

Chapter 17 Rural

17.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).
- c. The district includes a productive and diverse rural environment that includes [Banks Peninsula](#), the Port Hills and rural flat land. The objectives, policies, rules, standards and assessment criteria in this chapter seek to manage activities in those areas through six different rural zones, being the Rural Banks Peninsula, Rural Urban Fringe, Rural Port Hills, Rural Waimakariri, Rural Quarry and Rural Templeton Zones.

17.2 Objectives and Policies

17.2.1 Objective

17.2.1.1 Objective — The rural environment

- a. [Subdivision](#), use and development of rural land that:
 - i. supports, maintains and, where appropriate, enhances the function, character and [amenity values](#) of the rural environment and, in particular, the potential contribution of [rural productive activities](#) to the economy and wellbeing of the [Christchurch District](#);
 - ii. avoids significant, and remedies or mitigates, other [reverse sensitivity](#) effects on [rural productive activities](#) and natural hazard mitigation works;
 - iii. maintains a contrast to the urban environment; and
 - iv. maintains and enhances the distinctive character and [amenity values](#) of [Banks Peninsula](#) and the Port Hills, including [indigenous biodiversity](#), Ngāi Tahu cultural values, open space, natural features and landscapes, and coastal environment values.

17.2.2 Policies

17.2.2.1 Policy — Range of activities on rural land

- a. Provide for the economic development potential of rural land by enabling a range of activities that:
 - i. have a direct relationship with, or are dependent on, the rural resource, [rural](#)

- [productive activity](#) or sea-based aquaculture;
- ii. have a functional, technical or operational necessity for a rural location; or
- iii. recognise the historic and contemporary relationship of Ngai Tahu with land and water resources; and
- iv. represent an efficient use of natural resources.

17.2.2.2 Policy — Effects of activities utilising the rural resource

- a. Ensure that activities utilising the rural resource avoid significant adverse effects on areas of important natural resources and avoid, remedy or mitigate other adverse effects on rural character and [amenity values](#).

17.2.2.3 Policy — Contributing elements to rural character and amenity values

- a. Recognise that rural character and [amenity values](#) vary across the [Christchurch District](#) resulting from the combination of natural and physical resources present, including the location and extent of established and permitted activities.
- b. Recognise that the elements that characterise an area as rural, from which desired amenity is derived, include the predominance of:
 - i. a landscape dominated by openness and vegetation;
 - ii. significant visual separation between residential [buildings](#) on neighbouring properties;
 - iii. where appropriate, [buildings](#) integrated into a predominantly natural setting; and
 - iv. natural character elements of waterways, [water bodies](#), [indigenous vegetation](#) and natural landforms, including the coastal environment where relevant.
- c. Recognise that [rural productive activities](#) in rural areas can produce noise, odour, dust and traffic consistent with a rural working environment, including [farming](#), [plantation forestry](#) and [quarrying activities](#), that may be noticeable to residents and visitors in rural areas.

17.2.2.4 Policy — Function of rural areas

- a. Ensure the nature, scale and intensity of [subdivision](#), use and development recognise the different natural and physical resources, character and [amenity values](#), conservation values and Ngai Tahu values of rural land in the [Christchurch District](#), including:
 - i. the [rural productive activities](#), [recreation activities](#), [rural tourism activities](#) and [conservation activities](#) on [Banks Peninsula](#) and their integrated management with maintaining and enhancing landscape, coastal and [indigenous biodiversity](#) values;

- ii. the [rural productive activities](#) and [recreation activities](#) in the rural flat land area surrounding the main Christchurch urban area;
- iii. the flood management and groundwater recharge functions [adjoining](#) the Waimakariri River;
- iv. the open character and natural appearance of the rural Port Hills which maintain distinct urban/rural boundaries;
- v. the re-use of the site of the former Templeton Hospital;
- vi. the historic and contemporary cultural landscapes, [sites of Ngāi Tahu cultural significance](#) and the use of land and water resources for mahinga kai; and
- vii. the [conservation activities](#) undertaken within the Peacock Springs Conservation Area.

17.2.2.5 Policy — Establishment of industrial and commercial activities

- a. Avoid the establishment of industrial and commercial activities that are not dependent on or directly related to the rural resource unless they:
 - i. have a strategic or operational need to locate on rural land; or
 - ii. provide significant benefits through utilisation of existing physical infrastructure; and
 - iii. avoid significant, and remedy or mitigate other, [reverse sensitivity](#) effects on [rural productive activities](#);
 - iv. will not result in a proliferation of associated activities that are not reliant on the rural resource; and
 - v. will not have significant adverse effects on rural character and [amenity values](#) of the local environment or will not cause adverse effects that cannot be avoided, remedied or mitigated.

17.2.2.6 Policy — Community activities and community facilities

- a. Enable [community activities](#) and [community facilities](#) to establish and support their redevelopment and expansion where they provide for social, cultural or community needs, avoid significant adverse effects on the surrounding rural character and [amenity values](#), and where they will not affect the consolidated urban form.

17.2.2.7 Policy — Density and distribution of residential units

- a. Ensure a density and distribution of [residential units](#) that:
 - i. maintains and enhances the working function of the rural environment ;
 - ii. supports a consolidated urban form, including that of small settlements;

- iii. maintains the predominance of larger [sites](#) and abundant open space;
- iv. supports amalgamation of multiple small [sites](#);
- v. avoids creating new [sites](#) less than 4ha;
- vi. avoids the expectation of land use change of rural land to [urban activities](#) or for rural residential development;
- vii. avoids [reverse sensitivity](#) effects on [strategic infrastructure](#) and [rural productive activities](#); and
- viii. retains a low density of built form with a high degree of openness appropriate to the surrounding environment.

17.2.2.8 Policy — Rural Banks Peninsula

- a. Ensure that [subdivision](#), use and development in the Rural Banks Peninsula Zone recognises, maintains and, where practicable, enhances the quality of the rural working environment by:
 - i. restricting the scale, location and reflectivity of [buildings](#) to maintain a low density of built form that is not visually dominant and does not detract from views of cultural landscapes identified in the [District Plan](#), [sites of Ngāi Tahu cultural significance](#), or natural landforms and features;
 - ii. encouraging the protection, maintenance and enhancement of [indigenous biodiversity](#), natural features and landscapes, [historic heritage](#), coastal environment values, and open space; and
 - iii. encouraging public walking and cycling access connections where appropriate.

17.2.2.9 Policy — Plantation forestry

- a. Ensure new [plantation forestry](#) is located and managed to:
 - i. avoid fire risk to nearby [residential activities](#) and urban areas;
 - ii. maintain the natural landforms and features, coastal environment values, open rural character and high visual amenity of [Banks Peninsula](#) and the Port Hills facing the Christchurch main urban area ;
 - iii. not obscure views from the Summit Road;
 - iv. maintain the views to cultural landscapes identified in the [District Plan](#) on [Banks Peninsula](#);
 - v. avoid adverse effects on areas of [significant indigenous vegetation](#) and significant habitats of [indigenous fauna](#) and promote enhancement, restoration and retention of [indigenous biodiversity](#);
 - vi. avoid wilding tree spread on [Banks Peninsula](#) and promote land management that contains or eradicates wilding trees.

17.2.2.10 Policy — Separation of incompatible activities

- a. Ensure the design and location of new [habitable buildings](#) achieve adequate separation distances or adopt other on-site mitigation methods, including acoustic insulation, to mitigate potential [reverse sensitivity](#) effects with lawfully established [rural productive activities](#);
- b. Ensure adequate separation distances between new [plantation forestry](#), [intensive farming](#) and [quarrying activity](#) and incompatible activities are maintained.
- c. Protect [strategic infrastructure](#) by avoiding adverse effects, including [reverse sensitivity](#) effects, from incompatible activities on rural land by:
 - i. avoiding noise [sensitive activities](#) and managing the density of [residential units](#) within the 50dB Ldn Air Noise Contour and the 50dB Ldn Engine Testing Contour to take into account the impacts of the operation of Christchurch International Airport;
 - ii. avoiding [buildings](#), structures, new [quarrying activity](#), and [sensitive activities](#) on rural land that may compromise the [National Grid](#) within an identified buffer corridor; and
 - iii. avoiding vegetation that may result in shading of, and [buildings](#) in close proximity to, the [strategic transport network](#).
 - iv. avoiding new [quarrying activity](#) that would have adverse effects on established Radio New Zealand infrastructure.

17.2.2.11 Policy — Catchment management approach for rural land

- a. Encourage integrated [subdivision](#) and development on rural land at a catchment level that implements the principles of ‘ki uta ki tai’, maintains or enhances water quality, maximises the degree of openness and protects productive potential and enables biodiversity enhancement or recreation opportunities while avoiding, remedying or mitigating adverse effects on the rural environment.

17.2.2.12 Policy — Location and management of quarrying activity and aggregates-processing activity

- a. Enable access to, and processing of, locally sourced aggregate resources to provide for the recovery, development, ongoing maintenance and growth needs of the district by:
 - i. providing for the continuation of [quarrying activity](#) in the Rural Quarry Zone; and
 - ii. providing for new [quarrying activity](#) in rural zones other than the Rural Quarry Zone only where the activity:
 - A. avoids areas of outstanding or significant landscape, ecological, cultural or [historic heritage](#) value;
 - B. avoids or mitigates effects on activities sensitive to [quarrying activities](#),

- including [residential activities](#) and [education activities](#);
- C. internalises adverse environmental effects as far as practicable using industry best practice and management plans, including monitoring and self-reporting;
 - D. manages noise, vibration, [access](#) and lighting to maintain local rural [amenity values](#);
 - E. avoids or mitigates any effects on surface [water bodies](#) and their margins; and
 - F. ensures the siting and scale of [buildings](#) and visual screening maintains local rural [amenity values](#) and character.
- iii. providing for new [quarrying activity](#) in the Rural Quarry Templeton Zone only if all of the following are satisfied prior to 31 December 2021:
- A. the recreation [reserve](#) status applying to the zone is uplifted and placed upon the land within the Open Space Community Parks Zone (Templeton); and
 - B. any resource consent(s) to clear or fell [indigenous vegetation](#), as required to undertake the [quarrying activity](#) within the zone, is/are granted; and
 - C. the [quarrying activity](#) occurs in conjunction with development of an international standard golf course in the Open Space Community Parks Zone (Templeton).
- iv. providing for [aggregates-processing activity](#) in the Rural Quarry Zone where the activity:
- A. makes efficient use of established, large-scale processing infrastructure and facilities; and
 - B. does not result in additional or more intensive adverse effects (beyond those associated with [quarrying activity](#)) for residents in [adjoining](#) zones, including from lighting, noise and traffic generation.

17.2.2.13 Policy — Quarry site rehabilitation

- a. Ensure sites of [quarrying activities](#), and sites of [aggregates-processing activities](#), are rehabilitated to enable subsequent use of the land for another permitted or consented activity; and
- b. Require proposals for new [quarrying activities](#), [aggregates-processing activities](#) and changes of use on existing [quarry](#) sites to demonstrate through a quarry site rehabilitation plan the objectives, methodology and timescales for achieving site rehabilitation and appropriate end use; and
- c. Ensure the final rehabilitated landform is appropriate having particular regard to:
 - i. the intended end use;
 - ii. the location, gradient and depth of [excavation](#);

- iii. the availability of [clean fill](#) material, including top soil, and consequent timeframes for rehabilitation;
- iv. the surrounding landform and drainage pattern;
- v. the ability to establish complete vegetation cover;
- vi. the outcomes of any consultation undertaken with Manawhenua; and
- vii. any adverse effects associated with rehabilitation.

17.3 How to interpret and apply the rules

- a. The rules that apply to activities in the various rural zones are contained in the activity status tables (including activity specific standards) and built form standards in:
 - i. Rule 17.4 – Rural Banks Peninsula Zone;
 - ii. Rule 17.5 – Rural Urban Fringe Zone;
 - iii. Rule 17.6 – Rural Waimakariri Zone;
 - iv. Rule 17.7 – Rural Port Hills Zone;
 - v. Rule 17.8 – Rural Quarry Zone;
 - vi. Rule 17.9 - Rural Quarry Templeton Zone; and
 - vii. Rule 17.10 – Rural Templeton Zone;
- b. The activity status tables and standards in the following chapters also apply to activities in all rural zones:
 - 4 Hazardous Substances and Contaminated Land.
 - 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage; and
 - 11 Utilities and Energy;

Chapter 8 includes specific exclusions from the [earthworks](#) provisions for [quarrying activities](#).

- c. In the Rural Banks Peninsula Zone and the Rural Port Hills Zone, any development may be affected by the provisions of the [Summit Road \(Canterbury\) Protection Act 2001](#) which applies to land above Summit Road and within 30 metres vertically above and below Summit Road and Dyers Pass Road (refer to [Summit Road \(Canterbury\) Protection Act and Gazette notice](#)). You are advised to contact the Summit Road Protection Authority for more information. The extent of the subject area is shown on the planning maps.

17.4 Rules — Rural Banks Peninsula Zone

17.4.1 Activity status tables — Rural Banks Peninsula Zone

17.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Rural Banks Peninsula Zone if they meet the activity specific standards set out in the following table and the built form standards in [Rule 17.4.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 17.4.1.2, 17.4.1.3, 17.4.1.4, 17.4.1.5 or 17.4.1.6](#) below.

	Activity	Activity specific standards
P1	Farming	<p>a. Fencing shall be located a minimum of 5 metres from a support structure foundation of an identified electricity distribution line except where it meets the requirements of Clause 2.3.2 or 2.3.3 of NZECP34:2001.</p> <p>Advice notes:</p> <ol style="list-style-type: none"> 1. The identified electricity distribution lines are shown on the planning maps. 2. Refer to Rule 9.1.4 for rules relating to indigenous vegetation clearance and Rules 9.2.4 - 9.2.6 for rules relating to outstanding natural features and landscapes, significant features and areas of natural character in the coastal environment.
P2	Farm building	<p>a. Commercial greenhouses, produce packing buildings, milking/dairy sheds or structures associated with irrigation infrastructure (excluding mobile irrigators) shall not be located within 5 metres of the centre line of a 33kV electricity distribution line;</p> <p>b. Farm buildings, except where they meet the requirements of clause 2.4.1 of NZECP34:2001, shall not be located within 5 metres of a foundation of a 33kV electricity distribution line support structure.</p>
P3	Rural produce retail	<p>a. Shall be limited to:</p> <ol style="list-style-type: none"> i. a retail area with a maximum GFA of 75m²; and ii. one per site.
P4	Rural produce manufacturing	<p>a. The GFA occupied by rural produce manufacturing shall be less than 100m² per site.</p>
P5	Existing forestry	Nil

	Activity	Activity specific standards
P6	<u>Residential activity</u>	<p>a. Any <u>site</u> containing a <u>residential unit</u> shall have a minimum <u>net site area</u> per <u>residential unit</u> of either:</p> <ol style="list-style-type: none"> i. 40ha of contiguous land area within a <u>site</u> where the <u>residential unit</u> is located below the 160 metre contour; or ii. 100ha of continuous land area located fully above the 160 metre contour line within a <u>site</u> where the <u>residential unit</u> is located above the 160 metre contour; or iii. 1ha where the <u>site</u> has been created by <u>subdivision</u> under Rule 8.5.1.2 C7 and the <u>residential unit</u> is located within the <u>identified building area</u>. <p>b. There shall only be a maximum of two <u>residential units</u> per <u>site</u> where the minimum <u>net site area</u> is met for each <u>residential unit</u>.</p>
P7	Repairs, replacement and/or additions to an existing <u>residential unit</u> on an existing <u>site</u> with a minimum <u>net site area</u> less than 40ha where it is below the 160m contour or 100ha where it is above the 160m contour	Nil
P8	Minor <u>residential unit</u>	<p>a. Shall be limited to one per <u>site</u>;</p> <p>b. Shall have a minimum GFA of 35m² and a maximum GFA of 70m²; and</p> <p>c. Shall share <u>vehicle access</u> with the primary <u>residential unit</u>.</p>
P9	<u>Home occupation</u>	<p>a. The GFA of the <u>building</u> occupied by the <u>home occupation</u>, plus any <u>outdoor storage area</u> used for the <u>home occupation</u>, shall be less than 40m².</p> <p>b. The maximum number of FTE persons employed in the <u>home occupation</u>, who reside permanently elsewhere than on the <u>site</u>, shall be two.</p>
P10	<u>Conservation activities</u>	<p>a. Any <u>building</u> and/or <u>impervious surfaces</u> shall be limited to an area of less than 100m².</p>
P11	<u>Recreation activity</u> , including walkways, <u>cycle ways</u> and <u>public amenities</u>	<p>a. Any <u>building</u> and/or <u>impervious surfaces</u> shall be limited to an area of less than 100m².</p>
P12	<u>Farm stay</u>	<p>a. Shall accommodate no more than 10 guests at any one time; and</p> <p>b. Guests may be accommodated within an existing <u>residential unit</u>, minor <u>residential unit</u>, or tramping huts or within new <u>buildings</u> of up to 100m² and camping grounds restricted to tents.</p>
P13	<u>Rural tourism activity</u>	<p>a. Visitors shall be limited to a maximum of 100 persons per day.</p> <p>b. The GFA of any <u>building</u> and/or area of <u>impervious surfaces</u> used shall be limited to an area of less than 100m².</p> <p>c. The area of any <u>ancillary retail activity</u> shall be limited to less</p>

	Activity	Activity specific standards
		<p>than 25m².</p> <p>d. May include tramping huts and camping in tents in association with walking and cycling tracks.</p>
P14	Repairs, replacement and/or additions to an existing community facility	a. Additions shall be limited to an increase in the GFA of no more than 100m ² .
P15	Construction of a new access track	<p>a. Shall be no more than 5 metres in formed width except that the formed width of a corner on the access track may be up to 10 metres in width.</p> <p>Advice notes:</p> <p>1. Refer to Rule 9.1.4 for rules relating to indigenous vegetation clearance and Rules 9.2.4 - 9.2.6 for rules relating to outstanding natural features and landscapes, significant features and areas of natural character in the coastal environment.</p>
P16	Emergency service facilities	a. Emergency service facilities are exempt from the built form standards in Rule 17.4.2
P17	Veterinary care facility	a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m ² .
P18	Heli-landing area	a. Shall occur on sites greater than 3,000m ² in area.
P19	Flood protection activities, including planting of exotic trees, earthworks and structures, undertaken by the Council or Canterbury Regional Council	Nil
P20	Public amenities	a. The GFA of any building shall be limited to an area of less than 100m ² .
P21	Buildings and activities ancillary to sea-based aquaculture in Banks Peninsula .	a. Any site shall have a minimum net site area of 5ha.

17.4.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table (where these are matters of discretion, they are to be treated as matters of control for the purposes of this rule).

	Activity	The matters over which Council reserves its control
C1	<p>a. Quarrying activity located at 468 Governors Bay – Teddington Road, Teddington (Lot 1 DP 54319 (CB32B/437))</p> <p>b. Any application arising from this</p>	<p>a. Traffic generation and access – Rule 17.11.1.7;</p> <p>b. Natural values (Foleys Stream) – Rule 6.6.7.2;</p> <p>c. Effects on neighbouring properties including noise, vibration and land stability;</p>

Activity	The matters over which Council reserves its control
rule shall not be publicly or limited notified.	d. Visual screening and maintenance – Rule 17.11.2.12(a)

17.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 17.11](#), as set out in the following table.

Activity	The Council 's discretion shall be limited to the following matters:
<p>RD1 a. Any activity listed in Rule 17.4.1.1 P1 – P21, and Rule 17.4.1.3 RD2 – RD9 that does not meet one or more of the built form standards in Rule 17.4.2, unless otherwise specified.</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. Refer to the relevant built form standard for provisions regarding notification. 	<p>As relevant to the built form standard that is not met:</p> <ol style="list-style-type: none"> a. Building height – Rule 17.11.1.1; b. Setbacks from road boundaries – Rule 17.11.1.2; c. Shading of state highway – Rule 17.11.1.3; d. Building setbacks from internal boundaries – Rule 17.11.1.4 (including for Rule 17.4.2.13); e. Separation distances – Rule 17.11.1.5; f. Site coverage and building footprint – Rule 17.11.1.6; g. Traffic generation and access – Rule 17.11.1.7; h. Identified building area – Rule 17.11.1.8; i. Building reflectivity – Rural Banks Peninsula – Rule 17.11.1.9; j. Identified Important Ridgelines – Rural Banks Peninsula – Rule 17.11.1.10; k. For Rules 17.4.2.2, 17.4.2.3, 17.4.2.4, 17.4.2.5, 17.4.2.7, 17.4.2.9, 17.4.2.10 and 17.4.2.13 – Effects of activities on the coastal environment – Rule 9.6.3.1; l. For Rules 17.4.2.2, 17.4.2.3, 17.4.2.4, 17.4.2.5, 17.4.2.7, 17.4.2.9 and 17.4.2.10 – Significant features and rural amenity landscapes – Rule 9.2.8.2; m. For Rule 17.4.2.8 d. iii., Reverse sensitivity effects on Radio New Zealand's operations – Rule 17.11.1.12; n. Water supply for firefighting – Rule 17.11.1.11; o. For Rules 17.4.2.4, 17.4.2.9, 17.4.2.10 and 17.4.2.13, within a Site of Ngāi Tahu cultural significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification; and p. For Rule 17.4.2.13 – Natural character in the coastal environment – Rule 9.2.8.3.

Activity		The <u>Council</u>'s discretion shall be limited to the following matters:
RD2	Any activity listed in Rule 17.4.1.1 P3, P4, P9 – P15, P17, P18, P20 and P21 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Scale of activity – Rule 17.11.2.1; b. Effects of activities on the coastal environment – Rule 9.6.3.1; c. Significant features and rural amenity landscapes – Rule 9.2.8.2; d. Indigenous biodiversity and ecosystems – Rule 9.1.5.2; and e. Within a Site of Ngāi Tahu cultural significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.
RD3	Any activity listed in Rule 17.4.1.1 P8 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Minor residential unit – Rule 17.11.2.2; b. Effects of activities on the coastal environment – Rule 9.6.3.1; c. Significant features and rural amenity landscapes – Rule 9.2.8.2; d. Reverse sensitivity effects on Radio New Zealand's operations – Rule 17.11.2.17; and e. Within a Site of Ngāi Tahu cultural significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.
RD4	Boarding of domestic animals	<ul style="list-style-type: none"> a. Intensive farming, equestrian facilities and boarding of domestic animals – Rule 17.11.2.3; b. Effects of activities on the coastal environment – Rule 9.6.3.1; and c. Significant features and rural amenity landscapes – Rule 9.2.8.2.
RD5	Equestrian facility	<ul style="list-style-type: none"> a. Intensive farming, equestrian facilities and boarding of domestic animals – Rule 17.11.2.3; b. Effects of activities on the coastal environment – Rule 9.6.3.1; c. Significant features and rural amenity landscapes – Rule 9.2.8.2; and d. Within a Site of Ngāi Tahu cultural significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.
RD6	Intensive farming	<ul style="list-style-type: none"> e. Intensive farming, equestrian facilities and boarding of domestic animals – Rule 17.11.2.3; f. Effects of activities on the coastal environment – Rule 9.6.3.1; g. Significant features and rural amenity landscapes – Rule 9.2.8.2; and h. Within a Site of Ngāi Tahu cultural significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.

Activity		The Council 's discretion shall be limited to the following matters:
RD7	<u>Plantation forestry</u>	<p>a. Plantation forestry – Rule 17.11.2.4</p> <p>b. Significant features and rural amenity landscapes – Rule 9.2.8.2;</p> <p>c. Indigenous biodiversity and ecosystems – Rule 9.1.5.2; and</p> <p>d. Within a <u>Site of Ngāi Tahu cultural significance</u> identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.</p> <p>Advice note:</p> <p>1. Refer to Rule 9.1.4 for rules relating to <u>indigenous vegetation clearance</u> and Rules 9.2.4 - 9.2.6 for rules relating to outstanding natural features and landscapes, significant features and areas of natural character in the coastal environment.</p>
RD8	A <u>residential unit</u> located within an <u>identified building area</u> on an <u>allotment</u> created by an approved <u>subdivision</u> consent, except where provided for by Rule 17.4.1.1 P6	<p>a. Residential activities on Banks Peninsula – Rule 17.11.2.5a. iv.; and</p> <p>b. Significant features and rural amenity landscapes – Rule 9.2.8.2.</p>
RD9	New <u>community facility</u>	<p>a. Scale of activity – Rule 17.11.2.1;</p> <p>b. Effects of activities on the coastal environment – Rule 9.6.3.1;</p> <p>c. Significant features and rural amenity landscapes – Rule 9.2.8.2;</p> <p>d. Indigenous biodiversity and ecosystems – Rule 9.1.5.2; and</p> <p>e. Within a <u>Site of Ngāi Tahu Cultural Significance</u> identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.</p>

17.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	<u>Guest accommodation</u> , other than <u>farm stays</u> provided for by Rule 17.4.1.1 P12
D2	<u>Quarrying activity</u> , except where provided for by Rule 17.4.1.2 C1.
D3	<p>A <u>residential unit</u> on a <u>site</u> in existence as at 2 May 2015 with a <u>net site area</u>:</p> <p>i. greater than 4ha but less than 40ha where the <u>residential unit</u> is located below the 160 metre contour; or</p>

	Activity
	<ul style="list-style-type: none"> ii. greater than 4ha but less than 100ha where the residential unit is located above the 160 metre contour; and iii. the site does not have an identified building area.

17.4.1.5 Non-complying activities

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

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	Any residential activity on a site with a net site area of less than 4ha, except where provided in Rule 17.4.1.1 P6 or Rule 17.4.1.3 RD8.
NC3	<p>Buildings not permitted by Rule 17.4.1.1 P2 and any sensitive activities:</p> <ul style="list-style-type: none"> a. within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres of a foundation of an associated support structure. b. Fencing: Fences that do not meet Rule 17.4.1.1 P1. c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval). <p>Advice notes:</p> <ul style="list-style-type: none"> 1. The 33kv 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.

17.4.1.6 Prohibited activities

There are no prohibited activities.

17.4.2 Built form standards — Rural Banks Peninsula Zone

17.4.2.1 Identified building area

- a. The following shall only be located in an identified building area:
 - i. Any new residential unit, including a minor residential unit, located on a site created by subdivision occurring after 30 January 1997; and
 - ii. Any new building with an area greater than 100m² located on a site less than 4ha created by subdivision occurring after 30 January 1997.

17.4.2.2 Building reflectivity

- a. No building shall have a reflectivity of greater than 40%.

17.4.2.3 Identified Important Ridgelines

- a. All buildings shall be located at an elevation at least 20 vertical metres immediately below the height of any adjoining Important Ridgeline identified on the planning maps.

17.4.2.4 Building height

- a. The maximum height of any building shall be 7.5 metres.

17.4.2.5 Building setback from road boundaries

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

	Activity	Standard
i.	All <u>buildings</u> , unless specified below	15 metres
ii.	<u>Buildings</u> on <u>sites</u> fronting a <u>major arterial road</u> or <u>minor arterial road</u> or State highway	30 metres from a <u>major arterial road</u> or <u>minor arterial road</u> or State highway <u>boundary</u>
iii.	Additions to <u>buildings</u> existing as at 2 May 2015 that are located within 15 metres of the <u>road boundary</u> unless specified below	7.5 metres
iv.	Additions to <u>buildings</u> existing as at 2 May 2015 on <u>sites</u> fronting a State highway where the <u>building</u> is located within 30 metres of the <u>road boundary</u>	20 metres from a State highway <u>boundary</u>

- b. Any application arising from this rule shall not be limited or publicly notified.

17.4.2.6 Shading of State highway

- a. Vegetation, including trees, shelter-belts or [plantation forestry](#), shall not be planted in any position which will result in shading of the State highway [carriageway](#) between the hours of 10:00 and 14:00 on the shortest day of any calendar year.
- b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Transport Agency (absent its written approval).

17.4.2.7 Building setback from internal boundaries

- a. The minimum [building setback](#) from internal [boundaries](#) shall be as follows:

	Activity	Standard
i.	All buildings , unless specified below.	10 metres
ii.	Additions to buildings existing as at 2 May 2015.	7.5 metres
iii.	New residential unit or minor residential unit .	25 metres

- b. Any application arising from this rule shall not be publicly notified.

17.4.2.8 Separation distances

- a. The minimum separation distances for plantation forestry, intensive farming, residential activity and sensitive activities shall be as follows:

	Activity	Standard
i.	Plantation forestry	<ol style="list-style-type: none"> a. Trees shall be located: <ol style="list-style-type: none"> i. 30 metres or more from an existing residential unit, approved identified building area or the boundary with a residential zone; and ii. 10 metres or more from an internal boundary of an adjoining site under different ownership
ii.	Any new sensitive activity	<ol style="list-style-type: none"> a. Shall be located a minimum of 200 metres from any building, compound or part of a site used for intensive farming on an adjoining site.
iii.	Intensive farming	<ol style="list-style-type: none"> a. Shall be located a minimum of 200 metres from a sensitive activity on an adjoining site under different ownership
iv.	Any new residential unit	<ol style="list-style-type: none"> a. Shall be located: <ol style="list-style-type: none"> i. a minimum of 30 metres from any existing forestry on an adjoining site under different ownership; ii. a minimum of 250 metres from a legally established quarrying activity; and

	Activity	Standard
		iii. a minimum of 1,000 metres from Radio New Zealand's facilities on Gebbies Pass Road.

- b. Any application arising from this rule shall not be publicly notified.

17.4.2.9 Site coverage

- a. The maximum percentage of the [net site area](#), and the maximum total area, covered by [buildings](#) shall be 10% of the [net site area](#) or 2,000m², whichever is the lesser.
- b. Any application arising from this rule shall not be limited or publicly notified.

17.4.2.10 Building footprint

- a. The maximum [building](#) footprint for any individual [building](#), except for covered yards and covered races, shall be 300m².

17.4.2.11 Vehicle trips

- a. The maximum number of [vehicle trips](#) per [site](#) for all activities, other than for [farming](#) and [plantation forestry](#), shall be 100 per day.
- b. Any application arising from this rule shall not be publicly notified.

17.4.2.12 Water supply for firefighting

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

17.4.2.13 Minimum building setback from Mean High Water Springs

- a. The minimum [setback](#) for [buildings](#) from Mean High Water Springs shall be 40 metres.

Advice note:

1. Te Tai o Mahaanui / Christchurch and Banks Peninsula Coast is identified as a Ngā Wai [Site of Ngāi Tahu Cultural Significance](#) in [Schedule 9.5.6.4](#).

17.5 Rules — Rural Urban Fringe Zone

17.5.1 Activity status tables — Rural Urban Fringe Zone

17.5.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Rural Urban Fringe Zone if they meet the activity specific standards set out in the following table and the built form standards in [Rule 17.5.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 17.5.1.2, 17.5.1.3, 17.5.1.4, 17.5.1.5 or 17.5.1.6](#) below.

	Activity	Activity specific standards
P1	Farming	<ol style="list-style-type: none">a. Fencing shall be located a minimum of 5 metres from a National Grid transmission line support structure foundation except where it meets the requirements of Clause 2.3.3 of NZECP34:2001; orb. Fencing shall be located a minimum of 5 metres from a support structure foundation of an identified electricity distribution line except where it meets the requirements of Clause 2.3.3 or 2.3.2 of NZECP34:2001. <p>Advice note:</p> <ol style="list-style-type: none">1. The National Grid and the identified electricity distribution lines are shown on the planning maps.
P2	Farm building	<ol style="list-style-type: none">a. Commercial greenhouses, wintering barns, produce packing buildings, milking/dairy sheds or structures associated with irrigation infrastructure (excluding mobile irrigators) shall not be located within the following corridors:<ol style="list-style-type: none">i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line; orii. within 10 metres of the centre line of a 66kV National Grid transmission line; oriii. within 10 metres of the centre line of a 66kV electricity distribution line; oriv. within 5 metres of the centre line of a 33kV electricity distribution line.b. Farm buildings and horticultural structures, except where they meet

	Activity	Activity specific standards
		<p>the requirements of Clause 2.4.1 of NZECP34:2001, shall not be located:</p> <ul style="list-style-type: none"> i. within 12 metres of a foundation of a 110kV or 220kV National Grid transmission line support structure; or ii. within 10 metres of a foundation of a 66kV National Grid transmission line support structure; or iii. within 10 metres of a foundation of a 66kV electricity distribution line support structure; or iv. within 5 metres of a foundation of a 33kV, or the Heathcote to Lyttelton 11kV, electricity distribution line support structure.
P3	Rural produce retail	<ul style="list-style-type: none"> a. Shall be limited to: <ul style="list-style-type: none"> i. a retail area with a maximum GFA of 75m²; and ii. one per site.
P4	Rural produce manufacturing	<ul style="list-style-type: none"> a. The GFA occupied by rural produce manufacturing shall be less than 100m² per site.
P5	Residential activity	<ul style="list-style-type: none"> a. The site containing the residential unit shall have a minimum net site area of 4ha.
P6	Repairs, replacement and/or additions to an existing residential unit on an existing site with a minimum net site area less than 4ha.	Nil
P7	Minor residential unit	<ul style="list-style-type: none"> a. Shall have a minimum GFA of 35m² and a maximum GFA of 70m²; b. Shall share vehicle access with the primary residential unit; c. Shall be located on a site with a minimum net site area of 4ha; and d. Shall be limited to a family flat where located within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour.
P8	Home occupation	<ul style="list-style-type: none"> a. The GFA of the building occupied by the home occupation, plus any outdoor storage area used for the home occupation, shall be less than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.
P9	Conservation activities	<ul style="list-style-type: none"> a. Any building and/or impervious surfaces shall be limited to an area of less than 100m².
P10	Recreation activity	<ul style="list-style-type: none"> a. Any building and/or impervious surfaces shall be limited to an area of less than 100m².
P11	Farm stay	<ul style="list-style-type: none"> a. Shall accommodate no more than 10 farm stay guests at one time; and b. Guests may be accommodated within an existing residential unit or minor residential unit; c. Except that where located within the 50dB Ldn Air Noise Contour

	Activity	Activity specific standards
		<p>or the 50dB Ldn Engine Testing Contour:</p> <ol style="list-style-type: none"> i. The maximum number of farm stay guests accommodated at one time shall not exceed four; and ii. Guests shall only be accommodated in an existing residential unit.
P12	Rural tourism activity	<ol style="list-style-type: none"> a. Visitors shall be limited to a maximum of 60 persons per day. b. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m². c. The area of any ancillary retail activity shall be limited to less than 25m².
P13	Repairs, replacement and/or additions to an existing community facility , other than those provided for under Rule 17.5.1.1 P19	<ol style="list-style-type: none"> a. Additions shall be limited to an increase in the GFA of no more than 100m².
P14	Emergency service facilities	<ol style="list-style-type: none"> a. Emergency service facilities are exempt from the built form standards in Rule 17.5.2.
P15	Veterinary care facility	<ol style="list-style-type: none"> a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m².
P16	Flood protection activities, including planting of exotic trees, earthworks and structures, undertaken by the Council or Canterbury Regional Council	<ol style="list-style-type: none"> b. Flood protection activities are exempt from the built form standards in Rule 17.5.2.
P17	Spiritual activity and camping ground at Pascoe Park Camping Ground, 20 Farrells Road (Lot 3 DP18474)	Nil
P18	Poultry hatcheries	Nil
P19	Repairs, replacement and/or additions to existing activities and/or facilities lawfully established prior to 12 August 2016 on the following sites : <ol style="list-style-type: none"> a. Pt Lot 50, DP875 (contained in Certificates of Title CB358/265 and CB374/229 only), b. Lot 2, DP 12585, c. PT Lot 1, DP 12585, and/or Lot 1, DP 15308. 	<ol style="list-style-type: none"> a. Additions to the floor area of any buildings used for existing activities or facilities shall be limited to an increase in GFA of no more than 100m².

17.5.1.2 Controlled activities

There are no controlled activities.

17.5.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 17.11](#), as set out in the following table.

	Activity	The Council 's discretion shall be limited to the following matters:
RD1	<p>a. Any activity listed in Rule 17.5.1.1 P1 – P19 and Rule 17.5.1.3 RD2 – RD9 that does not meet one or more of the built form standards in Rule 17.5.2, unless otherwise specified.</p> <p>Advice note:</p> <p>1. Refer to the relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the built form standard that is not met:</p> <ul style="list-style-type: none"> a. Building height – Rule 17.11.1.1; b. Setbacks from road boundaries – Rule 17.11.1.2; c. Building setbacks from internal boundaries – Rule 17.11.1.4; d. Separation distances – Rule 17.11.1.5; e. Site coverage and building footprint – Rule 17.11.1.6; f. Traffic generation and access – Rule 17.11.1.7; g. Identified building area – Rule 17.11.1.8; h. Water supply for firefighting – Rule 17.11.1.11.
RD2	<ul style="list-style-type: none"> a. Any activity listed in Rule 17.5.1.1 P3, P4, P8, P9, P11 – P13, P15 and P19 that does not meet one or more of the activity specific standards (except for P11 where this rule relates to activity specific standards a. and b. only). b. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> a. Scale of activity – Rule 17.11.2.1
RD3	<ul style="list-style-type: none"> a. Any activity listed in Rule 17.5.1.1 P7 that does not meet one or more of activity specific standards a. or b. b. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> b. Minor residential unit – Rule 17.11.2.2
RD4	<ul style="list-style-type: none"> a. Boarding of domestic animals b. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> a. Intensive farming, equestrian facilities and boarding of domestic animals – Rule 17.11.2.3
RD5	<ul style="list-style-type: none"> a. Equestrian facility b. Any application arising from this rule shall not be publicly notified. 	
RD6	<ul style="list-style-type: none"> a. Intensive farming 	

	Activity	The Council's discretion shall be limited to the following matters:
	b. Any application arising from this rule shall not be publicly notified.	
RD7	<p>a. On Pt Lot 50 DP 875, Lot 2 DP12585, Pt Lot 1 DP12585 and Lot 1 DP15308 (corner Marshlands Road and Prestons Road) any of the following activities:</p> <ul style="list-style-type: none"> i. Guest accommodation ii. Community facility including health care facility, place of assembly, and preschool but excluding any other education activities. iii. Other than those provided for under Rule 17.5.1.1 P13 and 17.5.1.1 P19. <p>b. Any application arising from this rule shall not be publicly notified.</p>	a. Scale of activity – Rule 17.11.2.1
RD8	<p>a. Any activity listed in Rule 17.5.1.1 P10 where the area of buildings and/or impervious surfaces in combination is equal to or exceeds 100m² but less than 500m².</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	a. Scale of activity – Rule 17.11.2.1
RD9	<p>a. Any new community facility, except for education activities, other than those provided for under Rule 17.5.1.1 P17, P19 and Rule 17.5.1.3 RD7.</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	a. Scale of activity – Rule 17.11.2.1
RD10	<p>a. One residential unit and one minor residential unit on a site in existence as at 2 May 2015 with a net site area greater than 1ha but less than 4ha; except that within the 50dB Ldn Air Noise Contour this rule only applies to the following sites:</p> <ul style="list-style-type: none"> i. 9 Barbers Road, Templeton, Lot 19 DP 23834, CB4C/395; and ii. 15 Barbers Road, Templeton, Lot 18 Lot 18 DP 23834, CB4C/394. <p>b. Any application arising from this rule shall not be publicly notified.</p>	a. Residential activities on existing small sites – Rule 17.11.2.6

17.5.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Guest accommodation , other than any activity provided for by Rules 17.5.1.1 P11 and P17 or Rule 17.5.1.3 RD7
D2	Education activities
D3	Quarrying activity located 250 metres or more from a residential zone or Specific Purpose (School) Zone boundary.

	Activity
D4	Plantation forestry
D5	Recreation activities where the area of buildings and/or impervious surfaces in combination is equal to or exceeds 500m ² .

17.5.1.5 Non-complying activities

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

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or non-complying activity.
NC2	Quarrying activity located less than 250 metres from a residential zone or Specific Purpose (School) Zone boundary.
NC3	Any residential activity and/or minor residential unit that does not meet the activity specific standards in Rule 17.5.1.1 P5 a. or P7 c., except where provided for in Rule 17.5.1.3 RD10.
NC4	<p>a. Buildings and horticultural structures not permitted by Rule 17.5.1.1 P2, and any sensitive activities:</p> <ul style="list-style-type: none"> i. Within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line, or foundation of an associated support structure. ii. Within 10 metres of the centre line of a 66kV National Grid transmission line, 66kV electricity distribution line, or foundation of an associated support structure. iii. Within 5 metres of the centre line of a 33kV, or the Heathcote to Lyttelton 11kV, electricity distribution line, or foundation of an associated support structure. <p>b. Fencing – fences that do not meet Rule 17.5.1.1 P1</p> <p>c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Advice notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines and electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid or electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines and electricity distribution lines. Buildings and activities in the vicinity of National Grid transmission lines and electricity distribution lines must comply with the NZECP 34:2001.
NC5	Any sensitive activities located within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour, including: <ul style="list-style-type: none"> a. any residential unit on a site less than 4ha; b. any activity listed in Rule 17.5.1.1 P7 that does not meet activity specific standard d.; and c. any activity listed in Rule 17.5.1.1 P11 that does not meet activity specific standard c. or d.

17.5.1.6 Prohibited activities

There are no prohibited activities.

17.5.2 Built form standards — Rural Urban Fringe Zone

17.5.2.1 Identified building area

- a. Any new [residential unit](#) located on a [site](#) created by [subdivision](#) occurring after 12 August 2016 shall be located on an [identified building area](#).
- b. Any application arising from this rule shall not be limited or publicly notified.

17.5.2.2 Building height

- a. The maximum [height](#) of any [building](#) shall be as follows:

	Activity	Standard
i.	All buildings unless specified below	9 metres
ii.	Farm buildings	12 metres

17.5.2.3 Building setback from road boundaries

- a. The minimum [building setback](#) from [road boundaries](#) shall be as follows:

	Activity	Standard
i.	All buildings , unless specified below	15 metres
ii.	All buildings on sites less than 0.4ha	6 metres
iii.	All buildings on sites fronting a major arterial road or minor arterial road or state highway	30 metres from the major arterial road or minor arterial road or state highway boundary

- b. Any application arising from this rule shall not be limited or publicly notified.

17.5.2.4 Building setback from internal boundaries

- a. The minimum [building setback](#) from internal [boundaries](#) shall be as follows:

	Activity	Standard
i.	All buildings , unless specified below	10 metres
ii.	All buildings on sites less than 0.4ha, except as specified in d.	3 metres
iii.	New residential unit or minor residential unit	25 metres
iv.	Any buildings , balconies or decks on sites adjacent to a designated railway corridor	4 metres from the designated railway corridor boundary

b. Any application arising from this rule shall not be publicly notified.

17.5.2.5 Separation distances

a. The minimum separation distances for [intensive farming](#), [residential activities](#) and [sensitive activities](#) shall be as follows:

	Activity	Standard
i.	Any new sensitive activity	<p>a. Shall be located a minimum of 200 metres from any building, compound or part of a site used for intensive farming on an adjoining site.</p> <p>b. Shall be located a minimum of 30 metres from any existing forestry on an adjoining site under different ownership.</p>
ii.	Intensive farming	a. Shall be located a minimum of 200 metres from a sensitive activity on an adjoining site under different ownership.
iii.	Any new residential unit	a. Shall be located a minimum of 250 metres from the boundary of a Rural Quarry Zone or legally established quarrying activity .

b. Any application arising from this rule shall not be publicly notified.

17.5.2.6 Site coverage

a. The maximum percentage of the [net site area](#), and the maximum total area, covered by [buildings](#), [impervious surfaces](#) and [outdoor storage areas](#) shall be as follows:

	Activity	Standard
i.	Buildings and outdoor storage areas on sites greater than 4ha in area	5% of the net site area or 2,000m ² whichever is lesser.
ii.	Buildings , impervious surfaces and outdoor storage areas on existing sites between 0.4 and 4ha in area	10% of the net site area or 2,000m ² whichever is the lesser.
iii.	Buildings , impervious surfaces and outdoor storage areas on existing sites less than 0.4ha in area	35% of net site area .

b. Any application arising from this rule shall not be limited or publicly notified.

Advice note:

1. For the purposes of calculating [site](#) coverage for clauses a. and b. above, [greenhouses](#), either with or without a solid floor, shall be excluded.

17.5.2.7 Vehicle trips

a. The maximum number of [vehicle trips](#) per [site](#) for all activities, other than for [farming](#), shall be 100 per day.

b. Any application arising from this rule shall not be publicly notified.

17.5.2.8 Water supply for firefighting

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

17.6 Rules — Rural Waimakariri Zone

17.6.1 Activity status tables — Rural Waimakariri Zone

17.6.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Rural Waimakariri Zone if they meet the activity specific standards set out in the following table and the built form standards in [Rule 17.6.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 17.6.1.2, 17.6.1.3, 17.6.1.4, 17.6.1.5 or 17.6.1.6](#) below.

	Activity	Activity specific standards
P1	Farming	<p>a. Fencing shall be located a minimum of 5 metres from a National Grid transmission line support structure foundation except where it meets the requirements of Clause 2.3.3 of NZECP34:2001.</p> <p>Advice note:</p> <p>1. The National Grid transmission lines are shown on the planning maps.</p>
P2	Farm building	<p>a. Commercial greenhouses, wintering barns, produce packing buildings, milking/dairy sheds or structures associated with irrigation infrastructure (including mobile irrigators) shall not be located within the following corridors:</p> <p>i. within 12 metres of the centre line of a 220kV National Grid transmission line; or</p> <p>ii. within 10 metres of the centre line of a 66kV National Grid transmission line;</p> <p>b. Farm buildings and horticultural structures, except where they meet the requirements of Clause 2.4.1 of NZECP34:2001, shall not be located:</p> <p>i. within 12 metres of a foundation of a 220kV National Grid transmission line support structure; or</p> <p>ii. within 10 metres of a foundation of a 66kV National Grid transmission line support structure.</p>
P3	Rural produce retail	<p>Shall be limited to:</p> <p>i. a retail area with a maximum GFA of 75m²; and</p> <p>ii. one per site.</p>
P4	Rural produce manufacturing	<p>a. The GFA occupied by rural produce manufacturing shall be less than 100m² per site.</p>
P5	Plantation forestry	Nil

	Activity	Activity specific standards
P6	Residential activity	a. The site containing the residential unit shall have a minimum net site area of 20ha.
P7	Repairs, replacement and/or additions to existing residential units on an existing site with a minimum area less than 20ha	Nil
P8	Minor residential unit	<ul style="list-style-type: none"> a. Shall have a minimum GFA of 35m² and a maximum GFA of 70m²; b. Shall share vehicle access with the primary residential unit; c. Shall be located on a site with a minimum net site area of 20ha; and d. Shall be limited to a family flat where located within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour.
P9	Home occupation	<ul style="list-style-type: none"> a. The GFA of the building occupied by the home occupation, plus any outdoor storage area used by the home occupation, shall be less than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.
P10	Conservation activities	a. Any building and/or impervious surfaces shall be limited to an area of less than 100m ² .
P11	Recreation activity	<ul style="list-style-type: none"> a. Any building and/or impervious surfaces shall be limited to an area of less than 100m². b. Shall exclude: <ul style="list-style-type: none"> i. Motorised sports facilities; ii. the setting off of any fireworks within 4,000 metres of the Peacock Springs Conservation Area as shown in Appendix 17.12.1; and iii. the use of starter guns, air horns or public address systems within 500 metres of the Peacock Springs Conservation Area as shown in Appendix 17.12.1.
P12	Farm stay	<ul style="list-style-type: none"> a. Shall accommodate no more than 6 farm stay guests at one time; and b. Guests may be accommodated within an existing residential unit or minor residential unit; c. Except that where located within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour: <ul style="list-style-type: none"> i. The maximum number of farm stay guests accommodated at one time shall not exceed four; and ii. Guests shall only be accommodated in an existing residential unit.
P13	Rural tourism activity	<ul style="list-style-type: none"> a. Visitors shall be limited to a maximum of 60 persons per day. b. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m². c. The area of any ancillary retail activity shall be limited to less than 25m².

	Activity	Activity specific standards
P14	Repairs, replacement and/or additions to an existing community facility	a. Additions shall be limited to an increase in the GFA of no more than 100m ² .
P15	Emergency services facilities	a. Emergency service facilities are exempt from the built form standards in Rule 17.6.2.
P16	Veterinary care facility	a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m ² .
P17	Flood protection activities, including planting of exotic trees, earthworks and structures, undertaken by Council or Canterbury Regional Council.	a. Flood protection activities are exempt from the built form standards in Rule 17.6.2.

17.6.1.2 Controlled activities

There are no controlled activities.

17.6.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 17.11, as set out in the table below.

	Activity	The Council 's discretion shall be limited to the following matters:
RD1	<p>a. Any activity listed in Rule 17.6.1.1 P1 – P17, and Rule 17.6.1.3 RD2 – RD7 that does not meet one or more of the built form standards in Rule 17.6.2, unless otherwise specified.</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the built form standard not met:</p> <ol style="list-style-type: none"> a. Building height – Rule 17.11.1.1; b. Setbacks from road boundaries – Rule 17.11.1.2; c. Building setbacks from internal boundaries – Rule 17.11.1.4; d. Separation distances – Rule 17.11.1.5; e. Site coverage and building footprint –Rule 17.11.1.6; f. Traffic generation and access – Rule 17.11.1.7; g. Identified building area –Rule 17.11.1.8; h. For Rules 17.6.2.2, 17.6.2.3, 17.6.2.4 and 17.6.2.6, Effects of activities on the coastal environment – Rule 9.6.3.1; i. For Rules 17.6.2.2 and 17.6.2.6, within a Site of

	Activity	The Council 's discretion shall be limited to the following matters:
		<p>Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification; and</p> <p>j. Water supply for firefighting – Rule 17.11.1.11</p>
RD2	<p>a. Any activity listed in Rule 17.6.1.1 P3, P4, P9 – P14 and P16 that does not meet one or more of the activity specific standards, (except for P12 where this rule relates to activity specific standards a. and b. only).</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>a. Scale of activity – Rule 17.11.2.1;</p> <p>b. Effects of activities on the coastal environment – Rule 9.6.3.1.; and</p> <p>c. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.</p>
RD3	<p>a. Any activity listed in Rule 17.6.1.1 P8 that does not meet one or more of activity specific standards a. or b.</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>a. Minor residential unit – Rule 17.11.2.2;</p> <p>b. Effects of activities on the coastal environment – Rule 9.6.3.1; and</p> <p>c. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.</p>
RD4	<p>a. Boarding of domestic animals</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>a. Intensive farming, equestrian facilities and boarding of domestic animals – Rule 17.11.2.3;</p> <p>b. Effects of activities on the coastal environment – Rule 9.6.3.1; and</p>
RD5	<p>a. Equestrian facility</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>c. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.</p>
RD6	<p>a. Intensive farming</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	
RD7	<p>a. New community facility, except for education activities.</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>a. Scale of activity – Rule 17.11.2.1;</p> <p>b. Effects of activities on the coastal environment – Rule 9.6.3.1; and</p> <p>c. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.</p>

17.6.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity

	Activity
D1	Guest accommodation , other than any activity provided for by Rule 17.6.1.1 P12.
D2	Education activities
D3	Quarrying activity located 250 metres or more from a residential zone or Specific Purpose (School) Zone boundary.

17.6.1.5 Non-complying activities

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

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	Any activity listed in Rule 17.6.1.1 P6 that does not meet the activity specific standard.
NC3	Any activity listed in Rule 17.6.1.1 P8 that does not meet activity specific standard c.
NC4	Quarrying activity located less than 250 metres from a residential zone or Specific Purpose (School) Zone boundary.
NC5	<p>a. Buildings and horticultural structures not permitted by Rule 17.6.1.1 P2, and any sensitive activities:</p> <ol style="list-style-type: none"> i. Within 12 metres of the centre line of a 220kV National Grid transmission line or foundation of an associated support structure. ii. Within 10 metres of the centre line of a 66kV National Grid transmission line or foundation of an associated support structure. <p>b. Fencing – Fences that do not meet Rule 17.6.1.1 P1.</p> <p>c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited (absent its written approval).</p> <p>Advice notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines. Buildings and activities in the vicinity of National Grid transmission lines must comply with the NZECP 34:2001.
NC6	<p>Any sensitive activities located within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour, including:</p> <ol style="list-style-type: none"> a. any residential unit on a site less than 20ha; b. any activity listed in Rule 17.6.1.1 P12 that does not meet activity specific standards c. or d.; and c. any activity listed in Rule 17.6.1.1 P8 that does not meet activity specific standard d.

17.6.1.6 Prohibited activities

There are no prohibited activities.

17.6.2 Built form standards — Rural Waimakariri Zone

17.6.2.1 Identified building area

- a. Any new [residential unit](#) located on a [site](#) created by [subdivision](#) occurring after 12 August 2016 shall be located on an [identified building area](#).
- b. Any application arising from this rule shall not be limited or publicly notified.

17.6.2.2 Building height

- a. The maximum [height](#) of a [building](#) shall be as follows:

	Activity	Standard
i.	All buildings , unless specified below	9 metres
ii.	Farm buildings	12 metres

17.6.2.3 Building setback from road boundaries

- a. The minimum [building setback](#) from [road boundaries](#) shall be as follows:

	Activity	Standard
i.	All buildings , unless specified below.	15 metres
ii.	All buildings on sites less than 0.4ha	6 metres
iii.	All buildings on sites fronting a major arterial road or minor arterial road or State highway	30 metres from the major arterial road or minor arterial road or State highway boundary

- b. Any application arising from this rule shall not be limited or publicly notified.

17.6.2.4 Building setback from internal boundaries

- a. The minimum [building setback](#) from internal [boundaries](#) shall be as follows:

	Activity	Standard
i.	All buildings , unless specified below.	10 metres
ii.	All buildings on sites less than 0.4ha	3 metres
iii.	New residential unit and minor residential unit	25 metres

	Activity	Standard
iv.	Any <u>buildings</u> , <u>balconies</u> or decks on <u>sites</u> adjacent to a designed railway corridor	4 metres from the designated railway corridor boundary

b. Any application arising from this rule shall not be limited or publicly notified.

17.6.2.5 Separation distances

a. The minimum separation distances for plantation forestry, intensive farming, sensitive activities and residential activities shall be as follows:

	Activity	Standard
i.	<u>Plantation forestry</u>	a. Trees shall be located: <ul style="list-style-type: none"> i. 30 metres or more from an existing <u>residential unit</u>, approved <u>identified building area</u> or boundary with a residential zone; and ii. 10m or more from an internal <u>boundary</u> of an <u>adjoining site</u> under different ownership
ii.	Any new <u>sensitive activity</u>	a. Shall be located a minimum of 200 metres from any <u>building</u> , compound or part of a <u>site</u> used for <u>intensive farming</u> on an <u>adjoining site</u> .
iii.	Any new <u>residential unit</u>	a. Shall be located: <ul style="list-style-type: none"> i. a minimum of 30 metres from any <u>existing forestry</u> on an <u>adjoining site</u> under different ownership; and ii. a minimum of 250 metres from the boundary of a Rural Quarry Zone or legally established <u>quarrying activity</u>.
iv.	<u>Intensive farming</u>	a. Shall be located a minimum of 200 metres from a <u>sensitive activity</u> on an <u>adjoining site</u> under different ownership.

b. Any application arising from this rule shall not be publicly notified.

17.6.2.6 Site coverage

a. The maximum percentage of the net site area, and the maximum total area, covered by buildings, impervious surfaces and outdoor storage areas shall be as follows:

	Activity	Standard
i.	For <u>buildings</u> and <u>outdoor storage areas</u> on <u>sites</u> greater than 4ha in area.	3% of the <u>net site area</u> or 6,000m ² whichever is lesser.
ii.	For <u>buildings</u> , <u>impervious surfaces</u> and <u>outdoor storage areas</u> on existing <u>sites</u> between 0.4 and 4ha in area.	10% of the <u>net site area</u> or 2,000m ² whichever is the lesser.
iii.	For <u>buildings</u> , <u>impervious surfaces</u> and outdoor areas on existing <u>sites</u> less than 0.4ha in area.	35% of <u>net site area</u> .

b. Any application arising from this rule shall not be limited or publicly notified.

Advice note:

1. For the purposes of calculating [site](#) coverage for clauses a. and b. above, [greenhouses](#), either with or without a solid floor, shall be excluded.

17.6.2.7 Vehicle trips

- a. The maximum number of [vehicle trips](#) per [site](#) for all activities, other than for [farming](#), shall be 100 per day.
- b. Any application arising from this rule shall not be publicly notified.

17.6.2.8 Water supply for firefighting

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

17.7 Rules — Rural Port Hills Zone

17.7.1 Activity status tables — Rural Port Hills Zone

17.7.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Rural Port Hills Zone if they meet the activity specific standards set out in the following table and the built form standards in [Rule 17.7.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 17.7.1.2, 17.7.1.3, 17.7.1.4, 17.7.1.5 or 17.7.1.6](#) below.

	Activity	Activity specific standards
P1	Farming	<p>a. Fencing shall be located a minimum of 5 metres from a National Grid transmission line support structure foundation except where it meets the requirements of Clause 2.3.3 of NZECP34:2001.</p> <p>b. Fencing shall be located a minimum of 5 metres from a support structure foundation of an identified electricity distribution line except where it meets the requirements of Clause 2.3.3 or 2.3.2 of NZECP34:2001.</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The National Grid and electricity distribution lines are shown on the planning maps.
P2	Farm building	<p>a. Commercial greenhouses, wintering barns, produce packing buildings, milking/dairy sheds or structures associated with irrigation infrastructure (excluding mobile irrigators) shall not be located within the following corridors:</p> <ol style="list-style-type: none"> i. within 12 metres of the centre line of a 220kV National Grid transmission line; or ii. within 10 metres of a 66kV electricity distribution line; or iii. within 5 metres of the centre line of a 33kV electricity distribution line. <p>b. Farm buildings and horticultural structures, except where they meet the requirements of Clause 2.4.1 of NZECP34:2001, shall not be located:</p> <ol style="list-style-type: none"> i. within 12 metres of a foundation of a 220kV National Grid transmission line support structure; or ii. within 10 metres of a foundation of a 66kV electricity distribution line support structure; or iii. within 5 metres of a foundation of a 33kV, or the Heathcote to Lyttelton 11kV, electricity distribution line support structure.
P3	Rural produce retail	<p>Shall be limited to:</p> <ol style="list-style-type: none"> a. a retail area with a maximum GFA of 75m²; and

	Activity	Activity specific standards
		b. one per site .
P4	Rural produce manufacturing	a. The GFA occupied by rural produce manufacturing shall be less than 100m ² per site .
P5	Residential activity	a. The site containing the residential unit shall have a minimum net site area of 100ha.
P6	Repairs, replacement and/or additions to existing residential units on an existing site with a minimum area less than 100ha	Nil
P7	Minor residential unit	a. Shall have a minimum GFA of 35m ² and a maximum GFA of 70m ² ; b. Shall share vehicle access with the primary residential unit ; and c. Shall be located on a site with a minimum net site area of 100ha.
P8	Home occupation	a. The GFA of the building occupied by the home occupation , plus any outdoor storage area used by the home occupation , shall be less than 40m ² . b. The maximum number of FTE persons employed in the home occupation , who reside permanently elsewhere than on the site , shall be two.
P9	Conservation activities	a. Any building and/or impervious surfaces shall be limited to an area of less than 100m ² .
P10	Recreation activity	a. Any building and/or impervious surfaces shall be limited to an area of less than 100m ² .
P11	Farm stay	a. Shall accommodate no more than six farm stay guests at any one time; and b. Guests may be accommodated within an existing residential unit or minor residential unit .
P12	Rural tourism activity	a. Visitors shall be limited to a maximum of 60 persons per day. b. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m ² . c. The area of any ancillary retail activity shall be limited to less than 25m ² .
P13	Repairs , replacement and/or additions to existing community facility	a. Additions to an existing community facility shall be limited to an increase in the GFA of no more than 100m ² .
P14	Existing forestry	Nil
P15	Emergency service facilities	a. Emergency service facilities are exempt from the built form standards in Rule 17.5.3.
P16	Veterinary care facility	a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m ² .

17.7.1.2 Controlled activities

There are no controlled activities.

17.7.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 17.11](#), as set out in the following table.

	Activity	The Council 's discretion shall be limited to the following matters:
RD1	<p>a. Any activity listed in Rule 17.7.1.1 P1 – P16, and Rule 17.7.1.3 RD2 – RD8 that does not meet one or more of the built form standards in Rule 17.7.2, unless otherwise specified.</p> <p>Advice note:</p> <p>1. Refer to the relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the built form standard that is not met:</p> <ol style="list-style-type: none"> a. Building height – Rule 17.11.1.1; b. Setbacks from road boundaries – Rule 17.11.1.2; c. Building setbacks from internal boundaries – Rule 17.11.1.4; d. Separation distances – Rule 17.11.1.5; e. Site coverage and building footprint – Rule 17.11.1.6; f. Traffic generation and access – Rule 17.11.1.7; g. Identified building area – Rule 17.11.1.8; h. For Rules 17.7.2.2, 17.7.2.3, 17.7.2.4 and 17.7.2.6 - Effects of activities on the coastal environment – Rule 9.6.3.1; i. For Rule 17.7.2.6, within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification; and j. Water supply for firefighting – Rule 17.11.1.11
RD2	<ol style="list-style-type: none"> a. Any activity listed in Rule 17.7.1.1 P3, P4 and P8 – P16 that does not meet one or more of the activity specific standards. b. Any application arising from this rule shall not be publicly notified. 	<ol style="list-style-type: none"> a. Scale of activity – Rule 17.11.2.1; b. Effects of activities on the coastal environment – Rule 9.6.3.1; and c. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.
RD3	<ol style="list-style-type: none"> a. Any activity listed in Rule 17.7.1.1 P7 that does not meet one or more of activity specific standards a. or b. b. Any application arising from this rule shall not be publicly notified. 	<ol style="list-style-type: none"> a. Minor residential unit – Rule 17.11.2.2; and b. Effects of activities on the coastal environment – Rule 9.6.3.1; and c. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 –

	Activity	The Council 's discretion shall be limited to the following matters:
		Rule 9.5.5 as relevant to the site classification.
RD4	a. Boarding of domestic animals b. Any application arising from this rule shall not be publicly notified.	a. Intensive farming, equestrian facilities and boarding of domestic animals – Rule 17.11.2.3;
RD5	a. Equestrian facility b. Any application arising from this rule shall not be publicly notified.	b. Effects of activities on the coastal environment – Rule 9.6.3.1; and
RD6	a. Intensive farming b. Any application arising from this rule shall not be publicly notified.	c. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.
RD7	a. New community facility , except education activities b. Any application arising from this rule shall not be publicly notified.	a. Scale of activity – Rule 17.11.2.1; b. Effects of activities on the coastal environment – Rule 9.6.3.1; and c. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.
RD8	a. One residential unit on a site in existence as at 2 May 2015 with a net site area greater than 4ha but less than 10ha. b. For the site at 315 Port Hills Road (Lot 2 and 5 DP2409), any existing residential unit located on the Residential Port Hills Zone portion of the site shall be excluded for the purpose of this rule. c. This rule does not apply to sites fully located within an Outstanding Natural Landscape. d. Any application arising from this rule shall not be limited or publicly notified.	a. Residential activities on existing small sites – Rule 17.11.2.6

17.7.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Guest accommodation , other than any activity provided for by Rule 17.7.1.1 P11.
D2	Education activities
D3	Quarrying activity
D4	Plantation forestry

17.7.1.5 Non-complying activities

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

Activity	
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	Any activity listed in Rule 17.7.2.1 P5 that does not meet the activity specific standard.
NC3	Any activity listed in Rule 17.7.2.1 P7 that does not meet activity specific standard c.
NC4	<p>a. Buildings and horticultural structures not permitted by Rule 17.7.2.1 P2, and any sensitive activities:</p> <ol style="list-style-type: none">i. Within 12 metres of the centre line of a 220kV National Grid transmission line or foundation of an associated support structure.ii. Within 10 metres of the centre line of 66kV electricity distribution line or foundation of an associated support structure.iii. Within 5 metres of the centre line of a 33kV, or the Heathcote to Lyttelton 11kV, electricity distribution line, or foundation of an associated support structure. <p>b. Fencing – Fences that do not meet Rule 17.7.2.1 P1.</p> <p>c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Advice notes:</p> <ol style="list-style-type: none">1. The National Grid transmission lines and distribution lines are shown on the planning maps.2. Vegetation to be planted around the National Grid or electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines and electricity distribution lines. Buildings and activities in the vicinity of National Grid transmission lines or electricity distribution lines must comply with the NZECP 34:2001.

17.7.2 Built form standards — Rural Port Hills Zone

17.7.2.1 Identified building area

- a. Any new [residential unit](#) located on a [site](#) created by [subdivision](#) occurring after 12 August 2016 shall be located on an [identified building area](#).
- b. Any application arising from this rule shall not be limited or publicly notified.

17.7.2.2 Building height

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

17.7.2.3 Building setback from road boundaries

a. The minimum [building setback](#) from [road boundaries](#) shall be as follows:

	Activity	Standard
i.	All buildings , unless specified below	15 metres
ii.	All buildings on sites less than 0.4ha	6 metres
iii.	All buildings on sites fronting a major arterial road or minor arterial road or State highway	30 metres from the major arterial road or minor arterial road or State highway boundary .

b. Any application arising from this rule shall not be limited or publicly notified.

17.7.2.4 Building setback from internal boundaries

a. The minimum [building setback](#) from internal [boundaries](#) shall be as follows:

	Activity	Standard
i.	For all buildings , unless specified below	10 metres
ii.	For all buildings on sites less than 0.4ha	3 metres
iii.	New residential unit and minor residential unit	25 metres

b. Any application arising from this rule shall not be publicly notified.

17.7.2.5 Separation distances

a. The minimum separation distances for [intensive farming](#) and [sensitive activities](#) shall be as follows:

	Activity	Standard
i.	Any new sensitive activity	<p>a. Shall be located a minimum of 200 metres from any building, compound or part of a site used for intensive farming on an adjoining site.</p> <p>b. Shall be located a minimum of 30 metres from any existing forestry on an adjoining site under different ownership.</p>
ii.	Intensive farming	a. Shall be located a minimum of 200 metres from a sensitive activity on an adjoining site under different ownership

17.7.2.6 Site coverage

a. The maximum percentage of the [net site area](#), and the maximum total area, covered by [buildings](#), [impervious surfaces](#) and [outdoor storage areas](#) shall be as follows:

	Activity	Standard
i.	Buildings , impervious surfaces and outdoor storage areas on	5% of the net site area or 2,000m ²

	Activity	Standard
	<u>sites</u> greater than 4ha in area.	whichever is lesser.
ii.	<u>Buildings</u> , <u>impervious surfaces</u> and <u>outdoor storage areas</u> on existing <u>sites</u> between 0.4 and 4ha in area.	10% of the <u>net site area</u> or 2,000m ² whichever is the lesser.
iii.	<u>Buildings</u> , <u>impervious surfaces</u> and <u>outdoor storage areas</u> on existing <u>sites</u> less than 0.4ha in area.	35% of <u>net site area</u> .

- b. Any application arising from this rule shall not be limited or publicly notified.

17.7.2.7 Vehicle trips

- a. The maximum number of vehicle trips per site for all activities, other than for farming, shall be 100 per day.
- b. Any application arising from this rule shall not be publicly notified.

17.7.2.8 Water supply for firefighting

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

17.8 Rules — Rural Quarry Zone

17.8.1 Activity status tables — Rural Quarry Zone

17.8.1.1 Permitted activities

- a. Activity P1 ([quarrying activity](#)) listed below is a permitted activity in the Rural Quarry Zone if it meets the built form standards and the activity specific standards set out in Rules 17.8.2 and 17.8.3.
- b. Activities P2–P11 listed below are permitted activities in the Rural Quarry Zone if they meet the activity specific standards set out in this table and the built form standards set out in Rule 17.8.2.
- c. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 17.8.1.2, 17.8.1.3, 17.8.1.4, 17.8.1.5 or 17.8.1.6 below.

	Activity	Activity specific standards
P1	Quarrying activity	a. Refer to the standards set out in Rules 17.8.2.1 and 17.8.3.
P2	Farming	a. Any farming activity and/or farm building shall meet the activity and built form standards for P1 and P2 of the Rural Urban Fringe Zone set out in Rules 17.5.1.1 and 17.5.2 (except for maximum site coverage – 17.5.2.6); and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.8.2.1.
P3	Farm building	
P4	Rural produce retail	a. Shall meet the activity specific standards and built form standards for P3 of the Rural Urban Fringe Zone set out in Rules 17.5.1.1 and 17.5.2 (except for maximum site coverage – 17.5.2.6); and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.8.2.1.
P5	Rural produce manufacturing	a. Shall meet the activity specific standards and built form standards for P4 of the Rural Urban Fringe Zone set out in Rules 17.5.1.1 and 17.5.2 (except for maximum site coverage – 17.5.2.6); and b. The total maximum area of land occupied by all buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.8.2.1.
P6	Conservation activity (including Peacock Springs Conservation Area identified in Appendix 17.12.1)	a. Shall meet the activity specific standards and built form standards for P9 of the Rural Urban Fringe Zone set out in Rules 17.5.1.1 and 17.5.2 (except for maximum site coverage – 17.5.2.6); and b. The total maximum area of land occupied by buildings and/or

	Activity	Activity specific standards
		covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.8.2.1 .
P7	Recreation activity	<p>a. Shall meet the activity specific standards and built form standards for P10 of the Rural Urban Fringe Zone set out in Rules 17.5.1.1 and 17.5.2 (except for maximum site coverage – 17.5.2.6); and</p> <p>b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.8.2.1.</p>
P8	Emergency service facilities	<p>a. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.8.2.1.</p>
P9	Existing intensive farming	<p>a. Shall be limited to that which existed on 2 May 2015.</p>
P10	Flood protection activities, including planting of exotic trees, earthworks and structures, undertaken by the Council or Canterbury Regional Council	Nil
P11	Golf course and/or golf driving range and associated facilities	<p>a. Shall meet the built form standards of the Open Space Community Parks Zone set out in Rule 18.4.2; and</p> <p>b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard in Rule 17.8.2.1.</p> <p>c. Any associated facility shall be limited to a:</p> <ol style="list-style-type: none"> i. Clubroom/clubhouse; ii. Ancillary food and beverage outlet not exceeding 250m² or 25% of GFA of all buildings on the same site; iii. Ancillary retail activity not exceeding 250m² or 25% of GFA of all buildings on the same site; <p>d. The maximum floor area of any single building shall be 500m² GFA.</p>

17.8.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table (the matter of discretion is to be treated as a matter of control for the purposes of this rule).
- c. Any application arising from these rules shall not be publicly or limited notified.

Activity	The matters over which Council reserves its control:

Activity		The matters over which Council reserves its control:
C1	Any activity listed in Rule 17.8.1.1 P1 that does not meet the permitted standard in Rule 17.8.3.9.	a. Maximum internal batter slope - Rule 17.11.2.8

17.8.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 17.11., and as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>a. Any activity listed in Rule 17.8.1.1 P1 that does not meet one or more of the standards in Rules 17.8.2 and 17.8.3, unless otherwise specified in Rules 17.8.1.2 and 17.8.1.5.</p> <p>Advice note:</p> <p>1. Refer to the relevant standard in Rules 17.8.2.1 and 17.8.3 for provisions regarding notification.</p>	<p>As relevant to the standard that is not met:</p> <ol style="list-style-type: none"> i. Building height – Rule 17.11.1.1; ii. Setbacks from road boundaries – Rule 17.11.1.2; iii. For Rules 17.8.2.1 and 17.8.3.3, Site coverage and building footprint – Rule 17.11.1.6; iv. Hours of operation – Rule 17.11.2.13; v. For Rule 17.8.3.5, Site access – Rules 7.3.19(1), and 7.3.19(5); vi. Depth of excavation – Rule 17.11.2.14 vii. Minimum excavation setbacks – Rule 17.11.2.11; viii. For Rule 17.8.3.8, for all <u>water bodies</u> - Rules 6.6.4.1, 6.6.4.3 and 6.6.4.4, and additional for Environmental Asset waterways - Rules 6.6.4.3 and 6.6.5.3. ix. Location of crushing and screening plant – Rule 17.11.2.9; x. Stockpile height and setbacks – Rule 17.11.2.10; xi. Visual screening and maintenance – Rule 17.11.2.12; and xii. Water supply for firefighting – Rule 17.11.1.11
RD2	Concrete batching and/or asphalt manufacturing activity that utilise natural resources extracted and/or processed on the <u>property</u> as the principal raw material for the activity.	<ol style="list-style-type: none"> a. Scale of activity – Rule 17.11.2.1; b. Hours of operation – Rule 17.11.2.13; and c. Activities associated with quarrying activity – Rule 17.11.2.15.
RD3	a. Any activity listed in Rule 17.8.1.1 P2	As relevant to the built form standard that is not met:

	Activity	The <u>Council</u>'s discretion shall be limited to the following matters:
	<p>and P3 that does not meet the built form standards required to be met by activity specific standard a. in Rule 17.8.1.1.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Building height – Rule 17.11.1.1;</p> <p>b. Setbacks from road boundaries – Rule 17.11.1.2;</p> <p>c. Building setbacks from internal boundaries – Rule 17.11.1.4;</p> <p>d. Separation distances – Rule 17.11.1.5;</p> <p>e. Site coverage and building footprint – Rule 17.11.1.6;</p> <p>f. Traffic generation and access – Rule 17.11.1.7; and</p> <p>g. Water supply for firefighting – Rule 17.11.1.11.</p>
RD4	<p>a. Any activity listed in Rule 17.8.1.1 P2 and P3 that does not meet activity specific standard b. in Rule 17.8.1.1.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>i. Site coverage and building footprint – Rule 17.11.1.6</p>
RD5	<p>a. Any activity listed in Rule 17.8.1.1 P4 – P8 that does not meet one or more of the activity specific standards in Rule 17.8.1.1.</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>As relevant to the standard that is not met:</p> <p>a. Scale of activity – Rule 17.11.2.1;</p> <p>b. Traffic generation and access – Rule 17.11.1.7;</p> <p>c. Site coverage and building footprint – Rule 17.11.1.6;</p> <p>d. Building height – Rule 17.11.1.1;</p> <p>e. Setbacks from road boundaries – Rule 17.11.1.2; and</p> <p>f. Building setbacks from internal boundaries – Rule 17.11.1.4.</p>
RD6	<p>a. Any activity listed in Rule 17.8.1.1 P1 (other than quarrying activity in Rule 17.8.1.5 (NC3)) within 12 metres of a centre line of a 220kV or 110kV <u>National Grid transmission line</u>; or 10 metres of a centre line of a 66kV <u>National Grid transmission line</u>.</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand (absent its written approval).</p>	<p>a. Adverse effects on the National Grid and electricity distribution infrastructure – Rule 17.11.2.17.</p>
RD7	<p>a. Any activity listed in Rule 17.8.1.1 P1 (other than quarrying activity in Rule 17.8.1.5 (NC3)) within 10 metres of a centre line of a 66kV <u>electricity distribution line</u>.</p> <p>b. Any application arising from this rule</p>	<p>a. Adverse effects on the National Grid and electricity distribution infrastructure – Rule 17.11.2.17.</p>

	Activity	The <u>Council</u>'s discretion shall be limited to the following matters:
	shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other <u>electricity distribution</u> network operator (absent its written approval).	
RD8	<p><u>Aggregates-processing activity</u> using fixed large processing plant existing at 2 May 2015 (including subsequent upgrade and/or replacement of that plant) and located at the <u>properties</u> listed at Note 1 below, provided that:</p> <ul style="list-style-type: none"> a. any upgrade or replacement of the existing plant does not result in any processing plant being located closer to any <u>residential unit</u> than the existing plant at 2 May 2015; and b. <u>vehicle access</u> to the activity is limited to <u>access</u> points existing at 2 May 2015; c. any <u>access</u> to the <u>property</u> used by vehicles transporting aggregate is no closer than 250 metres from any <u>residential unit</u>; d. the activity operates in accordance with a quarry site rehabilitation plan prepared in accordance with <u>Rule 17.6.4.15</u>; and e. the quarry site rehabilitation plan requires the rehabilitation of those parts of the <u>property</u> which are not required for processing to be completed within 5 years of the activity commencing. 	<ul style="list-style-type: none"> a. Scale of the activity – <u>Rule 17.11.2.1</u>; b. Stockpile height and setbacks – <u>Rule 17.11.2.10</u>; c. Visual screening and maintenance – <u>Rule 17.11.2.12</u>; d. Hours of operation – <u>Rule 17.11.2.13</u>; e. Activities associated with quarrying activity – <u>Rule 17.11.2.15</u>; f. Rehabilitation and end use – <u>Rule 17.11.2.16</u>; and g. High trip generators – <u>Rule 7.4.4.19 (i) Access and manoeuvring (safety and efficiency) and (v) Network effects</u>.

Advice note:

1. Fixed large processing plant existing at 2 May 2015 is located at the following properties:
 - a. Isaac Construction – McLeans Quarry, McLeans Island Road
 - b. Winstone Aggregates, 233 Old West Coast Road
 - c. KB Quarry, 95 Miners Road
 - d. Fulton Hogan, 26 Miners Road
 - e. Road Metals, 394 West Coast Road
 - f. Fulton Hogan, 333 Pound Road

17.8.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Any concrete batching, asphalt manufacturing and/or aggregates-processing activities , other than as provided for by Rule 17.8.1.3 RD2 and RD8 .

17.8.1.5 Non-complying activities

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

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	Any activity listed in Rule 17.8.1.1 P1 that does not meet the activity specific standard in Rule 17.8.3.14 .
NC3	<p>a. Buildings and horticultural structures not permitted by Rule 17.8.1.1 P2 a. and P3 a. within:</p> <ul style="list-style-type: none"> i. metres of a centre line of a 110kV or a 220kV National Grid transmission line or foundation of an associated support structure; or ii. 10 metres of a centre line of a 66kV National Grid transmission line or 66kV electricity distribution line or foundation of an associated support structure. <p>b. Quarrying activity (excluding quarry site rehabilitation):</p> <ul style="list-style-type: none"> i. that permanently physically impedes vehicle access to the National Grid; ii. within 12 metres of a foundation of a 110kV or a 220kV National Grid transmission line support structure; or within 10 metres of a foundation of a 66kV National Grid transmission line support structure or 66kV electricity distribution line support structure. <p>c. Fencing — Fences that do not meet Rule 17.8.1.1 P2 a. or P3 a.</p> <p>d. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Advice notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines and identified electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid or the identified electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines and identified electricity distribution lines. Buildings and activities in the vicinity of the National Grid transmission lines or identified electricity distribution lines must comply with the NZECP 34:2001.
NC4	Any activity listed in Rule 17.8.1.1 P9 that does not meet activity specific standard a.

17.8.1.6 Prohibited activities

There are no prohibited activities.

17.8.2 Built form standards for all activities - Rural Quarry Zone

17.8.2.1 Site coverage — all activities

- a. The maximum percentage of the [net site area](#) and zone area, and the maximum total area, covered by [buildings](#), [impervious surfaces](#) and [outdoor storage areas](#) shall be as follows:

	Applicable to	Standard
i.	All sites in the Rural Quarry Zone — Miners Road and Pound Road areas	<p>a. The maximum total site coverage for all activities shall be no more than 5% of the net site area or 2,000m², whichever is the lesser.</p> <p>b. For the purposes of this rule, site coverage shall include all buildings, impervious surfaces and outdoor storage areas, other than in respect of quarrying activities where it shall only apply to buildings.</p>
ii.	All sites in the Rural Quarry Zone — McLeans Island area	<p>a. The maximum total site coverage for all activities shall be no more than 5% of the net site area or 2,000m², whichever is the lesser.</p> <p>b. For the purposes of this rule, site coverage shall include all buildings, impervious surfaces and outdoor storage areas, other than in respect of quarrying activities where it shall only apply to buildings.</p> <p>c. For the purposes of this rule, bird aviaries are excluded from the site coverage rule in the Peacock Springs Conservation Area (Appendix 17.12.1) provided that they are not located over an impervious surface.</p>

17.8.3 Activity specific standards for Quarrying activity - Rural Quarry Zone

17.8.3.1 Building height — Quarrying activity

- a. The maximum [height](#) of any [building](#) for [quarrying activity](#) shall be 9 metres measured from original [ground level](#).

17.8.3.2 Setback from road boundaries — Quarrying activity

- a. The minimum building setback from road boundaries for quarrying activity shall be 20 metres.

17.8.3.3 Building footprint — Quarrying activity

- a. The maximum [building](#) footprint for any individual [building](#) for [quarrying activity](#) shall be 500m².

17.8.3.4 Hours of operation — Quarrying activity

- a. The hours of operation for [quarrying activity](#) shall be limited to the following:

	Applicable to	Standard
i.	Rural Quarry Zone — Miners Road area	<p>a. 06:00–18:00 Monday to Saturday, except that maintenance of quarry plant may occur at any time; and</p> <p>b. All other hours Monday to Saturday for the loading and transportation of extracted and/or processed materials only, on no more than six occasions in a calendar year; and</p> <p>c. 12:00–18:00 Sundays until 30 April 2018, on no more than six occasions in a calendar year and confined to a two hour period on each occasion.</p>
ii.	Rural Quarry Zone – Pound Road and McLeans Island Road areas	<p>a. 06:00–18:00 Monday to Saturday and 18:00–22:00 Monday to Saturday until 30 April 2018, except that maintenance of quarry plant may occur at any time; and</p> <p>b. All other hours Monday to Saturday for the loading and transportation of extracted and/or processed materials only, on no more than six occasions in a calendar year; and</p> <p>c. 12:00–18:00 Sundays until 30 April 2018, on no more than six occasions in a calendar year and confined to a two hour period on each occasion.</p>

17.8.3.5 Site access — Quarrying activity

- a. [Vehicle access](#) points for [quarrying activity](#) shall be limited to those existing at 2 May 2015.

17.8.3.6 Depth of excavation — Quarrying activity

- a. The maximum depth of [excavation](#) for [quarrying activity](#) shall be no greater than one metre from the highest recorded groundwater level.

Advice note:

1. The highest recorded groundwater level will be determined in consultation with the Canterbury Regional Council.

17.8.3.7 Excavation setbacks — Quarrying activity

- a. The minimum [excavation](#) setbacks for [quarrying activity](#) shall be as follows:

	Applicable to	Standard
i.	All sites	<ul style="list-style-type: none"> a. 20 metres from a zone boundary if visual screening option a. in Rule 17.8.3.12 is employed; or b. 10 metres from a zone boundary if either visual screening option b. or c. in Rule 17.8.3.12 is employed.
ii.	Quarrying activity on all sites in the same zone	<ul style="list-style-type: none"> i. 6 metres from the boundary of an adjoining allotment in the same zone, unless it is held in common ownership or the written agreement of the adjoining owner has been obtained.

Advice note:

1. Refer to Chapter 5 Natural Hazards for [excavation](#) setbacks from stopbanks.

17.8.3.8 Setback from a water body — Quarrying activity

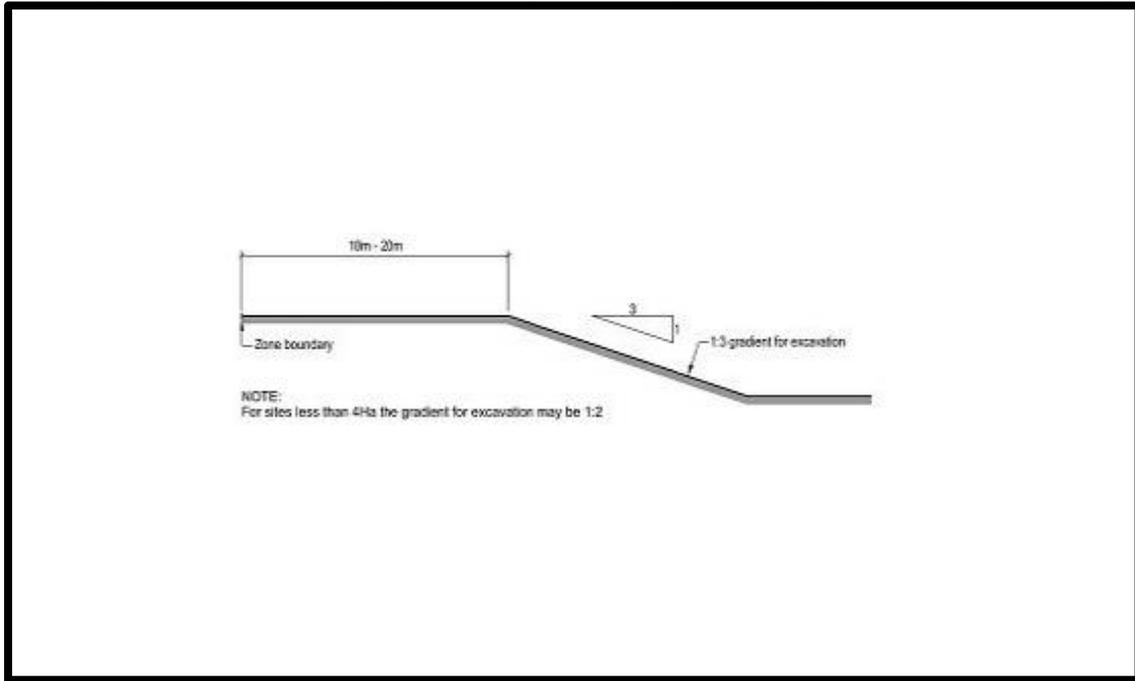
- a. The minimum setback from the bank of a [water body](#) for [quarrying activity](#) shall be:
 - i. 150 metres from the bank of an Environmental Asset Waterway; and
 - ii. 50 metres from the bank of a [Network Waterway](#).

17.8.3.9 Internal batter slope — Quarrying activity

- a. The maximum internal batter slope for [quarrying activity](#) shall be as follows:

	Applicable to	Standard
i.	Quarrying activity on allotments of four hectares or more	1 vertical:3 horizontal*
ii.	Quarrying activity on allotments less than four hectares	1 vertical:2 horizontal*

* measured from a point 10–20 metres from the zone boundary (depending on the required setback in Rule 17.8.3.7) as indicated by the diagram below.



17.8.3.10 Location of crushing and screening plant — Quarrying activity

- a. All crushing and screening plant for [quarrying activity](#) shall be located a minimum of 100 metres from a zone boundary and below original [ground level](#).

17.8.3.11 Stockpile height and setback of stockpiles — Quarrying activity

- a. The maximum height of a stockpile and the minimum setback of a stockpile from a zone boundary shall be as follows:

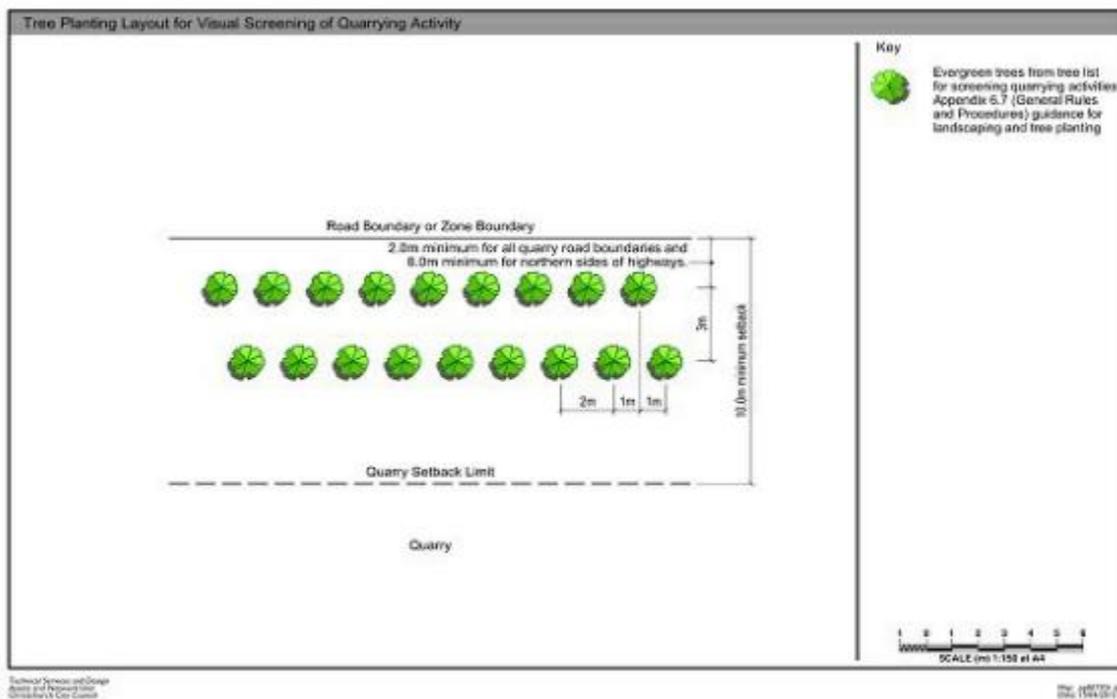
	Activity	Standard
i.	Maximum stockpile height	5 metres above original ground level
ii.	Minimum setback of a stockpile from a zone boundary	50 metres

17.8.3.12 Visual screening — Quarrying activity

- a. All [quarrying activity](#) shall be screened from zone and [road boundaries](#) by one or more of the following:

	Standard
i.	Grass covered earth bunds of a minimum 3 metre height and with a minimum 1 metre wide flat top and sides capable of being grazed and mowed with a slope not exceeding 1:3; and/or
ii.	Tree planting in the form of existing shelter belts of at least 3 metres height that achieve full screening from ground level to full height of tree; and/or

Standard	
iii.	<p>a. Tree planting in the form of new shelter belts to be planted in double staggered rows at 2 metre spacings between trees and 3 metre spacings between rows (refer diagram below), provided that:</p> <ol style="list-style-type: none"> where located on the northern side of a state highway, these are planted a minimum of 6 metres from the road boundary; trees are selected from the list contained in Appendix 6.11.6 (Chapter 6 – General Rules and Procedures) specific to ‘trees suitable for visual mitigation of quarrying activities’; and no quarrying activity is undertaken within 100 metres of any zone or road boundary until trees have reached a minimum height of 3 metres.



17.8.3.13 Maintenance of visual screening — Quarrying activity

a. Visual screening required by [Rule 17.8.3.12](#) shall be maintained as follows:

Standard	
i.	<p>a. Any trees used for visual screening purposes shall:</p> <ol style="list-style-type: none"> maintain foliage from ground level to the full height of tree; and replace any dead, damaged or diseased trees within the next planting season of March through to October.
ii.	Any grassed earth bunds shall be grazed or mown and watered to maintain a tidy and uniform appearance.

17.8.3.14 Quarry site rehabilitation — Quarrying activity

- a. [Quarry site rehabilitation](#) shall be undertaken for all [quarry sites](#) in accordance with the following:

Applicable to	Standard
All quarry sites	<p>a. A quarry site rehabilitation plan shall be:</p> <ul style="list-style-type: none"> i. prepared by a suitably qualified or adequately experienced person(s), ii. certified by Council as containing methods and processes capable of achieving full quarry site rehabilitation and containing the matters listed under clause iii.; and iii. implemented by quarry operators; and <p>b. The quarry site rehabilitation plan shall be submitted to Council for certification within 2 years of 12 August 2012, or for new quarries prior to commencement of quarrying activity; and</p> <p>c. The quarry site rehabilitation plan shall include:</p> <ul style="list-style-type: none"> i. The quarry site rehabilitation objectives for the site; ii. A description of the proposed rehabilitation works including: <ul style="list-style-type: none"> A. The proposed final landform; B. Whether clean fill or other material will be used in the rehabilitation; C. The type of land uses that the rehabilitated quarry could support following rehabilitation; D. The patterns of surface drainage and subsoil drains; and E. Any landscaping and planting. iii. A program and reasonable timescales for progressive rehabilitation. iv. Measures to mitigate any potential effects arising from undertaking rehabilitation other than those already addressed through quarry site mitigation. v. Measures to mitigate potential ongoing adverse effects on the stability of adjoining land and its susceptibility to subsidence and erosion. vi. A process for review of the quarry site rehabilitation plan.

17.8.3.15 Water supply for firefighting

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

- b. Where a reticulated water supply compliant with [SNZ PAS:4509:2008](#) is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with [SNZ PAS:4509:2008](#), water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of [SNZ PAS:4509:2008](#).
- c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

17.9 Rules – Rural Quarry Templeton Zone

17.9.1 Pre-requisite conditions for zone to apply

- a. Unless, and until, the conditions in [Rule 17.9.1c](#) are satisfied, the land shown on the Planning Maps as “OCP or Ru Q Templeton” shall be zoned Open Space Community Parks Zone.
- b. If, and when, the conditions in [Rule 17.9.1c](#) are satisfied, the land shown on the Planning Maps as “OCP or Ru Q Templeton” shall be zoned Rural Quarry Templeton Zone. The Rural Quarry Templeton Zone shall take effect from the date that the conditions in [Rule 17.9.1c](#) are satisfied.
- c. The following conditions must all be satisfied prior to 31 December 2021:
 - i. The Recreation [Reserve](#) status has been uplifted from the land shown on the Planning Maps as “OCP or Ru Q Templeton” and placed upon the land shown on the Planning Maps as “Ru Q or OCP (Templeton)”, pursuant to the [Reserves Act 1977](#);
 - ii. Any resource consent(s) to clear or fell [indigenous vegetation](#), that is/are required to undertake [quarrying activity](#) within the land shown on the Planning Maps as “OCP or Ru Q Templeton”, has/have been granted;
 - iii. The delivery to the [Council](#) of an executed contract between Fulton Hogan Limited and/or Templeton Golf Club and the party responsible for constructing a new golf course and associated facilities, including [clubhouse](#), on the land shown on the Planning Maps as “Ru Q or OCP (Templeton)”. The contract shall include provision for the following:
 - A. The construction of an 18 hole golf course and associated facilities, including [clubhouse](#), to be constructed in 3 stages over 3 years;
 - B. An endorsement from Golf Tourism New Zealand (or its successor) that the designed course and associated facilities, including [clubhouse](#), will meet Marquee standard, or its equivalent, when completed and will merit inclusion in the marketing of Golf Trails to International visitors;
 - C. Provision in the design and construction of the golf course for an area or areas set aside for biodiversity conservation, as follows:
 - I. a minimum area of 1 ha; comprising no more than four separate areas, set aside for biodiversity conservation purposes;

- II. construction of at least half of this area or areas to be carried out as part of the first stage of the golf course construction;
 - III. the area or areas to be outside the areas of play for golf; and
 - IV. the areas to be located away from the boundary of the zone or from the facilities, and to be clearly identifiable on the ground;
- and
- D. Provision for an area to be established within, and at the northern end of, the zone for [recreation activity](#) comprising:
 - I. at least 15 ha of contiguous open space land set aside for non-golf activities;
 - II. the land required by A. to be located [adjoining](#) the gravel reserves (which are on land outside of, but [adjoining](#) the zone to the north-east and north-west), being Res 2352 (SO2352), Pt Res 328 (SO 3430), Pt Res 329 (SO 3430) and Pt Res 1378 (SO3430);
 - III. the land required by A. to be rehabilitated to a state suitable for grazing at the time the third stage of golf course is completed; and
 - IV. the facilities associated with the golf course to be located in a manner which enables shared use of the facilities by users of both the golf course and the non-golf land required by A.

17.9.2 Activity status tables - Rural Quarry Templeton Zone

17.9.2.1 Permitted activities

- a. The activities listed below are permitted activities in the Rural Quarry Templeton Zone if they meet the activity specific standards set out in the following table, the built form standards in [Rule 17.9.3](#) and the activity specific standards for quarrying activity in [Rule 17.9.4](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 17.9.2.2, 17.9.2.3, 17.9.2.4, 17.9.2.5 and 17.9.2.6](#).

Activity		Activity specific standards
P1	Farming	a. Shall meet the activity specific and built form standards for P1 and P2 of the Rural Urban Fringe Zone set out in Rules 17.5.1.1 and 17.5.2 except for maximum site coverage Rule 17.3.3.6 ; and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.9.3.1 .
P2	Farm building	
P3	Rural produce retail	a. Shall meet the activity specific standards and built form standards for P3 of the Rural Urban Fringe Zone set out in Rules 17.5.1.1 and 17.5.2 (except for maximum site coverage Rule 17.5.2.6); and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard

Activity		Activity specific standards
		specified in Rule 17.9.3.1.
P4	Rural produce manufacturing	<p>a. Shall meet the activity specific standards and built form standards for P4 of the Rural Urban Fringe Zone set out in Rules 17.5.1.1 and 17.5.2 (except for maximum site coverage Rule 17.5.2.6); and</p> <p>b. the total maximum area of land occupied by all buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.9.3.1.</p>
P5	Conservation activity	<p>a. Shall meet the activity specific standards and built form standards for P9 of the Rural Urban Fringe Zone set out in Rules 17.5.1.1 and 17.5.2 (except for maximum site coverage Rule 17.3.3.6); and</p> <p>b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.9.3.1.</p>
P6	Recreation activity	<p>a. Shall meet the activity specific standards and built form standards for P10 of the Rural Urban Fringe Zone set out in Rules 17.5.1.1 and 17.5.2 (except for maximum site coverage Rule 17.5.2.6); and</p> <p>b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.9.3.1.</p>
P7	Emergency service facilities	<p>a. Shall meet the activity specific and built form standards of the Rural Urban Fringe Zone set out in Rules 17.5.1.1 and 17.5.2 (except for maximum site coverage Rule 17.5.2.6); and</p> <p>b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.9.3.1.</p>

17.9.2.2 Controlled activities

- a. The activities listed below are controlled activities if they meet the built form standards in Rule 17.9.3 and the activity specific standards for [quarrying activity](#) in Rule 17.9.4.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.
- c. Any application arising from these rules shall not be publicly notified and shall be

limited notified only to the owners and/or occupiers of land immediately abutting the Rural Quarry Templeton Zone (absent written approval).

Activity		The matters over which Council reserves its control:
C1	<p>a. Quarrying activity provided that:</p> <ul style="list-style-type: none"> i. construction of six golf course holes within the Open Space Community Parks Zone (Templeton) is completed; and ii. a bond is entered into between the Council and Fulton Hogan Limited and/or Templeton Golf Club to ensure completion of construction of the golf course and associated facilities described in Rule 17.9.1 c. iii.. 	<ul style="list-style-type: none"> a. The extent to which conditions are required in order to give effect to: <ul style="list-style-type: none"> i. The Development Plan and its requirements in Appendix 17.12.3 (as specified in Rule 17.9.4.8); ii. The Noise Management Plan, including the noise limits (as specified in Rule 17.9.4.9); iii. The Landscape and Ecological Management Plan (as specified in Rule 17.9.4.10); and iv. The quarry site rehabilitation plan (as specified in Rule 17.9.4.11). b. Details of a bond or other security instrument of sufficient sum to ensure completion of construction of the golf course and associated facilities in accordance with Rule 17.9.1 c. iii.; c. The extent to which conditions are required to ensure that 18 golf course holes are available for play at all times across the Rural Quarry Templeton Zone and the Open Space Community Parks Zone (Templeton). d. The extent to which conditions are required to ensure that the design and use of the proposed accesses do not adversely affect the safety and efficient functioning of the road network.

17.9.2.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 17.11](#), as set out in the following table.

Activity		The <u>Council</u> 's discretion shall be limited to the following matters:
<p>RD1</p>	<p>a. <u>Quarrying activity</u> specified in Rule 17.9.2.2 C1 that does not meet one or more of the built form standards in Rule 17.9.3 and/or the activity specific standards in Rule 17.9.4, except as specified in Rule 17.9.2.5 NC1.</p> <p>Advice note:</p> <p>1. Refer to relevant built form and activity specific standards in 17.9.3 and 17.9.4 for provisions regarding notification.</p>	<p>As relevant to the built form or activity specific standard that is not met:</p> <ul style="list-style-type: none"> a. For Rules 17.9.3.1 and 17.9.4.3, Site coverage and building footprint - Rule 17.11.1.6; b. Water supply for firefighting - Rule 17.11.1.11. c. Building height – Rule 17.11.1.1; d. Setbacks from road boundaries - Rule 17.11.1.2; e. Hours of operation – Rule 17.11.2.13; f. Depth of excavation - Rule 17.11.2.14 g. Maximum internal batter slope - Rule 17.11.2.8; and h. Stockpile height and setbacks - Rule 17.11.2.10.
<p>RD2</p>	<p>Concrete batching and/or asphalt manufacturing activity that utilises natural resources extracted and/or processed on the <u>property</u> as the principal raw material for the activity.</p>	<ul style="list-style-type: none"> a. Scale of activity - Rule 17.11.2.1; b. Hours of operation -Rule 17.11.2.13; and c. Activities associated with quarrying activity - Rule 17.11.2.15.
<p>RD3</p>	<ul style="list-style-type: none"> a. Any activity listed in Rule 17.9.2.1 P1 - P2 that does not meet the built form standards required to be met by activity specific standard a. b. Any application arising from this rule shall not be limited or publicly notified. 	<p>As relevant to the built form standard that is not met:</p> <ul style="list-style-type: none"> a. Building height - Rule 17.11.1.1; b. Setbacks from road boundaries - Rule 17.11.1.2; c. Building setbacks from internal boundaries - Rule 17.11.1.4; d. Separation distances – Rule 17.11.1.5; e. Site coverage and building footprint - Rule 17.11.1.6.

Activity		The <u>Council</u> 's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> f. Traffic generation and access –Rule 17.11.1.7; and g. Water supply for firefighting - Rule 17.11.1.11
RD4	<ul style="list-style-type: none"> a. Any activity listed in Rule 17.9.2.1 P1 - P2 that does not meet activity specific standard b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Site coverage and building footprint - Rule 17.11.1.6.
RD5	<ul style="list-style-type: none"> a. Any activity listed in Rule 17.9.2.1 P3 - P7 that does not meet one or more of the activity specific standards and/or the built form standard in Rule 17.9.3.2. b. Any application arising from this rule shall not be publicly notified. 	<p>As relevant to the activity specific or built form standard that is not met:</p> <ul style="list-style-type: none"> a. Scale of activity – Rule 17.11.2.1; b. Site coverage and building footprint - Rule 17.11.1.6; c. Building height - Rule 17.11.1.1; d. Setbacks from road boundaries - Rule 17.11.1.2; e. Building setbacks from internal boundaries - Rule 17.11.1.4. f. Traffic generation and access – Rule 17.11.1.7; and g. Water supply for firefighting - Rule 17.11.1.11.

17.9.2.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Concrete batching, asphalt manufacturing activity and <u>aggregates-processing activity</u> , other than as provided for by Rule 17.9.2.3 RD2.

17.9.2.5 Non-complying activities

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

Activity	
NC1	Quarrying activity that does not meet one or more of the activity specific standards in Rules 17.9.4.8 - 17.9.4.11 .
NC2	Quarrying activity , other than as specified in Rule 17.9.2.2 C1 .
NC3	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.

17.9.2.6 Prohibited activities

There are no prohibited activities.

17.9.3 Built form standards for all activities – Rural Quarry Templeton Zone

17.9.3.1 Site coverage - all activities

a. The maximum percentage of the [net site area](#) and zone area, and the maximum total area, covered by [buildings](#), [impervious surfaces](#) and [outdoor storage areas](#) shall be as follows:

	Activity	Standard
i.	For all activities, other than quarrying activities , for buildings , impervious surfaces and outdoor storage areas	5% of the net site area or 2,000m ² , whichever is the lesser.
ii.		5% of the zone area.
iii.	For quarrying activities , for buildings only	5% of the net site area or 2,000m ² , whichever is the lesser.
iv.		5% of the zone area.

17.9.3.2 Water supply for firefighting

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

17.9.4 Activity specific standards for quarrying activity - Rural Quarry Templeton Zone

17.9.4.1 Building height

- a. The maximum [height](#) of any [building](#) shall be 9 metres measured from original [ground level](#).

17.9.4.2 Setback from road boundaries

- a. The minimum [building setback](#) from [road boundaries](#) shall be 20 metres.

17.9.4.3 Building footprint

- a. The maximum [building](#) footprint for any individual [building](#) shall be 500m².

17.9.4.4 Hours of operation

- a. [Quarrying activity](#) shall be limited to the following hours of operation, except that maintenance of [quarry](#) plant may occur at any time:
 - i. 06:00-18:00 Monday to Saturday; and
 - ii. All other hours Monday to Saturday for the [loading](#) and transportation of extracted and/or processed materials only, on no more than six occasions in a calendar year.

17.9.4.5 Depth of excavation

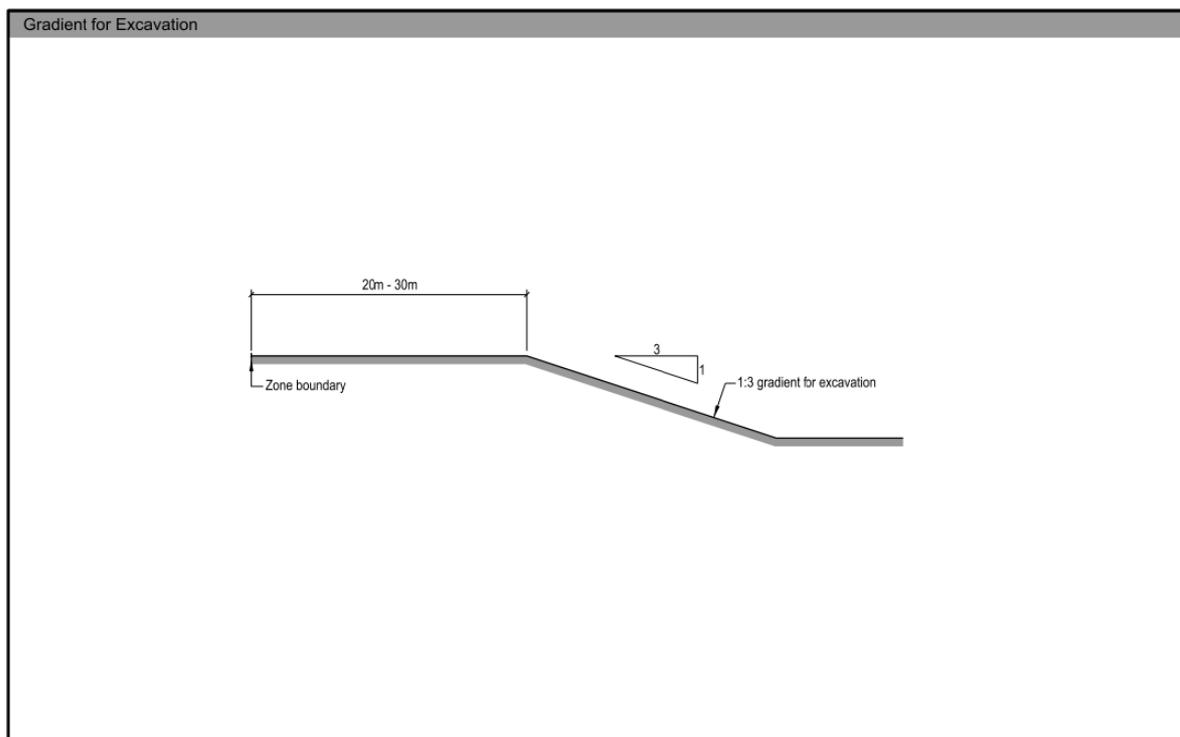
- a. The maximum depth of excavation shall be no greater than one metre from the highest recorded groundwater level.

Advice note:

1. The highest recorded groundwater level will be determined in consultation with the Canterbury Regional Council.

17.9.4.6 Internal batter slope

- a. Quarrying activity shall not result in an internal batter slope that is steeper than 1 vertical : 3 horizontal, measured from the inside edge of the required excavation setback from the zone boundary shown on the Development Plan in Appendix 17.12.3, as indicated by the diagram below.



17.9.4.7 Stockpile height and setback of stockpiles

- a. The maximum height of a stockpile and the minimum setback of a stockpile from a zone boundary shall be as follows:

	Activity	Standard
i.	Maximum stockpile height	5 metres above original <u>ground level</u>
ii.	Minimum setback of a stockpile from a zone boundary	50 metres

17.9.4.8 Development plan

- a. Quarrying activity shall be in accordance with the Development Plan and its requirements in Appendix 17.12.3, including:
- i. the locations of the quarry access from Pound and Hasketts Roads;
 - ii. the location of the processing plant area for all crushing, screening and processing plant;
 - iii. the location, depth, planting, existing tree retention, maintenance and other requirements for the landscape and ecological strips;
 - iv. the excavation setbacks from zone boundaries.

17.9.4.9 Noise management

- a. Noise from quarrying activity shall be managed in accordance with a Noise Management Plan prepared by a suitably qualified and experienced person. The Noise Management Plan shall:
- i. demonstrate how compliance with the following noise limits (measured in accordance with Rule 6.1.4.1) will be achieved:
 - A. 50 LAeq and 75 LAm_{ax} from 07:00 – 22:00 and 40 LAeq and 65 LAm_{ax} from 22:00 – 07:00 at any point within the notional boundary of any residential unit in a rural zone (other than in the Rural Quarry Templeton Zone) receiving noise from the quarrying activity; and
 - B. 55 LAeq from 07:00 – 22:00 and 45 LAeq and 70 LAm_{ax} from 22:00 – 07:00 at the boundary of any site in a rural zone (other than in the Rural Quarry Templeton Zone) receiving noise from the quarrying activity;
 - C. preclude of the use of tonal reversing beepers on equipment which is permanently located within the Rural Quarry Templeton Zone; and
 - D. incorporate a procedure for transparently and expediently responding to any complaints received in relation to noise from the quarrying activity.

17.9.4.10 Landscape and ecological management

- a. The boundaries of the zone, including the [road boundaries](#), shall be planted and maintained in accordance with a Landscape and Ecological Management Plan prepared by a suitably qualified and experienced expert. The Landscape and Ecological Management Plan shall:
 - i. demonstrate how the location, depth, planting, existing tree retention, maintenance and other requirements for the landscape and ecological strips will be achieved in accordance with the Development Plan and its requirements in [Appendix 17.12.3](#),
 - ii. incorporate a maintenance schedule for: weed and pest control, grass mowing, replacement planting; topping-up of mulch; and replacing weed mat and other plant protection;
 - iii. include tree pruning and management requirements; and
 - iv. include requirements for the maintenance and management of irrigation.
- b. [Quarrying activity](#) shall not be undertaken within 100 metres of any zone boundary or [road boundary](#), unless the planting at that boundary (in accordance with the Landscape and Ecological Management Plan) has established, and is maintained, to a predominant height of at least 3 metres.

Advice note:

1. For the purposes of a. above, for those areas denoted on the Development Plan in [Appendix 17.12.3](#) as 'Boundary screening shall comply with [Rule 17.8.3.12](#)', boundary screening shall be provided that complies with [Rule 17.8.3.12](#).

17.9.4.11 Quarry site rehabilitation

- a. No [quarrying activity](#) shall be carried out within the zone until a quarry site rehabilitation plan is prepared and submitted to the [Council](#) in accordance with [Rule 17.8.3.14](#). In addition to the requirements of [Rule 17.8.3.14](#), the quarry site rehabilitation plan shall provide for:
 - i. a finished landform no lower than 8m (on average) below natural [ground level](#);
 - ii. a finished internal batter slope no steeper than 1 vertical : 3 horizontal;
 - iii. no more than 15 ha of exposed [excavation](#) at any one time;
 - iv. a finished stable and free-draining landform capable of supporting light pastoral [farming](#) or an alternative permitted or consented activity; and
 - v. all [quarrying activity](#) (including rehabilitation) to be completed within 20 years from the date upon which [quarrying activity](#) commences.
- b. The commencement date of the quarrying activity shall be provided to the Council in writing within one month of quarrying activity commencing within the zone.
- c. Quarry site rehabilitation shall be progressively undertaken, as part of the quarrying

activity, in accordance with the quarry site rehabilitation plan.

17.10 Rules — Rural Templeton Zone

17.10.1 Activity status tables — Rural Templeton Zone

17.10.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Rural Templeton Zone if they meet the activity specific standards set out in the following table and the built form standards in [Rule 17.10.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 17.10.1.2](#), [17.10.1.3](#), [17.10.1.4](#), [17.10.1.5](#) or [17.10.1.6](#) below.

	Activity	Activity specific standards
P1	Templeton rural activity	<p>a. Templeton rural activity shall:</p> <ol style="list-style-type: none"> i. comply with the elements on the Templeton Development Plan (Appendix 17.12.2) ii. limit the location of any food and beverage outlets to the Rural Templeton Facilities Precinct only; iii. limit the location of any recreation hall, gymnasium/pool to the Rural Templeton Facilities Precinct; iv. limit the GLFA of any administrative and professional offices servicing farming to 250m²; v. limit the display and sale of goods for any retail activity or trade supplier to: <ol style="list-style-type: none"> A. a GLFA for retail activities not exceeding 250m² per site; B. any outdoor display area not exceeding 250m² per site; and C. the total GLFA and outdoor display area for retail activities within the zone not exceeding 5,000m²; D. limit any vehicle movements for retail, manufacturing or heavy goods to the hours of 06:00 to 22:00. E. within the National Grid transmission line corridor (shown on the Templeton Development Plan (Appendix 17.12.2)), activities and buildings shall be limited to: <ol style="list-style-type: none"> I. Farming; II. Farm buildings and horticultural structures that are: <ol style="list-style-type: none"> a) not commercial greenhouses, wintering barns, milking/dairy sheds, produce packing buildings or structures associated with irrigation infrastructure (excluding mobile irrigators); b) not within 12 metres of a 220kV National Grid transmission line support structure foundation. c) except B. above shall not apply where buildings and structures

	Activity	Activity specific standards
		<p>meet the requirements of Clause 2.4.1 of NZECP34:2001.</p> <p>III. Fencing that is more than 5 metres from a National Grid transmission line support structure foundation (except where it meets the requirements of Clause 2.3.3 of NZECP34:2001).</p>
P2	Templeton rural activity – residential units	<p>a. Residential units shall:</p> <ol style="list-style-type: none"> comply with the elements on the Templeton Development Plan (Appendix 17.12.2) be limited to no more than two residential units established within the zone for the purpose of security/custodial purposes; and have a gross floor area of no more than 65m².
P3	Templeton strategic infrastructure	<p>a. Any Templeton strategic infrastructure shall:</p> <ol style="list-style-type: none"> comply with the elements on the Templeton Development Plan (Appendix 17.12.2) be limited to an associated outdoor storage area less than 20,000m² within the zone; and not locate any outdoor storage between the primary building and any road frontage, including Kirk and Maddisons Roads.
P4	Emergency service facilities	<p>a. Comply with the elements on the Templeton Development Plan (Appendix 17.12.2).</p>

17.10.1.2 Controlled activity

There are no controlled activities.

17.10.1.3 Restricted discretionary activities

- The activities listed below are restricted discretionary activities.
- Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 17.11](#), as set out in the following table.

	Activity	The Council 's discretion shall be limited to the following matters:
RD1	<p>a. Any activity listed in Rule 17.10.1.1 P1 – P4 that does not meet one or more of the built form standards in Rule 17.10.2, except as provided for in Rule 17.10.1.5 below.</p> <p>Advice note:</p> <ol style="list-style-type: none"> Refer to relevant built form standard for provisions regarding notification. 	<p>a. As relevant to the built form standard that is not met:</p> <ol style="list-style-type: none"> Building height – Rule 17.11.1.1; Setbacks from road boundaries – Rule 17.11.1.2; Building setbacks from internal boundaries – Rule 17.11.1.4; Site coverage and building footprint– Rule 17.11.1.6;

	Activity	The <u>Council</u>'s discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> v. For Rules 17.10.2.5, 17.10.2.6 and 17.10.2.7, Rural Templeton – Rule 17.11.2.7; and vi. Water supply for firefighting – Rule 17.11.1.11

17.10.1.4 Discretionary activity

There are no discretionary activities.

17.10.1.5 Non-complying activities

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

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	Development and use of land not in accordance with the Templeton Development Plan in Appendix 17.12.2
NC3	Any activity listed in Rules 17.10.1.1 P1 that does not meet one or more of activity specific standards b. – f.
NC4	Any activity listed in Rules 17.10.1.1 P2 that does not meet one or more of the activity specific standards b. and c.
NC5	Any activity listed in Rules 17.10.1.1 P3 that does not meet one or more of the activity specific standards a. ii. and iii.
NC6	<u>Buildings</u> , <u>impervious surfaces</u> and <u>outdoor storage areas</u> in the Rural Templeton Business 1 and Rural Templeton Facilities Precincts in excess of 30% of the <u>net site area</u> .
NC7	<u>Buildings</u> , <u>impervious surfaces</u> and <u>outdoor storage areas</u> in the Rural Templeton Business 2 Precinct in excess of 20% of the <u>net site area</u> .
NC8	<u>Residential activities</u> except those provided for by Rule 17.10.1.1 P2.
NC9	<ul style="list-style-type: none"> a. <u>Buildings</u>, activities and <u>horticultural structures</u> not permitted by Rule 17.10.1.1 P1 within the <u>National Grid transmission line</u> corridor (shown on the Templeton Development Plan in Appendix 17.12.2). b. Fencing within 5 metres of a <u>National Grid transmission line support structure</u> foundation. c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited (absent its written approval). <p>Advice notes:</p> <ul style="list-style-type: none"> 1. The <u>National Grid transmission lines</u> are shown on the planning maps. 2. Vegetation to be planted around the <u>National Grid</u> should be selected and/or managed to ensure that it will not result in that vegetation breaching the <u>Electricity</u>

	Activity
	(Hazards from Trees) Regulations 2003.
3.	The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines . Buildings and activities in the vicinity of National Grid transmission lines must comply with the NZECP 34:2001.

17.10.1.6 Prohibited activities

There are no prohibited activities.

17.10.2 Built form standards — Rural Templeton Zone

17.10.2.1 Building height

- a. The maximum [height](#) of any [building](#) shall be 9 metres.
- b. Any application arising from this rule shall not be limited or publicly notified.

17.10.2.2 Building setback from precinct and internal boundaries

- a. The minimum [building setback](#) from precinct and internal [boundaries](#) shall be as follows:

	Applicable to	Standard
i.	Rural Templeton Business 1 Precinct	5 metres from internal or precinct boundaries
ii.	Rural Templeton Business 2 and Rural Templeton Facilities Precincts	10 metres from internal or precinct boundaries
iii.	Rural Templeton Business 1 Precinct with internal road frontage	10 metres from internal road boundaries

- b. Any application arising from this rule shall not be limited or publicly notified.

17.10.2.3 Building setback from Rural Templeton Zone boundaries

- a. The minimum [building setback](#) for all [buildings](#) shall be 5 metres from the Rural Templeton Zone boundaries, in addition to the 20 metres buffer shown on the [Templeton Development Plan in Appendix 17.12.2](#).
- b. Any application arising from this rule shall not be publicly notified.

17.10.2.4 Site coverage

- a. The maximum percentage of the [net site area](#) covered by [buildings](#), [impervious surfaces](#) and [outdoor storage areas](#) shall be as follows:

	Applicable to	Standard
i.	Buildings , impervious surfaces and outdoor storage areas in the Rural Templeton Business 1 and Rural Templeton Facilities Precincts	Less than 20% of net site area
ii.	Buildings , impervious surfaces and outdoor storage areas in the Rural Templeton Business 2 Precinct	Less than 10% of net site area

- b. Any application arising from this rule shall not be limited or publicly notified.

17.10.2.5 Landscaping

- a. [Landscaping](#) for each [allotment](#) shall cover a minimum of 20% of the [site](#), up to a maximum of 2,000m².
- b. A minimum of 80 existing established trees shall be retained within the zone, excluding shelterbelts and existing trees within the 20 metre landscape buffer.
- c. A 20m landscape buffer shall be established and maintained in accordance with the cross-section forming part of the [Templeton Development Plan in Appendix 17.12.2](#).
- d. Shelter belt planting shall be retained, maintained along the zone boundary.
- e. No [building](#), [parking area](#) or [outdoor storage area](#) shall be located within the 20 metre landscape buffer.
- f. Any application arising from this rule shall not be limited or publicly notified.

Advice note:

1. Vegetation to be planted within the [National Grid transmission line](#) corridor shown on the [Templeton Development Plan in Appendix 17.12.2](#) should be selected and/or managed to ensure that it will not result in that vegetation breaching the [Electricity \(Hazards from Trees\) Regulations 2003](#).

17.10.2.6 Servicing

- a. Trade waste disposal shall not exceed a daily average sewage flow of 0.09 litres/second/hectare.
- b. Provision shall be made for the disposal of wastewater via the Council's reticulated wastewater system.

17.10.2.7 Vehicle trips

- a. The maximum number of [vehicle trips](#) per [site](#) for all non-rural activities shall be 100

per day.

- b. Any application arising from this rule shall not be publicly notified.

17.10.2.8 Water supply for firefighting

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

17.11 Rules - Matters of discretion

17.11.1 Matters of discretion for built form standards

17.11.1.1 Building height

- a. The extent to which an increase in [building height](#) and the potential resultant scale and bulk of the [building](#):
 - i. maintains rural character and [amenity values](#);
 - ii. is visually mitigated through the topography, location, design and appearance of the [building](#);
 - iii. enables more efficient use of the [site](#) or the functional needs of the [building](#) to be met; and
 - iv. is compatible with the scale, proportion and context of [buildings](#) and activities in the surrounding area.

17.11.1.2 Setbacks from road boundaries

- a. Whether the reduced [setback](#) would result in [buildings](#) and/or [outdoor storage areas](#) that remain compatible with rural character and [amenity values](#), taking into account:
 - i. the necessity to enable more efficient or practical use of the remainder of the [site](#) or the long term protection of significant trees, [heritage items](#) or natural features on the [site](#);
 - ii. the visual effects of the [building](#) and/or [outdoor storage areas](#) on the appearance of the [site](#) as viewed from the [road](#), including the layout and scale of other [buildings](#) and [sites](#) in the vicinity, and the location of existing [buildings](#) on the [site](#);
 - iii. the degree to which the topography, location, design and appearance of the [building](#) mitigates the visual effects of the reduced [setback](#); and
 - iv. any other mitigation proposed, including visual screening.

17.11.1.3 Shading of State highway

- a. The extent to which vegetation, including trees, shelter-belts or plantation forestry being planted will cause unreasonable shading to the adjoining road in frost and snow-prone areas.
- b. The extent to which the location, orientation, species and maximum height of the proposed tree(s) will result in shading of the carriageway and a potential for icing which could endanger the safety of motorists.

17.11.1.4 Building setbacks from internal boundaries

- a. The extent to which the reduced setback will detract from rural character and amenity values when viewed from neighbouring sites.
- b. The extent to which the topography location, design and appearance of the building mitigates the visual effects of the reduced setback.
- c. The extent to which the reduced setback is to facilitate practical use of the building or day to day management of the site, including the need to align with existing buildings in the vicinity and their associated use.
- d. The need for the reduced setback to allow more efficient or practical use of the remainder of the site or the long term protection of significant trees, heritage items or natural features on the site.
- e. Whether a reduced setback from boundaries with the rail corridor will enable buildings, balconies or decks to be constructed or maintained without requiring access above, on, or over the railway corridor.
- f. Any other mitigation proposed, including visual screening.
- g. The extent to which the reduced setback will cause or exacerbate reverse sensitivity effects with adjoining rural productive activities.

17.11.1.5 Separation distances

- a. Whether a reduced separation distance will provide adequate separation between nearby residents and [rural productive activities](#) to enable continuation of activities taking into account:
 - i. how the proposal promotes best practice in terms of any industry guidelines;
 - ii. the extent to which a reduced separation distance will adversely impact on [adjoining](#) rural activities and [residential activities](#) including potential loss of views, visual impact, odour, noise and shading;
 - iii. the extent to which topography, natural features or existing vegetation reduces the effect of any reduced separation distance or makes it difficult to achieve compliance with the [setback](#); and
 - iv. the necessity to have an appropriate legal instrument registered on the title for the [residential activity](#) to enable continued operation of the [intensive farming](#) or [quarrying activity](#) unhindered.

17.11.1.6 Site coverage and building footprint

- a. Whether the increase in [site](#) coverage or [building](#) footprint will result in a [building](#) scale and size that maintains rural character and [amenity values](#) and enables the [site](#) to remain dominated by open space rather than [buildings](#), hard surfaces and [outdoor storage areas](#) taking into account:
 - i. the extent to which the topography and the location, scale, design and appearance of

the [building](#), [landscaping](#) or natural features mitigate the visual effects of increased [site](#) coverage or the size of the [building](#);

- ii. if any alternative siting has been considered or is available on the [site](#) that would mitigate any visual effects of the increased [site](#) coverage or the size of the [building](#);
- iii. the extent to which increased [site](#) coverage or the size of the [building](#) will diminish the productive potential of the land, the soil pattern or make it difficult for [quarrying activity](#) to establish or operate in the vicinity;
- iv. the extent to which increased [site](#) coverage will adversely affect groundwater and flood management areas; and
- v. any other mitigation proposed including visual screening.

17.11.1.7 Traffic generation and access

- a. The extent to which any additional traffic generation will:
 - i. adversely affect rural character and [amenity values](#) and/or safety and efficient functioning of the [road](#) network; and
 - ii. result in any adverse effects in terms of noise, vibration, dust, nuisance, glare and fumes that are incompatible with the [amenity values](#) on residents in the vicinity and the local rural environment.
 - iii. Whether the location, design and use of [access](#) will adversely affect rural character and [amenity values](#) and/or safety and efficient functioning of the [road](#) network.

17.11.1.8 Identified building area

- a. The extent to which there is a need for the residential unit, minor residential unit or other buildings to be located outside of the identified building area or the area to be moved.
- b. Whether moving the identified building area will result in any adverse visual effects on landscape values or surrounding rural character and any measures to mitigate these.
- c. The extent to which the proposed building location will result in adverse effects on ecosystems and indigenous biodiversity or result in reverse sensitivity on surrounding activities.

17.11.1.9 Building reflectivity — Rural Banks Peninsula

- a. The extent to which the building will give rise to adverse visual effects and glare, taking into account the size of the building and the area of the building that exceeds 40% reflectivity.
- b. Whether the proposed exterior materials respond to, and respect, the landscape and natural character qualities identified for the locality in [Appendix 9.2.9](#).

- c. The extent to which any buildings or structures conform to the ‘[Banks Peninsula Rural Landscape Development Guidelines 2010](#)’.

17.11.1.10 Identified Important Ridgelines — Rural Banks Peninsula

- a. Whether the building will break the form of the ridgeline and any resulting adverse visual effects.
- b. Whether the proposed design responds to, and respects, the landscape and natural character qualities identified for the locality in [Appendix 9.2.9](#).
- c. The extent to which any buildings or structures conform to the ‘[Banks Peninsula Rural Landscape Development Guidelines 2010](#)’.

17.11.1.11 Water supply for firefighting

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

17.11.1.12 Reverse sensitivity effects on Radio New Zealand’s operations

- a. The risk that a new residential unit near Radio New Zealand’s established facilities on Gebbies Pass Road could generate reverse sensitivity effects on Radio New Zealand’s facilities, leading to Radio New Zealand having to limit operations, or undertake mitigation measures.
- b. Whether the location of a proposed new residential unit (and/or any measures to be undertaken by the applicant as a condition of consent) will sufficiently mitigate the effects on Radio New Zealand facilities to the extent that the residents of the building are unlikely to experience such effects as adverse, noting that such effects may include:
 - i. Noise from Radio New Zealand’s emergency power generator;
 - ii. Visual impact from Radio New Zealand’s buildings and mast; and
 - iii. Potential interference with electrical equipment.

17.11.2 Matters of discretion for activity specific standards

17.11.2.1 Scale of activity

- a. The extent to which the scale of the operation and building/s is compatible with, and maintain, rural character and amenity values of the surrounding area, including any relevant built form and noise standards.
- b. The extent to which the scale of the proposed activity will remain accessory to the

predominant activity on the site and remain connected to or dependent upon the rural environment.

- c. Whether the proposed hours of operation are compatible with the local rural environment.
- d. The extent to which the site layout and building design will mitigate effects including noise, lighting and traffic.
- e. The need for the additional employment as an integral and necessary part of activities being undertaken on the site and its assistance in providing alternative home-based employment and income generating opportunities.
- f. The extent to which the scale of the activity will cause demands for the uneconomic or premature upgrading or extension of public services, including roading, which are not in the interests of Christchurch District or the locality.
- g. Whether the activity will protect, restore or enhance any natural feature, indigenous vegetation or landscapes and the need for any legal instruments or management plans to protect such values.
- h. The extent to which monitoring would assist with management of potential adverse environmental (including amenity) effects, and the extent to which this can be done remotely and provide readily accessible information for residents in the surrounding area.
- i. The extent to which recreation activities, including motorised sport facilities, will adversely affect conservation activity, including the captive bird breeding programme, within the Peacock Springs Conservation Area (identified in [Appendix 17.12.1 Peacock Springs Conservation Area](#)).

17.11.2.2 Minor residential unit

- a. Whether the minor [residential unit](#) would remain [ancillary](#) to the primary [residential unit](#) and maintain rural character taking into account:
 - i. the scale and location of the minor [residential unit](#) in relation to the primary [residential unit](#);
 - ii. the necessity to have a separate [vehicle access](#) and car parking for the [family flat](#); and
 - iii. the necessity of an appropriate legal instrument to prevent [subdivision](#) that would create a separate title for the minor [residential unit](#) from the primary [residential unit](#).
- b. The extent to which the minor [residential unit](#) will cause or exacerbate [reverse sensitivity](#) effects with [adjoining rural productive activities](#).

17.11.2.3 Intensive farming, equestrian facilities and boarding of domestic animals

- a. The extent to which the proposal takes into account:

- i. the number and type of animals;
 - ii. [building](#) design, including soundproofing and ventilation;
 - iii. effluent management and disposal;
 - iv. prevailing climatic conditions and topography of the [site](#) and surrounding area that may affect odour and noise generation;
 - v. existing and proposed [landscaping](#);
 - vi. the frequency and nature of management and supervision; and
 - vii. the sensitivity of the receiving environment.
- b. The extent to which the scale of the operation and location of associated [building/s](#) maintain rural character and [amenity values](#), including relevant zone built form standards.
 - c. The extent to which [buildings](#), compounds or part of a [site](#) used for animals are sufficiently designed and located or separated from [sensitive activities](#), [residential activities](#), [identified building areas](#) and residential zone boundaries to avoid adverse effects on residents.
 - d. The effects of the hours of operation and public visiting the [site](#) on the surrounding environment.
 - e. Any other mitigation proposed including visual screening.
 - f. For [intensive farming](#) located in the Birdstrike Management Area (within 3 km of the thresholds of the runways at Christchurch International Airport) as shown in [Appendix 6.11.7.5](#):
 - i. the scale and significance of [birdstrike](#) risk likely to be created at the location proposed.
 - ii. Mitigation of [birdstrike](#) risk including by design measures, operation or management procedures, direct intervention practices and/or monitoring.

17.11.2.4 Plantation forestry

- a. Whether the [plantation forestry](#) promotes best practice in terms of any recognised industry standards or guidelines and any management plan for the operation.
- b. The extent to which wilding conifers will be managed taking into account the potential for the spread of wilding conifers.
- c. The effects of the [plantation forestry](#) taking into account:
 - i. the scale and extent of the proposed forestry and any cumulative effects taking into account [existing forestry](#) in the vicinity;
 - ii. any adverse effects of tracking or roading, including visibility, scarring, the extent

to which existing contours are followed and any proposed measures to remedy or mitigate the effects;

- iii. any adverse effects on the landscape values of the [site](#) and surrounding environment, including outstanding natural landscapes and features, significant features and the coastal environment;
- iv. the relationship of the planted area to existing landforms including ridgelines and, in particular, identified ridgelines.
- v. The effects of [plantation forestry](#), in particular harvesting, on infrastructure and rural [amenity values](#), in terms of traffic generation and safety, noise, dust and nuisance and proposed management methods to mitigate the potential effects.
- vi. The extent to which [indigenous biodiversity](#) and waterways, including sites of ecological significance, will be protected particularly during harvesting, including through the maintenance of adequate buffers with existing or additional planting of [indigenous vegetation](#).
- vii. Any relevant Rural Chapter objectives and policies, including [17.2.2.9 Policy 9 — Plantation forestry](#).

17.11.2.5 Residential activities on Banks Peninsula

- a. The extent to which the density, location and design of the [residential activity](#) will maintain the rural character and [amenity values](#) taking into account:
 - i. Whether the location of the [residential activity](#), including [accessory buildings](#):
 - A. enables maintenance of rural production potential, and protection of significant [indigenous biodiversity](#) or outstanding natural landscapes or features, natural coastal environment or significant cultural features or [heritage items](#); and
 - B. provides adequate separation to [adjoining farming](#); and
 - C. where appropriate, maintains existing or future public access connections to walking/cycling tracks including aligning with the [Council](#)'s [Public Open Space Strategy 2010–2040](#).
 - ii. Whether a covenant has been/will be registered against the title to protect in perpetuity any natural, cultural and heritage features, waterways, rural production potential, open character or public access connections and to avoid any further [subdivision](#) or [residential units](#);
 - iii. The degree to which the [residential unit](#) has the potential to create rural residential character, taking into account any surrounding [site](#) sizes and development; and
 - iv. The scale, size, [height](#) and external finish of the [building](#) and its compatibility with the surrounding rural character and [amenity values](#).

17.11.2.6 Residential activities on existing small sites

- a. Whether the density, location and design of the residential activity will maintain the

rural character and amenity values of the surrounding environment, taking into account:

- i. the effects of a [residential unit](#) on the [site](#) contributing to a change in the rural character and [amenity values](#) towards a more urban character;
 - ii. the extent to which the [site](#) is capable of providing a residential [building](#) platform and curtilage that complies with relevant built form standards, including separation distances;
 - iii. the extent to which the current use of the [site](#) is for a rural activity and its ability to continue;
 - iv. the potential for [reverse sensitivity](#) effects on [rural productive activities](#) in the surrounding environment, including cumulative effects of additional [sensitive activities](#).
- b. In addition to the matters above, the following matters shall apply to the Rural Port Hills Zone;
- i. The extent to which the [residential activity](#) will maintain the contrast between the urban and rural environments, including a distinct urban/rural boundary on the Port Hills;
 - ii. The scale, size, [height](#) and external finish of the [building](#) and its compatibility with the surrounding rural character and [amenity values](#), including any [adjoining](#) Rural Amenity Landscape or Outstanding Natural Landscape.
 - iii. The extent to which natural elements such as landforms, existing vegetation and proposed planting within the [site](#) mitigate the visibility of development;
 - iv. The extent to which it is appropriate to cluster built development in relation to, [adjoining](#), or close to areas of existing built development, including in proximity to the urban environment.
- c. In addition to the matters above, the following matter shall apply to the [sites](#) at 9 and 15 Barbers Road, Templeton ([Rule 17.5.1.3, RD10](#)):
- i. The extent to which appropriate indoor noise insulation is provided with regard to [Appendix 14.16.4](#).

17.11.2.7 Rural Templeton

- a. Landscaping and building reflectivity:
- i. the extent to which [buildings](#) will be visible from [roads](#), parks, public places and the surrounding land, both internal and external to the zone;
 - ii. the appropriateness of the selected 80 established trees in terms of location, condition, type and proximity to [roads](#) or services where the health of the tree or driver visibility may be affected; and
 - iii. the effects of removing any identified trees, their health and significance of the tree(s) and whether appropriate replacements are provided and the impact on

the character of the zone and locality.

- b. Templeton strategic infrastructure:
 - i. the effects of traffic generated and the development on the [road](#) network in terms of safety, efficiency and capacity;
 - ii. the extent to which the scale and dimensions of [buildings](#) and the visual impact on the surrounding area, taking into account the extent of [landscaping](#) and the degree to which it screens or softens the [buildings](#); and
 - iii. the extent to which materials will be stored, taking into account the type and volume of material.

17.11.2.8 Maximum internal batter slope

- a. Whether a steeper gradient would compromise:
 - i. the stability of any [adjoining](#) land or [roads](#), taking account of potential slope erosion or collapse;
 - ii. the ability to achieve [quarry site rehabilitation](#); and/or
 - iii. the potential of the land to be redeveloped for other activities compatible with a rural zone.
- b. The extent of any visual impacts of a steeper gradient.

17.11.2.9 Location of crushing and screening plant

- a. The extent of any adverse visual impacts resulting from the location of crushing plant with specific regard to:
 - i. the appearance and size of the plant; and
 - ii. the period of time in which the plant is proposed to be located closer to the zone boundary, or above [ground level](#).
- b. Whether the location of crushing plant would give rise potential noise disturbance.
- c. The degree to which any proposed mitigation measures would reduce the visual or noise impacts of the plant to be used.

17.11.2.10 Stockpile height and setbacks

- a. The extent of any visual effects resulting from the location and height of stockpiles with particular regard to:
 - i. the visibility of the stockpile from [residential units](#), [roads](#) or other public vantage points such as walking tracks and parks;
 - ii. the quality and effectiveness of any existing or proposed screening (e.g.

- planting or mounding) on the zone or [site boundary](#);
- iii. the collective extent and appearance of all on-site stockpiling; and
- iv. the proposed duration of stockpiling in the proposed location(s).

17.11.2.11 Minimum excavation setbacks

- a. Whether a reduced setback would ensure:
 - i. sufficient [landscaping](#) and distance to mitigate any adverse effects on [amenity values](#); and
 - ii. the stability of any [adjoining](#) land or [roads](#), taking account of potential slope erosion or collapse.

17.11.2.12 Visual screening and maintenance

- a. The extent to which the site is screened by planting or other satisfactory means to mitigate the adverse visual impacts of lower areas of the quarry, or any aggregates-processing activity, concrete batching or asphalt manufacturing, as viewed from public roads.
- b. Whether alternative methods of screening, or a lack thereof, is sufficient to maintain rural amenity and character having particular regard to:
 - i. the type, scale and appearance of vegetation proposed for screening;
 - ii. the visibility of the [quarry](#), [buildings](#), plant and machinery from properties in the [adjoining](#) rural zone or from external [roads](#); and
 - iii. the likely visual impacts of reduced screening or mounding, and its implications for increasing actual or perceived noise from [quarrying activity](#), [aggregates-processing activity](#), concrete batching or asphalt manufacturing.
- c. Whether any rural land use has been established on the [site](#) since restoration, making screen planting or mounding unnecessary.
- d. Whether any proposed planting (type and location) would pose a risk to highway safety from shading during winter months.

17.11.2.13 Hours of operation

- a. The extent of any amenity impacts (including cumulative with other activities) on residents in adjoining zones which may result from:
 - i. the intensity, frequency and duration of operating hours; and
 - ii. the likely additional or prolonged adverse effects associated with [quarrying activity](#), [aggregates-processing activity](#), concrete batching or asphalt manufacturing, including lighting, noise and traffic generation that are incompatible with surrounding activities.

- b. The duration of any extended hours, or of hours of operation associated with [aggregates-processing activity](#), concrete batching or asphalt manufacturing, including whether any hours of operation are temporary.
- c. Any positive effects associated with the hours of operation, including in relation to earthquake recovery, and avoidance of adverse effects (such as efficiency of the transport network).
- d. The extent to which monitoring would assist with management of potential amenity impacts, and the extent to which this can be done remotely and provide readily accessible information for residents in the surrounding area.

17.11.2.14 Depth of excavation

- a. Whether excavating to a greater depth would affect the ability to effectively rehabilitate the [quarry](#) site for a range of permitted land uses and within reasonable timeframes, including consideration as the suitability and availability of fill and topsoil material and the ability to achieve an appropriate final landform.

17.11.2.15 Activities associated with quarrying activity

- a. The degree of association with a [quarrying activity](#) on site.
- b. Whether the activity is of a scale, function, intensity or character typical of those in rural areas.
- c. The extent and duration of any additional or more intensive adverse environmental (including amenity) effects resulting from the activity.
- d. The extent of any benefits such as infrastructure efficiencies which result from close or co-location with a principal [quarrying activity](#) and support for earthquake recovery.
- e. The extent to which monitoring would assist with management of potential adverse environmental (including amenity) effects, and the extent to which this can be done remotely and provide readily accessible information for residents in the surrounding area.

17.11.2.16 Rehabilitation and end use

- a. The extent to which the [property](#) will be rehabilitated in accordance with a quarry site rehabilitation plan, prepared by a suitably qualified or adequately experienced person, having regard to the requirements of [Rule 17.8.3.15](#).
- b. The extent to which the quarry site rehabilitation plan will:
 - i. enable the land to be returned to a state suitable for use by other permitted activities having regard to the nature of fill material and degree of compaction.
 - ii. require the rehabilitation of those parts of the [property](#) which are not required

- for processing to be completed within 5 years of the activity commencing.
- iii. require the rehabilitation of those parts of the [property](#) used for processing to be completed within a reasonable timeframe, being no more than 3 years after the processing ceases.
 - iv. result in an improved environmental outcome for the [quarry](#) and processing [site](#) and the surrounding community, including measures to mitigate any consequential environmental (including amenity) effects of the rehabilitation.
- c. The extent to which the rehabilitation timescale would prolong any adverse effects on surrounding land uses including as a result of traffic, noise and dust.
- d. The extent and duration of any adverse visual impacts of exposed worked out areas of the [quarry](#) as seen from rural properties, [roads](#) or other public vantage points, including any mitigation.

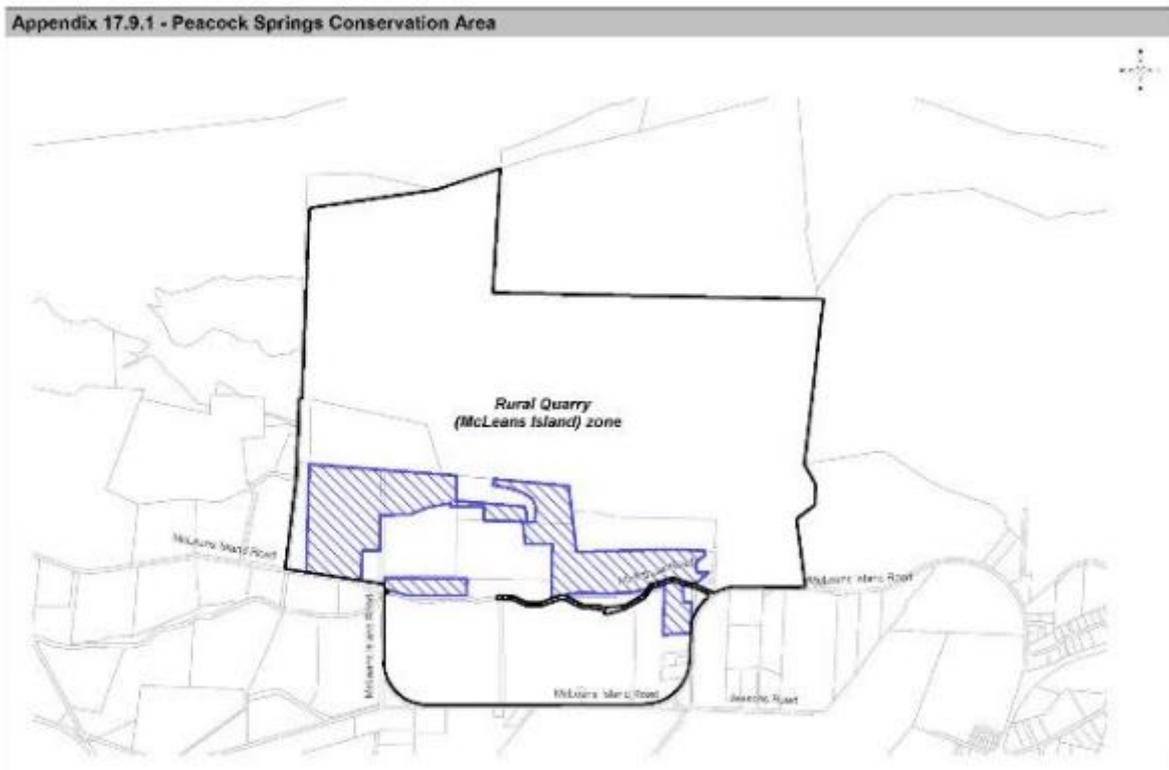
17.11.2.17 Adverse effects on the National Grid and electricity distribution infrastructure

- a. Whether the proposed activity is managed to avoid adverse effects, including [reverse sensitivity](#) effects, on the [National Grid](#), including by:
 - i. Avoiding any risk to the structural integrity of the [National Grid](#);
 - ii. Complying with [NZECP34:2001](#), including in relation to stockpiles and the operation of mobile plant;
 - iii. Avoiding the use of explosives and the generation of dust that may impact conductors and insulators in the vicinity of the [National Grid](#); and
 - iv. Avoiding risks of electrical hazards affecting public or individual safety, and the risk of property damage.
- b. Whether the proposal ensures that the operation, maintenance, upgrading and development of the [National Grid](#) is not compromised by the proposal, including by:
 - i. Providing for on-going safe and direct [access](#) to the [National Grid](#), including for heavy machinery necessary to maintain towers and conductors;
 - ii. Providing for the long-term integrity of the [National Grid](#); and
 - iii. Taking into account the outcomes of any consultation with, and the implications of any technical advice provided by, Transpower New Zealand Limited.
- c. In relation to electricity distribution lines:
 - i. The risk to the structural integrity of the [electricity distribution lines](#);
 - ii. The effects on the ability of Orion New Zealand Limited to operate, maintain, upgrade and develop their [electricity distribution lines](#), including on-going safe and direct [access](#);

- iii. The risk of electrical hazards affecting public or individual safety, and the risk of property damage;
- iv. Compliance with [NZECP 34:2001](#); and
- v. Any implications arising from technical advice provided by Orion New Zealand Limited.

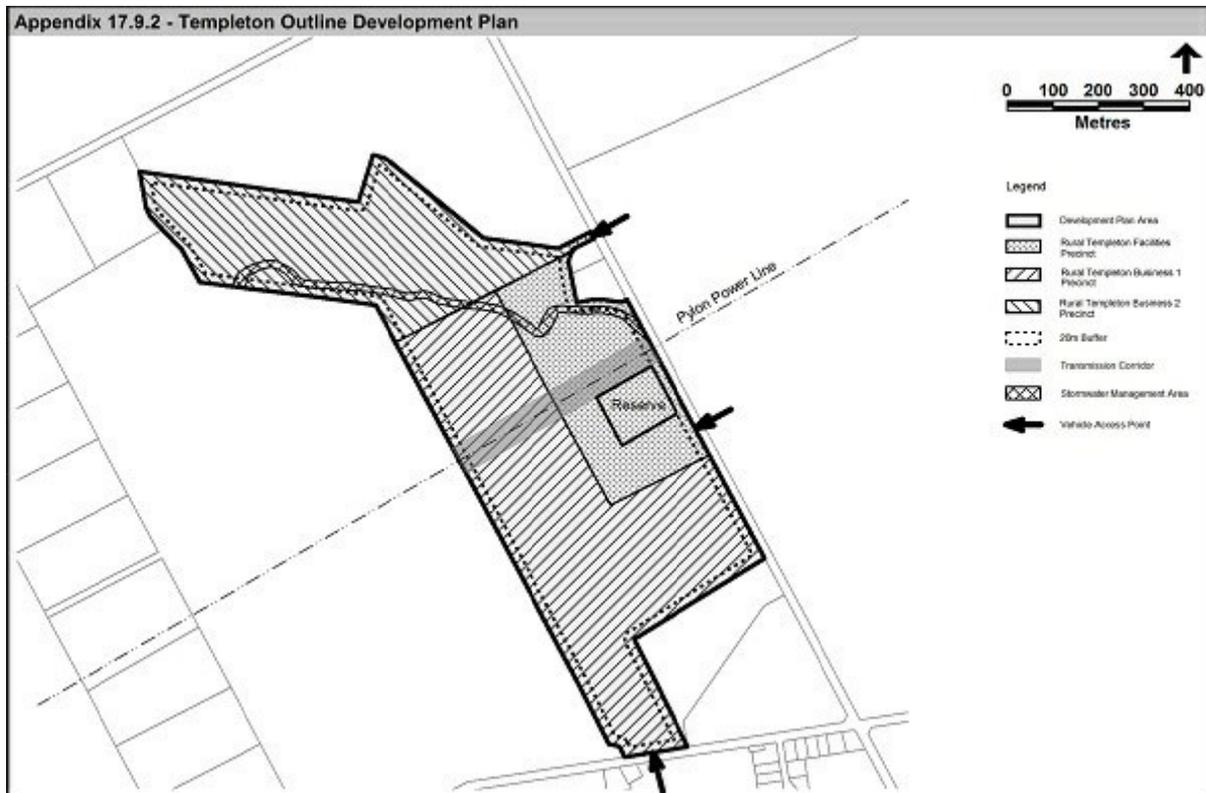
17.12 Appendices

Appendix 17.12.1 Peacock Springs Conservation Area



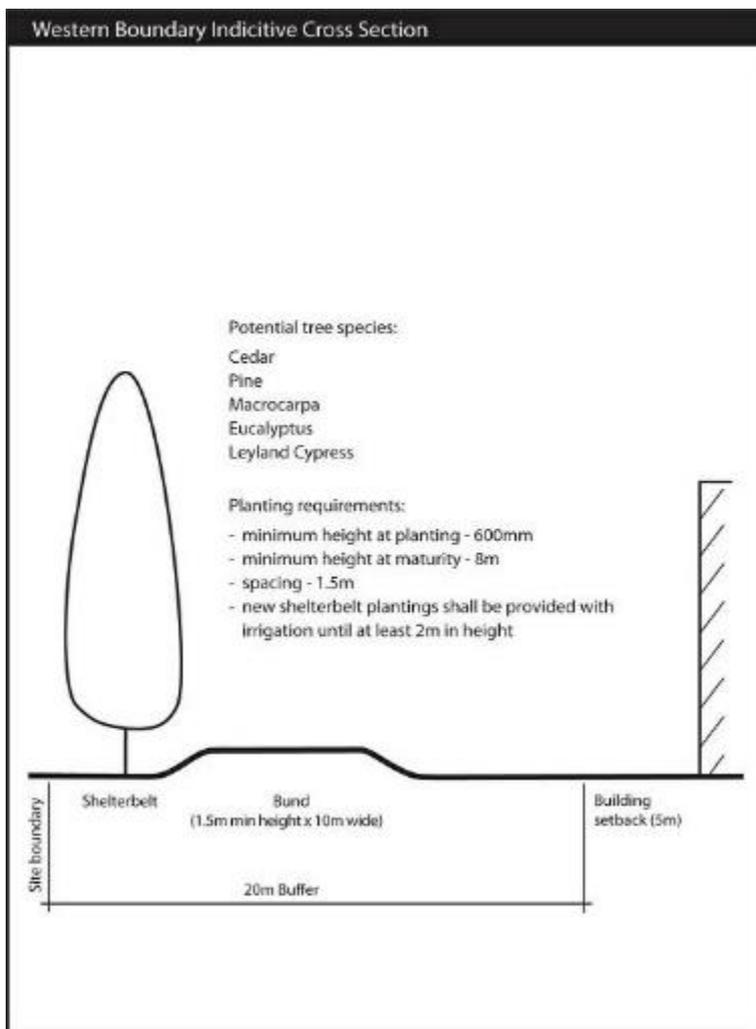
Appendix 17.12.2 Templeton Development Plan

Change title of Appendix to 'Appendix 17.12.2 – Templeton Development Plan'



- a. The Templeton Development Plan seeks to guide [subdivision](#) and development of the [site](#), particularly with regard to stormwater management, [landscaping](#) and buffers, and the internal road network. The diagram also shows the Rural Templeton Business 1, 2 and Facilities Precincts.
 - i. Stormwater:
 - A. The [site](#) has been assessed as being suitable for on-[site](#) stormwater management. Each [allotment](#) will have individual on-[site](#) stormwater management systems in line with the requirements outlined below, and there will be communal stormwater management to handle stormwater from the public realm. The communal system will include a contingency amount for unusually heavy rainfall events.
 - B. The diagram shows a stormwater management area in the north of the [site](#), in an existing natural swale, but communal detention and management will need to occur elsewhere within the [site](#) also. The transmission corridor mid-site provides an opportunity for this.
- b. [Landscaping](#) and the 20m buffer:

- i. The Templeton Development Plan shows a 20 metre buffer on the perimeter of the Rural Templeton Zone. This is designed to protect [adjoining](#) landowners from adverse effects, and vice versa. The zone is adjoined by the Brackenridge Residential Estate, Nova Trust Rehabilitation Centre, Waitaha Learning Centre, a chapel and farmland, making it particularly important to manage adverse effects. The buffer should not contain hard stand, [outdoor storage areas](#) or [buildings](#). It may count towards the [landscaping](#) component.
- ii. The existing shelterbelt is largely within the buffer and is to be retained and maintained. It is an integral part of the buffering effect and is also important for the retention of rural character and visual amenity at the [site](#).
- iii. The [site](#) also contains numerous established trees, identified through previous [subdivision](#). The rules provide that 80 trees must be selected for retention. The shelterbelt and any other tree within the buffer cannot be included in the list of 80 trees.
- iv. Any fencing at the [site](#) should be uniform and typical of the rural area.



c. Road network:

- i. The diagram shows [access](#) and egress points from the [site](#) to Kirk and Maddisons Roads. The final internal road layout is dependent on various factors and the developer is afforded the flexibility to reflect this. The developer will need to consider the re-use of the existing internal road network and the relocation of a large private sewer line which traverses the [site](#) (serving the prison and other land) amongst other things.
- ii. The internal roadway will include footpath/[cycle way](#) provision, [landscaping](#), underground services (where appropriate) and stormwater management facilities. Provision shall also be made for a bus stop, even if just making space available to create a bus stop if the service to the hospital and prison is restored.
- iii. Internal roads shall also be designed in accordance with [Council](#) requirements and should have a clear hierarchy and layout.

d. National Grid transmission line Corridor

- i. The [National Grid transmission line](#) Corridor shown on the development plan shall be defined as 12 metres from the centre line of the [transmission line](#) and 12 metres from the foundation of the associated [support structures](#).

Appendix 17.12.3 Rural Quarry Templeton Development Plan

