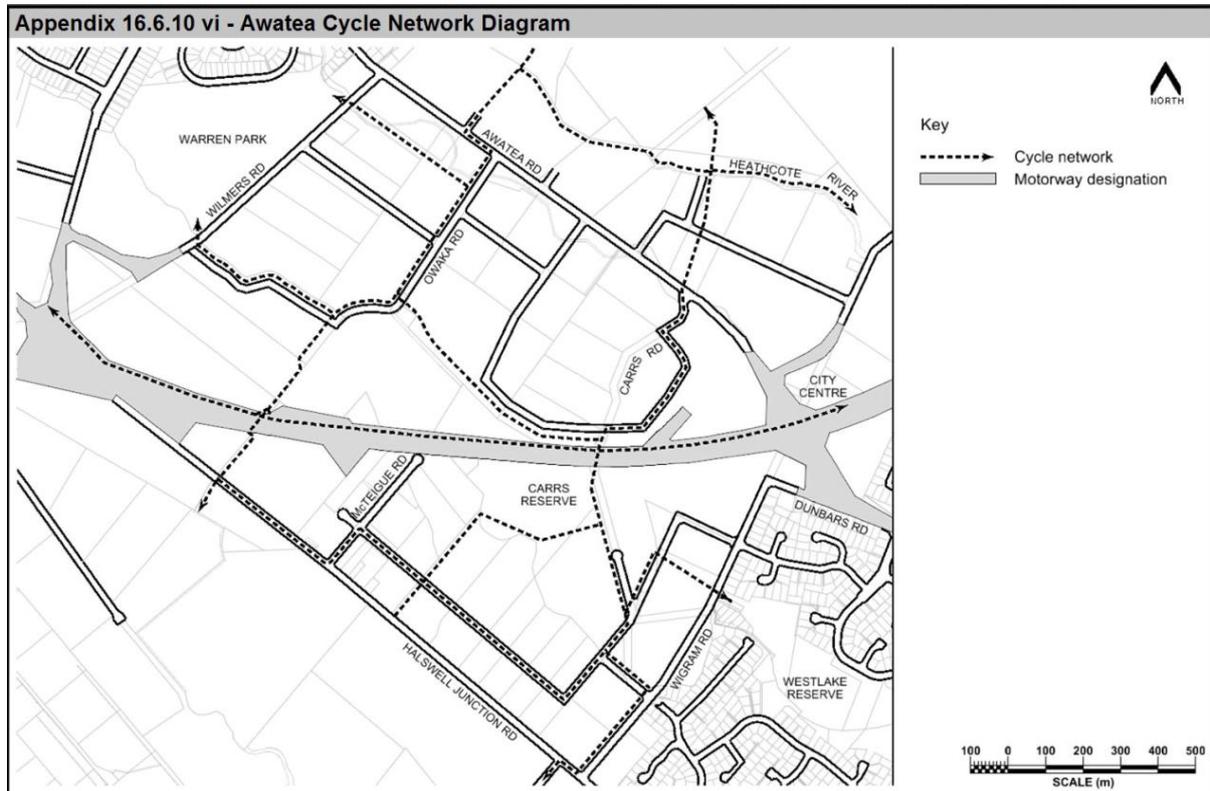
Appendix 16.8.10v

Council to update the appendix numbering.



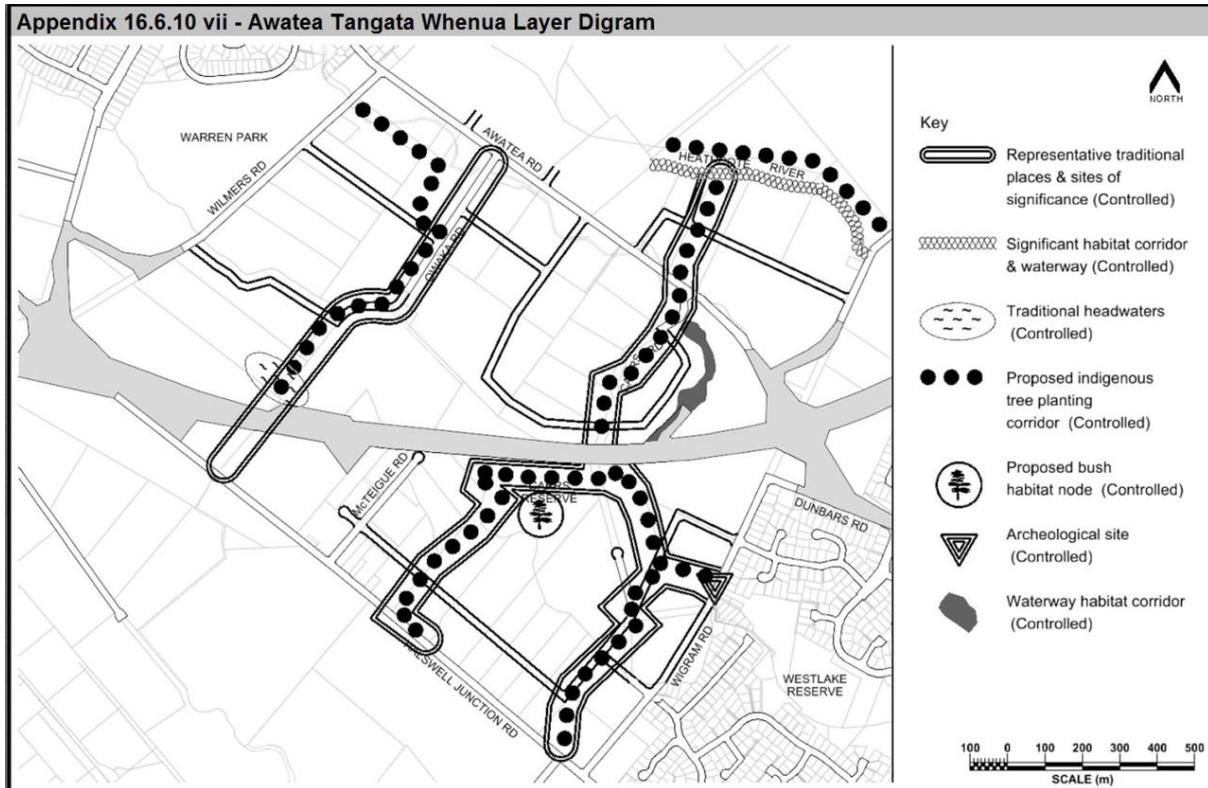
Appendix 16.8.10vi

Council to update the appendix numbering.

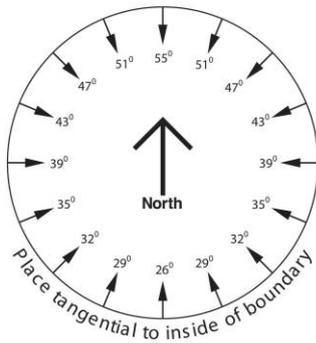


Appendix 16.8.10vii

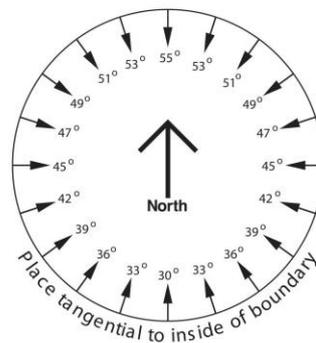
Council to update the appendix numbering.



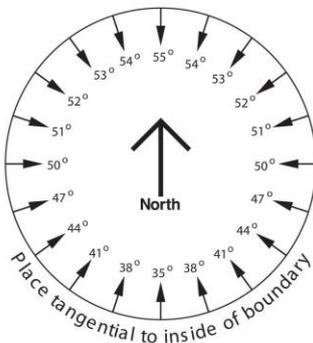
16.8.11 Recession Plane Diagrams



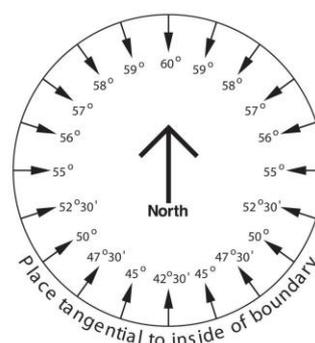
- A Applicable to all buildings:
- in the Residential Suburban Zone
 - on sites in other non residential zones that adjoin the Residential Suburban Zone



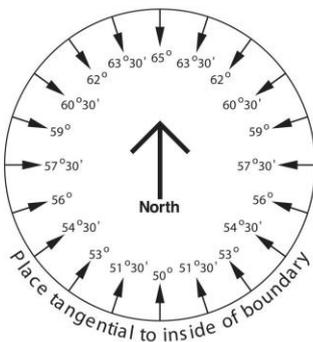
- B Applicable to all buildings:
- Residential Suburban density overlay
 - On sites on other non residential zones that adjoin the Residential Suburban density overlay area



- 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)

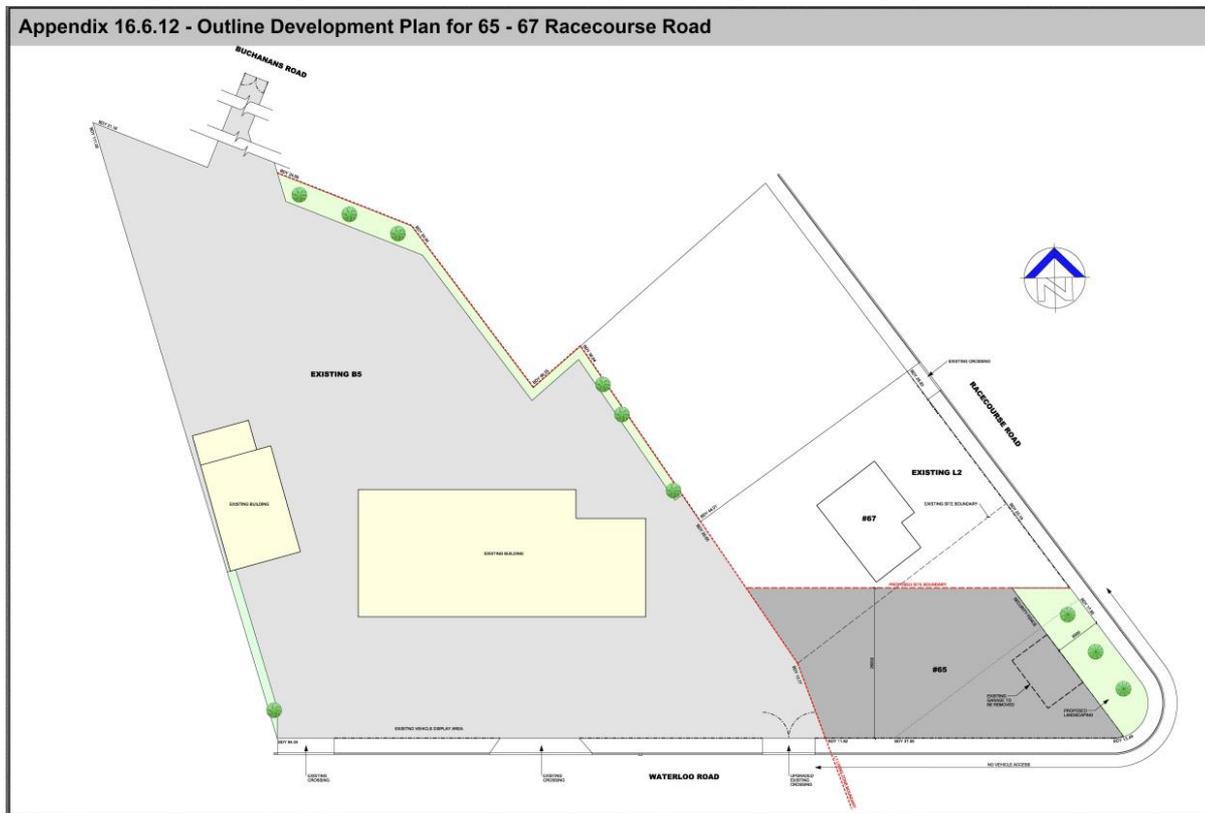


- E Applicable to all buildings:
- over 11 metres in height in the medium density higher height limit zones
 - over 11 metres in height on sites in other non residential zones that adjoin the medium density higher height limit zones

Note: North is true north

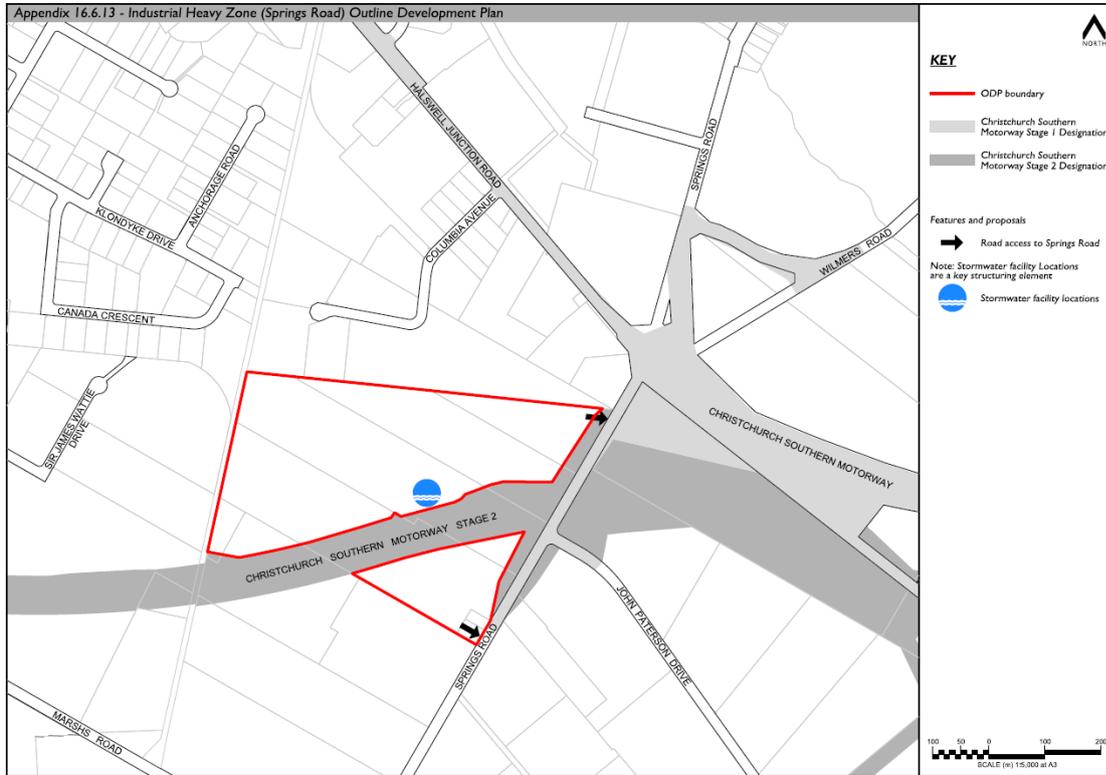
16.8.12 Development Plan for 65 – 67 Racecourse Road

Remove 'Outline' from the title and update appendix number.



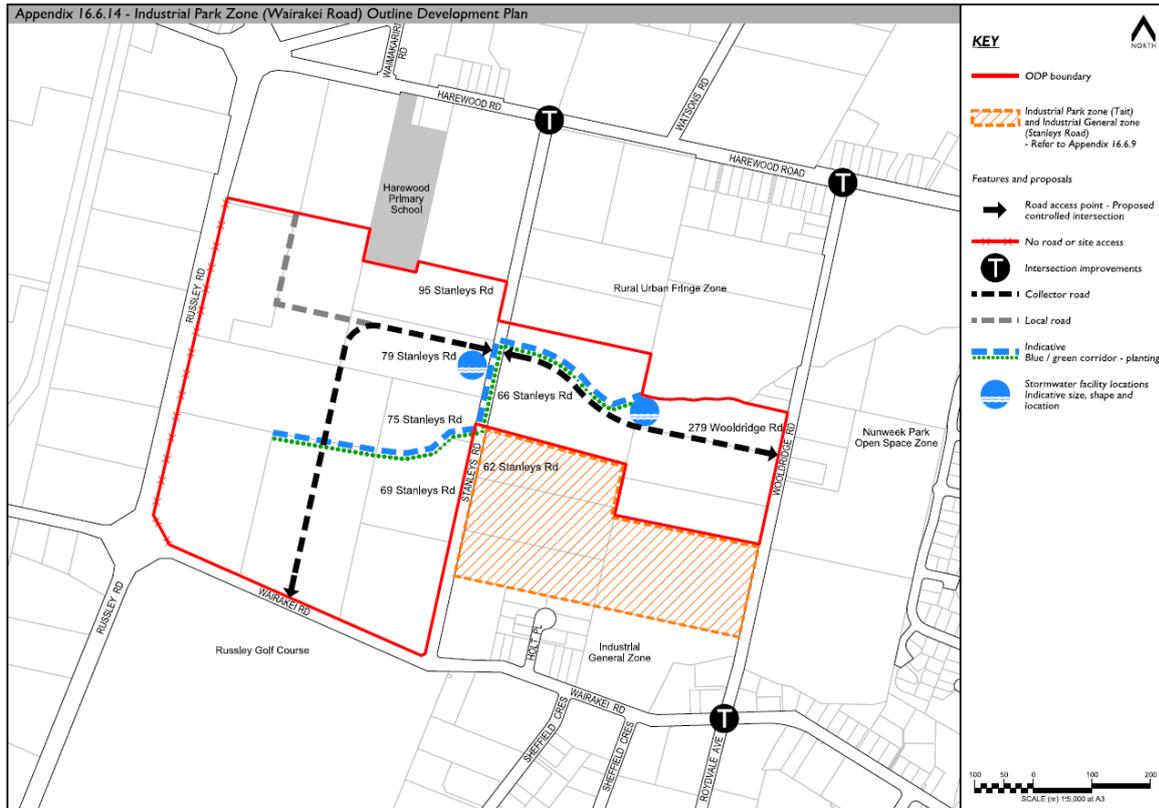
16.8.13 Industrial Heavy Zone (Springs Road) Outline Development Plan

Council to update the appendix numbering.



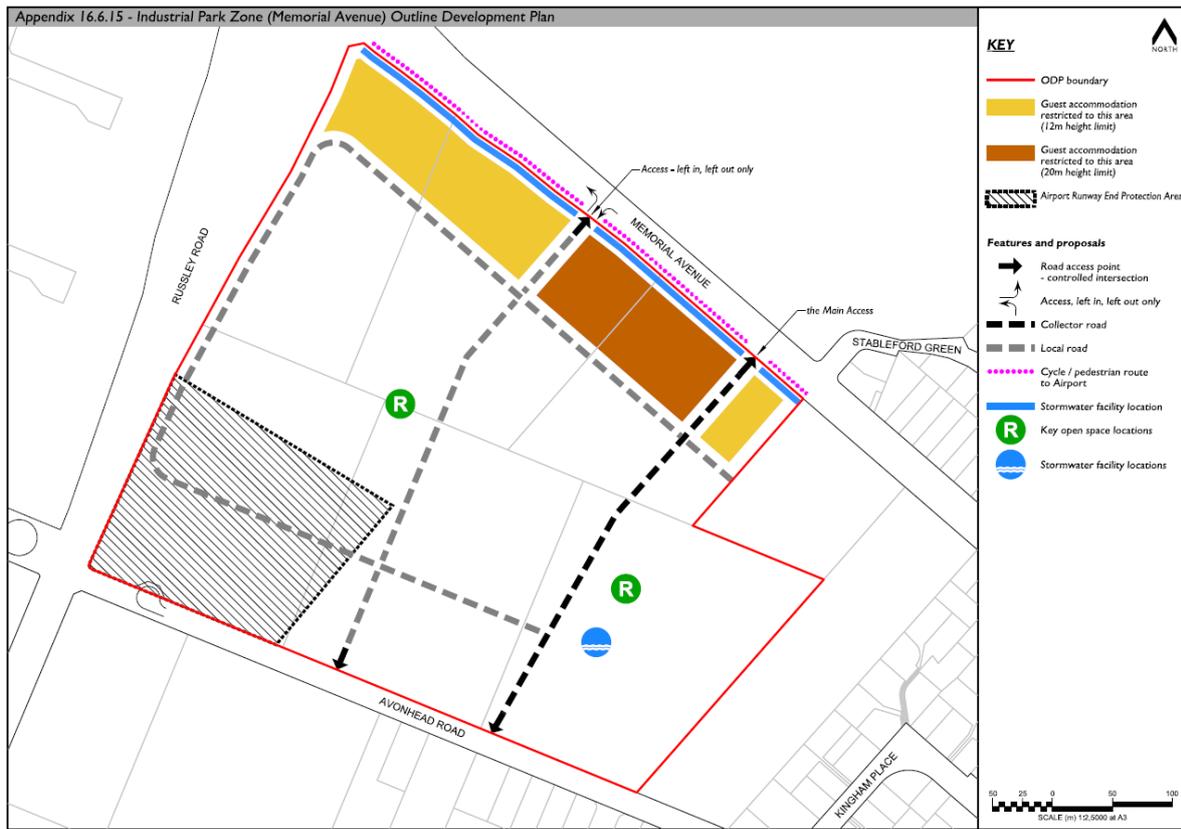
16.8.14 Industrial Park Zone (Wairakei Road) Outline Development Plan

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.

