

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

AND

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

Date of decision: 9 May 2016

Hearing Panel: Hon Sir John Hansen (Chair), Mr John Illingsworth, Ms Jane Huria, Mr Stephen Daysh

DECISION TO MAKE MINOR CORRECTIONS TO DECISION

DECISION 21
Specific Purpose (Flat Land Recovery) Zone — Stage 3

Background

[1] The Hearings Panel ('the Panel') issued its decision on Specific Purpose (Flat Land Recovery) Proposal ('Decision 21') on 4 April 2016. We received a memorandum ('the memorandum') from the Christchurch City Council ('the Council') requesting corrections to our Decision 21 on 2 May 2016.¹

¹ Memorandum of counsel for Christchurch City Council requesting corrections to Decision 21, 2 May 2016.

[2] Clause 16 of Schedule 3 to the OIC provides as follows:

- (1) The hearings panel may, at any time, issue an amendment to a decision to correct a minor mistake or defect in a decision of the panel.
- (2) This power includes the power to amend or correct a proposal, provided that the amendment or correction is made before the proposal becomes operative in accordance with clause 16 of this order.

Reasons for the corrections

[3] The memorandum sets out in detail the requested corrections in Attachment A. The requested changes are summarised in paragraph 9 of the memorandum which we set out below:


- (a) Use of appropriate capitalisation for a reference to Residential Zones;
- (b) Insert cross-references to the activity standards for P1 and P12 to require compliance with the water supply for fire-fighting activity standard 14.8.3.8 within the Specific Purpose (Flat Land Recovery) Zone at Brooklands — equivalent cross-references were included in the Council’s revised proposal lodged prior to the hearing and appear to have been inadvertently omitted from the Panel’s decision;
- (c) Delete the part of the activity standard for permitted activity P5 which requires compliance with the hazardous substance quantities for Group 3 listed in Table 12.1.2.3 — this table was deleted through the Panel’s Decision 18 on Chapter 12 because it duplicates Health and Safety at Work Act 2015 and/or the Hazardous Substances and New Organisms Act 1996; and
- (d) Amend a cross-reference in the matters of discretion for RD3 to specify 14.13.18 which is the correct number for the street-scene built form standard that is being referred to.

Decision


[4] We agree to the corrections sought by (b), (c) and (d) as set out in Attachment A to the memorandum, and direct changes using our powers under cl 16 of Schedule 3 to the OIC. Decision 21 is hereby amended in accordance with Schedule 1.

[5] Regarding the amendment sought under (a) above, we do not accept this requires correction. We prefer the use of capitals only when a specific zone name is being referred to, for example the provisions would use capitals when referring to the ‘Residential Suburban Zone’.

For the Hearings Panel:




Hon Sir John Hansen
Chair



Mr John Illingsworth
Panel Member



Ms Jane Huria
Panel Member



Mr Stephen Daysh
Panel Member

SCHEDULE 1

Amend the following provisions as attached:

21.11.2.2.1 P1 b.

21.11.2.2.1 P5 a.

21.11.2.2.1 P12 c.

21.11.2.2.3 RD3

Chapter 21 Specific Purpose Zones

21.11 Specific Purpose (Flat Land Recovery) Zone

Note: The land within the Specific Purpose (Flat Land Recovery) Zone is to be the subject of a separate process to determine its long term future use. This process was outlined in the 'Residential Red Zone Programme' in the Recovery Strategy for Greater Christchurch, Mahere Haumanutanga o Waitaha, and referred to in the Land Use Recovery Plan, Te Mahere Whakahaumanu Tāone. In the Greater Christchurch Earthquake Recovery: Transition to Regeneration (Transition Recovery Plan) 2015, it is stated that a new Crown-Council entity called 'Regenerate Christchurch' will oversee the long-term development and enhancement of Christchurch's residential red zone. Regenerate Christchurch has a role in developing plans and strategies for areas within its scope such as the residential red zone. The development of these plans and strategies will occur under a different timeframe to the Replacement District Plan process.

21.11.1 Objectives and Policies

21.11.1.1 Objective — Activities in the Specific Purpose (Flat Land Recovery) Zone

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

21.11.1.1.1 Policy — Residential activities

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

21.11.1.1.2 Policy — Non-residential activities

- a. Only provide for the following non-residential activities:
 - i. home based activities, market or community gardens;
 - ii. existing commercial and community activities and their limited modification; or
 - iii. temporary activities, land management activities, water or hazard management or mitigation activities, and

- iv. new community facilities on privately owned sites assessed on a site by site basis, to the extent compatible with the natural hazard risks and infrastructure limitations.

21.11.1.1.3 Policy — Management of effects

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

21.11.1.1.4 Policy — Future use

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

21.11.2 Rules — Specific Purpose (Flat Land Recovery) Zone

21.11.2.1 How to use the rules

- a. The rules that apply to activities in the Specific Purpose (Flat Land Recovery) Zone are contained in:
 - i. The activity status tables (including activity specific standards) in this chapter.
 - ii. The activity status tables and standards in the following chapters (where relevant):
 - 5 Natural Hazards;
 - 6 General Rules and Procedures where relevant below:
 - 6.1 Noise;
 - 6.3 Outdoor Lighting and Glare;
 - 6.4 Temporary Earthquake Recovery Activities;
 - 7 Transport;
 - 8.6 Earthworks;
 - 9 Natural and Cultural Heritage;
 - 10 Designations;
 - 11 Utilities and Energy;
 - 12 Hazardous Substances and Contaminated Land;
 - 19 Coastal Environment.

Note: where there is no reference to the Specific Purpose (Flat Land Recovery) Zone in the above chapters, the provisions relating to a residential zone shall apply.

- b. Where the word 'facility' or 'facilities' is used in the rules e.g. community facilities, 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.

21.11.2.2 Activity status tables

21.11.2.2.1 Permitted activities

In the Specific Purpose (Flat Land Recovery) Zone the activities listed below are permitted activities if they comply with the activity specific standards set out in this table.

Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 21.11.2.2.2, 21.11.2.2.3, 21.11.2.2.4, 21.11.2.2.5 and 21.11.2.2.6.

Activity		Activity specific standards
P1	Residential activity, except for boarding houses, on a site that was privately owned as at 12 October 2015.	<p>a. The activity shall comply with the following built form standards of the Residential Suburban Zone: 14.2.3.1, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.3.8, 14.2.3.9 and 14.2.3.11, except as provided for in (b) below.</p> <p>b. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6) the activity shall comply with the following built form standards of the Residential Small Settlement Zone: 14.8.3.1, 14.8.3.2, 14.8.3.3, 14.8.3.4, 14.8.3.5, 14.8.3.6 and 14.8.3.8.</p>
P2	Commercial activities that occur within an existing commercial building.	Nil
P3	Alterations, additions, maintenance and repair of an existing commercial building, accessory building, or built structure.	<p>a. Any increase in gross floor area shall not exceed 25m² within any continuous period of 10 years.</p> <p>b. Where the activity relates to an existing commercial building, the activity shall comply with the following built form standards of the Commercial Local Zone: 15.3.3.1, 15.3.3.2, 15.3.3.3, and 15.3.3.4.</p>

Activity		Activity specific standards
P4	Demolition and/or removal of existing buildings (including fencing, walls, paths, decks and pools).	<p>Nil</p> <p>Notes:</p> <p>The provisions within Chapter 6.1 shall apply.</p> <p>Noise from demolition activities shall comply with and be measured and assessed in accordance with New Zealand Standard NZS6803:1999 Acoustics – Construction Noise.</p>
P5	Land management activities and the use, repair and maintenance of Crown owned buildings.	<p>a. Any activity on a site adjoining an occupied residential unit or residential zone shall comply with:</p> <ol style="list-style-type: none"> i. the relevant noise standards for the residential zone in Rule 6.1.4.1.1.1 which shall be met at the boundary of that site or zone; ii. all standards for the residential zone in the Outdoor Lighting and Glare provisions in Rule 6.3.2.3.1; and iii. all standards for the residential zone in the Signage provisions in Rule 6.8.3.1. <p>Note: An activity is exempt from the General Noise, Outdoor Lighting and Glare, and Signage provisions where the activity is not located in the areas specified above.</p>
P6	<p>Temporary buildings and signage associated with:</p> <ul style="list-style-type: none"> - existing residential activity; - existing commercial activities; - relocation activities; - utilities and infrastructure; - existing recreation activities; or - that are ancillary to an approved building or construction project or maintenance, repair and demolition activities. 	<ol style="list-style-type: none"> a. Buildings shall be relocatable. b. No building shall exceed 50m² in gross floor area. c. The following built form standards of the Residential Suburban Zone shall be met where it relates to residential activity: 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.3.8, 14.2.3.9 and 14.2.3.11, except as provided for in (d). d. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6) the activity shall comply with the following built form standards of the Residential Small Settlement Zone: 14.8.3.2, 14.8.3.3, 14.8.3.4, 14.8.3.5, 14.8.3.6 and 14.8.3.8. e. The following built form standards of the Commercial Local Zone shall be met where it relates to commercial activity: 15.3.3.1, 15.3.3.2, 15.3.3.3 and 15.3.3.4. f. Any buildings or signage associated with the activity shall be removed from the site within one month of the completion of the project.
P7	Use, maintenance and repair of community facilities and community infrastructure.	Nil

Activity		Activity specific standards
P8	Operation, maintenance, repair, removal, replacement, relocation, and upgrading of existing utilities and roads; new utilities and roads; and ancillary temporary activities.	Nil
P9	<p>Hazard management or mitigation works including river control and drainage works carried out by or on behalf of a Local Authority exercising its powers, functions and duties under the Resource Management Act 1991, Soil Conservation and Rivers Control Act 1941, Christchurch District Drainage Act 1951, or Land Drainage Act 1908, unless expressly provided for as a non-complying activity, where undertaken outside:</p> <ul style="list-style-type: none"> i. a Site of Ecological Significance listed in Appendix 9.1.4.1; ii. an Outstanding Natural or Significant landscape or feature listed in Appendix 9.2.5.1; iii. areas of Outstanding or High Natural Character in the coastal environment in Appendix 9.2.5.4 and remaining areas in the coastal environment. 	<p>Nil</p> <p>Note: The design of hazard management or mitigation works shall be carried out by a chartered professional engineer.</p>
P10	Maintenance, repair, relocation and removal of flood protection and bank erosion protection works; and the maintenance of existing drains or ponds undertaken or authorised by the Crown, the Regional Council, or Christchurch City Council.	Nil
P11	Construction, maintenance and operation of structures, basins and wetlands for the conveyance, treatment, storage, retention or detention of water, wastewater, stormwater and land drainage water by the Christchurch City Council or a network operator.	<p>Nil</p> <p>Note: The requirements of the Infrastructure Design Standard and/or Construction Specification Standard apply</p>

Activity		Activity specific standards
P12	Bed and breakfast within a residential unit on a site that was privately owned as at 12 October 2015.	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of six guests accommodated at any one time ii. at least one owner of the residential unit residing permanently on the site; and iii. no guest given accommodation for more than 90 consecutive days <p>b. The activity shall comply with the following built form standards of the Residential Suburban Zone: 14.2.3.1, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.3.8, 14.2.3.9 and 14.2.3.11, except as provided for in (c) below.</p> <p>c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6) the activity shall comply with the following built form standards of the Residential Small Settlement Zone: 14.8.3.1, 14.8.3.2, 14.8.3.3, 14.8.3.4, 14.8.3.5, 14.8.3.6 and 14.8.3.8.</p>
P13	Care for non-resident children within a residential unit in return for monetary payment to the carer on a site that was privately owned as at 12 October 2015.	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time, and ii. at least one carer residing permanently within the residential unit. <p>b. The activity shall comply with the following built form standards of the Residential Suburban Zone: 14.2.3.1, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.3.8, 14.2.3.9 and 14.2.3.11, except as provided for in (c) below.</p> <p>c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6) the activity shall comply with the following built form standards of the Residential Small Settlement Zone: 14.8.3.1, 14.8.3.2, 14.8.3.3, 14.8.3.4, 14.8.3.5, 14.8.3.6, and 14.8.3.8.</p>

Activity		Activity specific standards
P14	Home occupation on a site that was privately owned as at 12 October 2015.	<p>a. The home occupation shall limit:</p> <ul style="list-style-type: none"> i. the gross floor area of the building plus the area used for outdoor storage area occupied by the occupation to less than 40m²; ii. the number of FTE employed persons, who reside permanently elsewhere than on the site, to two; iii. any retailing to the sale of goods grown or produced on the site, or internet-based sales where no customer visits occur; iv. the hours of operation when the site is open to visitors, clients, and deliveries to between the hours of: v. 0700 – 2100 Monday to Friday; and vi. 0800 – 1300 Saturday, Sunday and public holidays; vii. visitor or staff parking area to outside the road boundary setback; viii. outdoor advertising to a maximum area of 2m². <p>b. The activity shall comply with the following built form standards of the Residential Suburban Zone: 14.2.3.1, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.3.8, 14.2.3.9 and 14.2.3.11, except as provided for in (c) below.</p> <p>c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6) the activity shall comply with the following built form standards of the Residential Small Settlement Zone: 14.8.3.1, 14.8.3.2, 14.8.3.3, 14.8.3.4, 14.8.3.5, 14.8.3.6, and 14.8.3.8.</p>
P15	Market gardens, community gardens and garden allotments.	<p>a. The activity shall comply with the following built form standards of the Residential Suburban Zone: 14.2.3.1, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.3.8, 14.2.3.9 and 14.2.3.11, except as provided for in (b) below.</p> <p>b. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6) the activity shall comply with the following built form standards of the Residential Small Settlement Zone: 14.8.3.1, 14.8.3.2, 14.8.3.3, 14.8.3.4, 14.8.3.5, 14.8.3.6, and 14.8.3.8.</p>

Activity		Activity specific standards
P16	Storage of heavy vehicles on a site that was privately owned as at 12 October 2015.	<ul style="list-style-type: none"> a. No more than one vehicle shall be stored on the site. b. The activity shall comply with the following built form standards of the Residential Suburban Zone: 14.2.3.1, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.3.8, 14.2.3.9 and 14.2.3.11, except as provided for in (c) below. c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6) the activity shall comply with the following built form standards of the Residential Small Settlement Zone: 14.8.3.1, 14.8.3.2, 14.8.3.3, 14.8.3.4, 14.8.3.5, 14.8.3.6, and 14.8.3.8.
P17	Dismantling, repair, or storage of motor vehicles and boats on a site that was privately owned as at 12 October 2015.	<ul style="list-style-type: none"> a. The vehicles and/or boats shall be owned by people who live on the same site. b. The activity shall comply with the following built form standards of the Residential Suburban Zone: 14.2.3.1, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.3.8, 14.2.3.9 and 14.2.3.11, except as provided for in (c) below. c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6) the activity shall comply with the following built form standards of the Residential Small Settlement Zone: 14.8.3.1, 14.8.3.2, 14.8.3.3, 14.8.3.4, 14.8.3.5, 14.8.3.6, and 14.8.3.8.

21.11.2.2.2 Controlled activities

The activities listed below are controlled activities.

There are no controlled activities.

21.11.2.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

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

Activity	The Council's discretion shall be limited to the following matters:
RD1	<ul style="list-style-type: none"> a. Site density and site coverage – 14.13.2. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.

Activity		The Council's discretion shall be limited to the following matters:
RD2	Activities P1, P3, P6, P12, P13, P14, P15, P16 or P17 in Rule 21.11.2.2.1 that do not comply with one or more of the built form standards 14.2.3.3, 14.2.3.6, 14.2.3.7 or 14.2.3.8, or for the Specific Purpose (Flat Land Recovery) Zone at Brooklands, that do not comply with one or more of the built form standards 14.8.3.2, 14.8.3.4 or 14.8.3.5.	As relevant to the breached built form standard: a. Impacts on neighbouring property – 14.13.3. b. Minimum building, window and balcony setbacks – 14.13.19. c. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD3	Activities P1, P3, P6, P12, P13, P14, P15, P16 or P17 in Rule 21.11.2.2.1 that do not comply with one or more of the built form standards 14.2.3.5, 14.2.3.9 or 14.2.3.11, or for the Specific Purpose (Flat Land Recovery) Zone at Brooklands, that do not comply with one or more of the built form standards 14.8.3.6 or 14.8.3.8 Any application arising from non-compliance with these standards will not require written approval and shall not be publicly or limited notified.	As relevant to the breached built form standard: a. Street scene - road boundary building setback, fencing and planting – 14.13.18. b. Outdoor living space – 14.13.21. c. Water supply for firefighting – 14.13.8. d. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD4	Activities P6 in Rule 21.11.2.2.1 that do not comply with one or more of the activity specific standards a, b, e or f.	a. Matters over which the Council has restricted discretion are set out in Section 6.2.3. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD5	Land management and maintenance activities that exceed activity specific standard P5 (a)(i) in Rule 21.11.2.2.1 by 10 dB or less (noise).	a. Matters over which the Council has restricted discretion are set out in Section 6.1.4.3. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD6	Land management and maintenance activities that exceed activity specific standard P5 (a) (ii) in Rule 21.11.2.2.1 (outdoor lighting and glare).	a. Matters over which the Council has restricted discretion are set out in Section 6.3.3. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD7	Land management and maintenance activities that exceed activity specific standard P5 (a)(iv)(signage).	c. Matters over which the Council has restricted discretion are set out in Section 6.8.5. d. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD8	Subdivision that involves conversion of the type of tenure from unit title or cross lease to fee simple, boundary adjustments, alteration of cross leases, company leases and unit titles, and where it is proposed to subdivide off land within the Specific Purpose (Flat Land Recovery) Zone from an area of land not within the Specific Purpose (Flat Land Recovery) Zone.	a. Matters over which the Council has restricted discretion set out in Section 8.5. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.

Activity		The Council's discretion shall be limited to the following matters:
	Any application arising from non-compliance with this rule will not require written approvals and shall not be publicly or limited notified.	
RD9	Hazard mitigation works not provided as a permitted activity in Rule 21.11.2.2.1 P9.	<ul style="list-style-type: none"> a. The significance of ecological, landscape or natural values, ecological corridors, indigenous fauna, and whether these would be adversely compromised by the activity. b. The risk to life, property and the environment posed by hazards. c. The extent to which the activity would remedy or mitigate the hazard or be compatible with existing mitigation works or structures. d. Whether or not the work would be carried out under the supervision of a Chartered Professional Engineer. e. The extent to which the activity would protect buildings and their occupants. f. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery. g. The extent to which the hazard risk may be increased or exacerbated in other locations.
RD10	Activities P3 in Rule 21.11.2.2.1 that do not comply with one or more of the built form standards 15.4.3.1, 15.4.3.2, 15.4.3.3, and 15.4.3.4.	<ul style="list-style-type: none"> a. Maximum building height – 15.8.3.1 b. Minimum building setback from road boundaries/street scene – 15.8.3.2 c. Minimum separation from the internal boundary with a residential zone – 15.8.3.3 d. Sunlight and outlook at boundary with a residential zone – 15.8.3.4 e. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD11	Activities P14 in Rule 21.11.2.2.1 that do not meet activity specific standard (a).	<ul style="list-style-type: none"> a. Scale of activity – 14.13.5 b. Traffic generation and access safety – 14.13.6 c. Non-residential hours of operation – 14.13.22

21.11.2.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Activities P12, P13, P16 or P17 in Rule 21.11.2.2.1 (Bed and breakfasts, care for non-resident children, storage of heavy vehicles, dismantling, repair, or storage of motor vehicles and boats), that do not meet activity specific standard (a).
D2	Pre-school activity on a site that was privately owned as at 12 October 2015.
D3	Health care facility on a site that was privately owned as at 12 October 2015.

D4	Veterinary care facility on a site that was privately owned as at 12 October 2015.
D5	Education activity on a site that was privately owned as at 12 October 2015.
D6	Place of assembly on a site that was privately owned as at 12 October 2015.
D7	Spiritual activity on a site that was privately owned as at 12 October 2015.
D8	Activities P3 that do not meet activity specific standard (a).

21.11.2.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	Any land management activities that exceed the activity specific standards in Rule 21.11.2.2.1 P5 (a) (i) by more than 10dB.
NC3	Subdivision, unless provided for as a restricted discretionary activity.

21.11.2.2.6 Prohibited activities

The activities listed below are prohibited activities.

There are no prohibited activities.

PLANNING MAPS

Remove the Specific Purpose (Flat Land Recovery) zoning within the Central City planning maps and show the land as Central City Residential Zone.

Chapter 8 Subdivision, Development and Earthworks

8.8.2 Permitted Activities: Earthworks

(With respect to the volume applying in the Specific Purpose (Flat Land Recovery) Zone only)

Table 1: Maximum volumes — earthworks

Zone / Overlay		Volume
Residential	a. All residential zones and deferred residential zones.	20m ³ /site
Commercial / Industrial	a. Commercial Fringe, Commercial Local, and Commercial Banks Peninsula zones.	20m ³ /site
	b. Commercial Core, Retail Park, Industrial General, Industrial Heavy, and Industrial Park zones.	100m ³ /site
Rural	a. Rural zones (excluding excavation associated with quarrying activities).	100m ³ /ha
Open Space	a. Open Space (Metropolitan Facilities) and Open Space (McLeans Island) zones.	500m ³ /ha
	b. Open Space (Community Park) zones.	20m ³ /site
	c. Open Space (Natural) and Open Space (Water and Margins) Zone zones.	50m ³ /ha
	d. Open Space (water and margins) zone at Lake Ellesmere / Te Waihora and Lake Forsyth / Wairewa.	10m ³ /ha
Specific Purpose	a. Specific Purpose (Airport) and Specific Purpose (Hospital) zone.	150m ³ /ha
	b. Specific Purpose Lyttelton Port zone.	100m ³ /ha
	c. Specific Purpose Cemetery zone, except as at 8.6.4.	20m ² /site
	d. Specific Purpose (Resort) Zone	20m ² /site
	e. Specific Purpose Cemetery zone, except as at 8.6.4.	100m ³ /ha
	f. Specific Purpose (Flat Land Recovery) Zone.	50m ³ /ha
Transport	a. Transport zone	No limit.
Coastal	a. Coastal zone	50m ³ /ha
Overlays	a. Outstanding Natural Landscapes, Areas of Outstanding Natural Character, Areas of Very High Natural Character, or Areas of High Natural Character	25m ³ /ha
	b. Coastal Environment	25m ³ /ha
	c. Sites of Ecological Significance.	Nil
	d. Outstanding Natural Features	Nil
	e. Important Ridgeline	Nil

Clarification:

1. The volume thresholds contained in Table 1 provide for that amount of fill and that amount of excavation.
2. Where a volume threshold in Table 1 is stated in m³/ha, this shall be applied as a ratio.
3. Where zone and overlay thresholds differ, the lower volume threshold shall apply.