

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

AND

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

Date of hearing: 11–18, 22 and 23 March, 24 May and 4 August 2016

Date of decision: 10 November 2016

Hearing Panel: Sir John Hansen (Chair), Environment Judge Hassan (Deputy Chair), Ms Sarah Dawson, Ms Jane Huria, Mr Stephen Daysh

DECISION 56

Chapter 6: General Rules and Procedures (Part) – excluding Noise, Airport matters, and Hagley Park

(and relevant definitions and associated planning maps)

Outcomes: **Proposals changed as per Schedules 1 and 2**

Directions to Council made

COUNSEL APPEARANCES

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Ms J Appleyard	Pacific Park Investments Limited, Lyttelton Port Company Limited
Ms J Appleyard, Ms A Hill	Christchurch International Airport Limited, Orion New Zealand Limited
Mr A Beatson	Transpower New Zealand Limited
Mr J Gardner-Hopkins, Mr E Hudspith	Air New Zealand Limited
Ms H Marks	Carter Group Limited, Scentre New Zealand Limited, Kiwi Property Holdings Limited, Bunnings NZ Limited, NPT Limited
Mr G Cleary	Radford Family Trust
Mr J Leckie	Canterbury District Health Board, Te Rūnanga o Ngāi Tahu and Ngā Rūnanga
Mr D van Mierlo	Te Rūnanga o Ngāi Tahu and Ngā Rūnanga
Ms J Crawford	Kennaway Park Joint Venture Partnership, Go Media
Mr D Caldwell, Ms A Limmer, Ms J King	Isaac Conservation and Wildlife Trust
Ms A Arthur-Young	KiwiRail Holdings Limited
Mr E Chapman, Ms G Hall	University of Canterbury
Ms J Robinson	Commodore Airport Hotel
Mr D Pedley	K & B Williams

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INTRODUCTION

[1] This decision (‘decision’) continues the series of decisions made by the Independent Hearings Panel (‘Hearings Panel’/‘Panel’) concerning the formulation of a replacement district plan for Christchurch City (including Banks Peninsula) (‘Replacement Plan’/‘Plan’). It concerns a hearing on Chapter 6, which was notified in Stages 2 and 3 of our hearings process.¹

[2] In this decision, the phrase ‘Notified Version’ describes the version notified by the Christchurch City Council (‘the Council’) and to which, subsequent to consideration of submissions and conferencing, a number of changes were made. This was then ultimately produced in closing by the Council as a red-line version (‘Revised Version’).²

[3] Where we refer to ‘Decision Version’, it is our redrafting of the Revised Version, as set out in Schedule 1 and 2, which will become operative upon release of this decision and the expiry of the appeal period.

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

Effect of decision and rights of appeal

[5] Our procedure and the rights of appeal are set out in our earlier decisions.⁴ We concur in those.

Identification of parts of existing district plans to be replaced

[6] The OIC requires that our decision also identifies the parts of the existing district plans that are to be replaced by the Chapter. In this respect, we replace all of the remaining general

¹ Members of the Hearings Panel who heard and determined this proposal are set out on the cover sheet.

² CCC Closing Submission Part 3, Appendix 5, 27 July 2016.

³ Strategic Directions and Strategic Outcomes (and relevant definitions), 26 February 2015.

⁴ Strategic Directions decision at [5]–[9].

rules in the existing Banks Peninsula District Plan and existing Christchurch City Plan that are impacted by our decision.

PRELIMINARY MATTERS

Conflicts of interest

[7] We have posted notice of any potential conflicts of interest on the Independent Hearings Panel website.⁵ In the course of the hearing, it was identified on various occasions that submitters were known to members of the Panel either through previous business associations or through current or former personal associations. Those disclosures (and, on some matters, member recusals) were recorded in the transcript, which was again available daily on the Hearings Panel’s website. No submitter raised any issue in relation to this.

REASONS

STATUTORY FRAMEWORK

[8] The OIC directs that we hold a hearing on submissions on a proposal and make a decision on that proposal.⁶ Our Stage 1 Residential decision set out the relevant statutory framework which also applies to this decision.⁷

[9] No issue was taken with any of the higher order documents we must take into account and give effect to.

⁵ The website address is www.chchplan.ihp.govt.nz.

⁶ OIC, cl 12(1).

⁷ At [9]–[10]. Our decision does not set out the text of various statutory provisions it refers to, as this would significantly lengthen it. However, the electronic version of our decision includes hyperlinks to the New Zealand Legislation website. By clicking the hyperlink, you will be taken to the section referred to on that website. The repeal of the CER Act by the Greater Christchurch Regeneration Act 2016 (‘GCRA’) does not materially alter that position. That is because s 147 of the GCRA provides that the OIC continues in force. Further, Schedule 1 of the GCRA (setting out transitional, savings and related provisions) specifies, in cl 10, that nothing in that Part affects or limits the application of the Interpretation Act 1999 which, in turn, provides that the OIC continues in force under the now-repealed CER Act (s 20) and preserves our related duties (s 17).

Introduction

[10] The Chair recused himself from matters relating to CIAL (submitter 2348) in relation to noise and Hands of Hagley (submitter 3711). The reasons have been given earlier. He took no part, nor did he sit with the Panel, in relation to those matters which were instead chaired by the Deputy Chair, Judge Hassan. For reasons of efficiency it was agreed that the Panel chaired by Judge Hassan would deal with all noise issues, not only those relating to the airport. This decision deals with other matters in the General Rules Chapter.

[11] However, for reasons of efficiency and integration there is one set of provisions that attaches to both decisions. This is the Decision Version.

Reasons for decision

[12] We acknowledge the co-operative way that the Council and submitters engaged. Large measures of agreement were able to be reached in this fashion. Where agreement has been reached we find that to be well established on the evidence adduced by the Council and submitters and we include it in the Decision Version.

[13] In a number of cases submitters did not attend but their submission was rejected, or partially rejected, by the Council. Again we find the position taken by the Council to be well supported on the evidence and uphold the rejection of those submissions.

[14] In its closing submission the Council filed an extensive Accept, Reject or Reject in Part table. Except to the extent that this, or our contemporaneous decision, varies from the Council's Accept/Reject table mentioned above, the table is our final decision on submissions for the reasons set out at [11] and [12] above.

[15] The Council opening sets out the matters for consideration in this chapter. Excluding the matters set out above, these are:

- (a) guest accommodation zone/scheduled guest accommodation
- (b) sale of alcohol

- (c) temporary activities, buildings and events
- (d) signs
- (e) scheduled activities (excluding guest accommodation)
- (f) outdoor lighting and glare
- (g) water body setbacks

In addition, there was an appropriate grab-bag of new general rules covering matters for the purpose of earthquake recovery; public safety and emergency services; location of “general” rules in the plan, and an appendix dealing with landscaping and tree planting.

WHISPER CREEK GOLF RESORT

[16] This proposal carried over from the outcome of an Environment Court proceedings on Plan Change 45 which set development levels and standards for this resort. It is in an area in the Lower Styx River opposite Spencerville above the 100–200 year flood line. No development has taken place to date. Ms Dixon has accepted some submissions made on behalf of this resort. Again, no evidence was called. We accept Ms Dixon’s evidence and have included her Revised Version relating to this resort in our Decision Version subject to our drafting changes for clarity and consistency. We also request the Council to provide an updated Appendix for the Whisper Creek Development Plan.

SIGNS

[17] The purpose of the Notified Version (Proposal 6.8) is to enable businesses and other organisations to promote their products, services and activities while controlling the potential adverse effect of signs on urban design and amenity outcomes.

[18] In their evidence on behalf of the Council, Mr Blair and Ms Reeves considered the relief sought by submitters, and as a result the Revised Version was significantly different from the Notified Version. There were ongoing amendments made up to and during the course of the

hearing, which arose from discussions between the relevant expert witnesses and in response to a further version of the Revised Version attached to the evidence of Mr Clease on behalf of Carter Group Limited (3602), Scentre New Zealand Limited (2332), and Kiwi Property Holdings Limited (2372), Bunnings Limited (2364) and NPT Limited (2369) ('Carter Group and others').⁸

[19] We note a joint memorandum was filed on 27 June 2016 recording an agreement reached between the Council and the Rod Donald Banks Peninsula Trust (2311) in relation to outdoor signs.⁹ Then on 8 July 2016, a joint memorandum was filed recording agreement between the Crown, Go Media Group Limited (2265) and the Council in relation to the billboard provisions.¹⁰

[20] We accept the evidence that supports the outcome of both those joint memoranda and have included the provisions accordingly in the Decision Version.

[21] Complete agreement was not able to be reached with the Carter Group and others, the Crown and the Rod Donald Banks Peninsula Trust on various matters to which we now turn.

Carter Group and others

[22] The outstanding issues were activity standards for signs for identification, direction or warning (P5);¹¹ whether guest accommodation should fall within activity P8 or P9;¹² the number of characters for 3D signage; built form standards (maximum areas and heights); and the appropriate definition of 'primary building frontage'. We turn first to signs generally.

[23] The Council relied on the evidence of Mr Blair and Ms Reeves.

[24] Ms Reeves is an urban designer in private practice. She had been providing the Council with her expertise in relation to the CRDP since November 2014. She has also provided urban

⁸ Evidence in chief of Jonathan Clease on behalf of Carter Group Limited, Scentre New Zealand Limited, Kiwi Property Holdings Limited, Bunnings Limited and NPT Limited, 22 February 2016.

⁹ Joint memorandum of Rod Donald Banks Peninsula Trust and the Council recording an agreement regarding signage for public spaces and tracks, 27 June 2016.

¹⁰ Joint memorandum of counsel of Go Media Group Limited, the Crown and the Council recording an agreement regarding provisions for billboards, 8 July 2016.

¹¹ P5 in the Revised Version.

¹² In the Revised Version.

design advice to the Council in relation to signage on many occasions since 1998. To be frank, we consider that Ms Reeves took an unduly restrictive view in relation to billboards and signage. In relation to the size of signage and the harm to people in communities from that, she was unable to satisfactorily answer Judge Hassan's questions as to any such harm.¹³ She eventually considered it would upset people through upsetting the character of their environment.¹⁴

[25] Ms Reeves also gave evidence that she had considered approval of applications for resource consent for billboard signs in the past, and that she recommended approval for only 10 per cent of the applications she considered.¹⁵ She conceded to Judge Hassan that, when the matters were later dealt with by Commissioners, approximately 70 per cent of her recommended declines were overturned.

[26] Ms Reeves also accepted there was a degree of ambiguity in the Council's definition of 'primary frontage' but felt that an alternative put forward by Mr Clease was also ambiguous. She did agree that there was a need to be consistent with Objectives 3.3.1 and 3.3.2 of our Strategic Directions decision. In cross-examination from Ms Crawford she accepted the regime that she was proposing would lead to an increased reliance on resource consenting processes for off-site signage, contrary to the Statement of Expectations. She did not accept that built form standards could achieve the balance between the needs of businesses, the environment and the impact on that.

[27] We heard evidence from Messrs Clease and Phillips, and Ms Seaton for various submitters who took issue with the Council's position.¹⁶ We prefer their evidence to that put forward by Ms Reeves and Mr Blair. They better accord with the Higher Order Documents, and we consider the Council's position to be overly restrictive.

[28] In relation to activity standards, all three of these planners considered the standards put forward by the Council to be unduly restrictive and not necessary, as generally they will be met by other legislation and the need to be of a size to meet functional requirements.

¹³ Transcript, page 1180.

¹⁴ Transcript, page 1181.

¹⁵ Transcript, page 1181.

¹⁶ Carter Group Limited, Scentre New Zealand Limited, Kiwi Property Holdings Limited, Bunnings Limited and NPT Limited.

[29] We agree with Ms Crawford’s submission that Ms Reeves’ evidence was subjective and appeared to demonstrate a bias against outdoor advertising of this nature.

Activity standards for signs for identification, direction or warning P5

[30] In relation to activity standards for P5, signs for identification, direction or warning, Mr Clease, supported by Ms Seaton, considered the standards put forward in P5 to be unduly restrictive and not necessary, as generally they will be met by other legislation and need to be of a size to meet functional requirements. Mr Clease considered the signs provided for in P5 would generally be covered by other permitted activity sign provisions and is, therefore, not needed. In his opinion, the retention of P5, with its restrictive limit on sign size, would be directly contrary to the broader provisions for building identification signs.

[31] Accordingly, in relation to P5, we uphold the submission of Carter Group and others by the deletion of activity standards for P5, which means that P5 can be deleted and encompassed by P1. This is reflected in the Decision Version.

Whether Guest Accommodation should fall within activity P8 or P9

[32] It was the submitters’ position that the most restrictive activity standards for three dimensional signage are not appropriate for activities of the scale of guest accommodation activities.

[33] To the contrary, the Council continued to submit that the guest accommodation signage is appropriately located in P8. It was submitted that guest accommodation in Christchurch is typically located in residential areas and more sensitive to the larger signs that the Carter Group supports. The Council submitted that Ms Reeves’ evidence stated that the amendment the Carter Group sought would permit signs 7 metres long and 500mm high in residential areas, which could cause adverse effects depending on the colour, location and degree of visibility.

[34] However, to the contrary, Mr Clease in his evidence stated that activities on zoned guest accommodation sites are “of a scale and form that is readily able to accommodate lettering that

is 500mm high and in my view more appropriately it sits within the group of zones included with P9.”¹⁷

[35] We accept the evidence adduced by the Carter Group and in the Decision Version have allowed for the larger size requested by the submitter.

The number of characters for 3D signage — 20 versus 30

[36] On behalf of the submitters Mr Clease said that 20 characters is considered to be too low and likely to cause problems in some instances, such as when the signage includes more than one tenant, a Te Reo translation, or a brief description of the business.

[37] However, the Council continued to rely on Ms Reeves’ evidence that 20 was more appropriate than 30. She considered that 20 would cover most situations. She further submitted that three dimensional letters themselves provide an extra signage allowance if they are used.

[38] Again, we are concerned with the evidence of Ms Reeves being subjective. We note the unsatisfactory response to questioning from Judge Hassan,¹⁸ which is reinforced by the fact that her position had been rejected so many times by Commissioners, as noted above. Accordingly, we accept the evidence of the submitters and have allowed for 30 letters in the Decision Version.

Built form standards

[39] In his evidence Mr Clease stated:¹⁹

... the key outcome that the rule should be seeking to achieve is to provide for a realistic quantum of signage that adequately enables and supports business activities, especially in a post-earthquake recovery context, whilst still maintaining appropriate levels of amenity.

We accept his evidence as to the balance required.

¹⁷ Evidence in chief of Jonathan Clease at 66.

¹⁸ Above, n 13 and 14.

¹⁹ Evidence in chief of Jonathan Clease at 93.

[40] The two issues that arose were, firstly, the submitters sought an increase for the industrial zones and CRPZ from 1m to 1.2m for the multiplier (x length of primary building frontage) to ascertain the maximum area of signage; and, secondly, a higher maximum height above ground level for signage at Eastgate, Northlands and Riccarton Malls, being 12m instead of 9m.

[41] Mr Clease stated in his evidence that typical building facades in CRPZ and industrial zones can readily accommodate relatively high levels of signage not out of keeping with the levels of amenity anticipated in these zones.²⁰ He considered that the multiplier could be increased to 1.2 in order to reduce unnecessary consenting whilst maintaining an adequate level of amenity.

[42] It was Ms Reeves' evidence that the 1m for the industrial and commercial retail park zones strikes an appropriate balance between the needs of business and any adverse visual impact on signage. When we consider this evidence from Mr Clease, which we accept and prefer to Ms Reeves' evidence, we are satisfied that an increase to 1.2m adequately enables and supports business and at the same time maintains the appropriate level of amenity. We have accordingly included that in the Decision Version.

[43] In relation to the height of signs for Eastgate, Northlands and Riccarton Malls, it was Ms Reeves' evidence that residential buildings are typically 5m to 8m in height; that the KACs were generally in suburban locations surrounded by residential zones; and that signage higher than 9m would protrude above the height of surrounding residential buildings. She noted that pockets of higher density housing up to 11m in height are anticipated in these areas, but even where housing built to this higher level occurred, signage at a higher level is likely to be visible across a wide area because of the nature of a housing development.

[44] We do not consider that Ms Reeves has taken into account the fact that the KACs are all now generally surrounded by RMD which allows buildings to 8m in the old Living 1 and 2 Zones, and to 11m in those zones where there is a site agglomeration to 1500m² and more generally in the RMD. In the old Living 3 and 4 zones, now in RMD, the height limit is 11m (other than in Central Riccarton).

²⁰ Evidence in chief of Jonathan Clease at para 111.

[45] It was Mr Clease' evidence that, for District Centres, a limit on signage above 9m is overly restrictive. He agreed that signage should not protrude above façade height, but he considered that a modest increase in the permitted height (from 9m to 12m) is compatible with the scale of the built environment anticipated in these centres, the relative insensitivity of the receiving environment, and the direction to reduce consenting in the Statement of Expectations.

[46] Given the permitted height for buildings in these KACs is 20m, we consider the maximum height at 12m to be more appropriate than that contended for by Ms Reeves and it strikes the balance for the needs of business and the amenity effects on the community. We accept Mr Clease's evidence in this regard and have provided for this in the Decision Version.

Definitions

[47] The submitters' major concern is the definition of 'primary building frontage' that is to be used when calculating the amount of signage which may be affixed to a building as a permitted activity.

[48] This concern was summarised by Mr Clease where he stated:²¹

... this 'definition' is ambiguous, unnecessarily restrictive, and inappropriately includes an attempt to leverage additional glazing rather than simply controlling signage outcomes.

[49] The submitters support the revised definition offered by Mr Clease as offering more clarity, being easier to understand and allowing an appropriate amount of signage to support the rebuild of commercial and industrial areas. Again, there is a reliance on Strategic Objective 3.3.2.

[50] Ms Reeves, as we noted above, accepted that there is ambiguity in the Council definition, which Mr Blair also accepted. Mr Blair accepted that it was less clear than the definition used in the Operative Plan to determine building frontage, and that complexity of the operative signage rules results in increased costs for those using the Plan.²²

²¹ Evidence in chief of Jonathan Clease, 22 February 2016, at 100.

²² Transcript, page 1193, lines 12–16; page 1194, lines 4–11.

[51] Mr Phillips, another planner, confirmed he agreed with Mr Clease's approach and stated:²³

... I think I would say from my experience with the amount of signage that malls have consented to date, adopting Mr Clease's definition of primary building frontage with the multipliers that are in the revised proposal still ends up at an appropriate number, it allows some growth for additional, some room for additional signage but it doesn't open the door to, you know, a vast amount.

[52] Ms Seaton in her evidence for NPT Limited stated:²⁴

I agree with Mr Clease and Mr Phillips re the uncertainties and ambiguity the primary building frontage definition as suggested by the Council. I have particular difficulty applying that definition if I tried in the Eastgate state as to I actually don't know what their primary frontage would turn out to be.

[53] Mr Clease's definition was:²⁵

Primary frontage means, in relation to signage only, any building frontage facing towards a public road or customer carpark.

[54] The Council's preferred version was:²⁶

Primary building frontage in relation to signs and signage means the elevation of a building where windows are concentrated and typically the main pedestrian entrance to the building is situated. Normally this will be an elevation facing the street, but in some circumstances the primary building frontage will face a parking area.

[55] The Council submitted that their definition was not unworkable and any minor ambiguity could be resolved in practice through the updated signage design guide referred to by Ms Reeves.

[56] We consider the definition put forward by the Council is unnecessarily complex, ambiguous and uncertain. It will cause untold difficulties in practise and, therefore, does not accord with the higher order requirements of clarity and certainty.

[57] The Council did consider that Mr Clease's definition permitted too much signage for certain buildings and suggested an alternative to read:²⁷

²³ Transcript, page 1311, lines 24–29.

²⁴ Transcript, page 1314, lines 40–44.

²⁵ Evidence in chief of Jonathan Clease on behalf of Carter Group and others, Attachment 1A, page 35.

²⁶ Exhibits 16 and 17 — Revised Signs Proposal (red-line and clean versions respectively).

²⁷ Closing submissions for the Council (Part 2), 19 July 2016, at 2.19.

Primary frontage means in relation to signage only, ~~any~~ the largest building frontage which ~~faces~~ faces towards a public road or customer carpark.

[58] We prefer the evidence from Messrs Clease and Phillips and Ms Seaton. We do not think the additions suggested by the Council are required. We consider the definition drafted by Mr Clease strikes the requisite balance, and we have included it in the definitions chapter subject to drafting refinements for consistency and clarity reasons. As a consequence we have deleted the Council's alternative for signs relating to secondary elevations of buildings.

The Crown

[59] There was disagreement between the Crown and the Council about the proposed PA rule for small off-site signs.

[60] As noted in the Council's memorandum annexing the revised proposal, dated 9 May, Mr Blair and Ms Wells (a former city councillor) discussed the rules for small off-site signs following the hearing. Ms Wells was a witness for Phantom Bill Stickers (2313). In the course of questioning, Judge Hassan observed that the proposed provisions before the hearing appeared to be a bespoke set for Phantom Bill Stickers' business, and there were exchanges about whether the key aspects to those signs could be captured in a more generic rule.

[61] In response, Mr Blair and Ms Wells prepared a PA Standard Rule 6.8.3.1 (P13) which permits small off-site signs in residential, commercial and industrial zones provided the signs comply with the PA Standard. Those standards were:²⁸

- (a) set a maximum size of 1.4m²;
- (b) require that signs cannot be seen within any place within a residential zone,
- (c) require signs have to be subject to a written maintenance programme,
- (d) prevent signs containing illuminated or moving parts; and
- (e) restrict the number of small off-site signs to three which can be seen from a frontage.

²⁸ Closing submissions for the Council (Part 2), 19 July 2016, at 2.22. We have amended the provisions accordingly.

[62] The Crown's opposition is limited to the areas within the central city and is based on Ms Eaton's opinion that an RDA is needed to prevent proliferation.

[63] The Council considered in their submission that proliferation and visual clutter are unlikely, as only three small off-site signs are available on any site frontage. Of course, on a corner site that could mean six signs. The Council also submitted that the Crown's proposed RDA approach was inconsistent with the Statement of Expectations and Strategic Directions.

[64] We take it that the Crown's main concern relates to the core of the Central City in the CCBZ. Given what is sought to be achieved in this zone we agree with the Crown's position and their concern regarding proliferation and clutter is made out in Ms Eaton's evidence, which is supported on that evidence which we accept. We agree the appropriate activity standard for the CCBZ is RDA. However, for the rest of the area within the Central City we see the Crown's position as unnecessarily restrictive. The Panel, on the evidence, does not share the Crown's concern about an increase of clutter outside of the CCBZ except to the extent that we consider that it should be made clear on corner sites that even though there are two frontages, the limit remains three signs per site street frontage.

Akaroa Civic Trust

[65] The Akaroa Civic Trust (wrongly named the Rod Donald Banks Peninsula Trust in the Council's closing submission) sought that the maximum size for signs within the Commercial Banks Peninsula Zone be no more than 1.5m². The request from the Trust does not limit the total limited signage per building, it only limits the size of individual signs. Under the Trust's proposal a large building could therefore accommodate multiple signs of no more than 1.5m² each.

[66] While Ms Cook in her closing on behalf of the Akaroa Civic Trust supported the Revised Version, she expressed concerns in relation to larger signs.

[67] We consider there is a greater danger from the proliferation of smaller signs on a building, and note Ms Reeves' evidence that there are only a limited number of buildings in the Akaroa commercial area that would support a 6m² sign. It was also her evidence that few signs would be that size.

[68] In this limited instance we accept the evidence of Ms Reeves and do not accept the submission of the Akaroa Civic Trust. The Decision Version reflects this.

SCHEDULED ACTIVITIES (EXCLUDING GUEST ACCOMMODATION)

[69] Schedule activities in the main led to agreement. There was, however, not complete agreement relating to scheduled spiritual activities. However, following the hearing, Ms McLaughlin, the relevant planner for the Council, and Mr Nixon, consultant planner for the church submitters, continued to discuss schedule activities provisions. After the Council filed its Revised Version on 9 May 2016 the church submitters filed a memorandum that recorded that they agreed with the objective, policy and rule framework contained in the Revised Version.²⁹

[70] That left unresolved matters concerning several properties which the church submitters sought to be identified as SSA and which the Council opposed. Ms McLaughlin gave three reasons for not scheduling these properties:

- (i) they did not contain a spiritual facility before 3 September 2010 (date of the first earthquake);
- (ii) they are located in zones other than residential zones;
- (iii) they add additional lots to established spiritual facilities which did not contain a spiritual facility before 3 September 2010.

[71] The Operative Christchurch City District Plan included scheduling for all spiritual activities existing before 24 June 1995. This approach was carried over in the Notified Version, but in response to submissions the date was amended to 3 September 2010 to recognise the

²⁹ Memorandum re scheduled spiritual facilities, on behalf of Church Property Trustees, The Catholic Bishop of Christchurch, Alpine Presbytery, the Methodist Church of New Zealand, the Canterbury and Western Baptist Association, Rutland Street Church, Grace Vineyard Church, Cashmere New Life Church, Burwood Christian Centre, Riccarton Community Church, Southwest Ministries Trust, Elim Church, Kings Church, Linwood Ministries Trust, Travis Junction Life Centre, Emmett Street Community Church, and Beulah Christian Fellowship (2147) and Grace Vineyard Church (2843), 11 May 2016.

circumstances of the earthquake when many spiritual facilities were damaged and they may not be in a position to rely on existing use rights for their redevelopment.

[72] The Council submitted that scheduled activities should not go beyond these existing uses given that the Panel has determined the framework for new spiritual facilities. Decision 10: Residential (Stage 1) included a permitted activity status and standards for spiritual activities in residential zones, and Decision 19: Specific Purpose Zones included permitted activity status for spiritual activities in the Specific Purpose (School) Zone.

[73] Mr Laing submitted that what the church submitters were trying to achieve through seeking to include the additional properties as scheduled was to circumvent the effect of the Panel's decision. The following took place in cross-examination:³⁰

MR LAING: So is it really your evidence that notwithstanding that there is permitted activity status with built-form standards, your clients want scheduling on top of that for some new facilities which have more permissive standards, is that what you are saying?

MR NIXON: That is probably not an unfair way of putting it, yes. That is probably right.

[74] The Council submitted that none of the church submitters appealed Decision 10: Residential (Stage 1) and the intent of their approach is that new development would benefit from the more relaxed rule for scheduled activities.

[75] Turning to the individual properties, the Council submitted at 3.8 of their closing:³¹

240 Halswell Road

- (a) This site has been used as a temporary spiritual facility established under the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011. Section 5 specifies that activities established in reliance on that order do not give rise to existing use rights or qualify for an existing use certificate. The duration of these activities was later extended by the Panel's Decision 2 to 30 April 2018 (Rule 6.4.2.2.1 P1).
- (b) Rule 6.4.2.2.2 RD6 requires a restricted discretionary consent for these activities after 30 April 2018 and Rule 6.4.2.2.4 NC2 makes any activity permitted 6.4.2.2.1 non-complying after 30 April 2022, unless it has obtained a resource consent. The Council would be concerned about the precedent set for other displaced activities by scheduling an activity that was established under

³⁰ Transcript, page 1146, lines 30–36.

³¹ Closing submissions for the Council (Part 2) at pages 10–13.

provisions specific to temporary displaced activities where it was clearly envisaged by those provisions that the activity would at some date either require a resource consent or would need to relocate.

- (c) The Church submitters' memorandum says that plans are being prepared for a permanent church. It is submitted that there is no reason why any new permanent church should not comply with the Panel's permitted activity rule like all other new spiritual facilities.

Grace Vineyard Church (Ferry Road site)

- (d) This facility is located within the Industrial General zone and operates under consent which was obtained in 2000. It would not have been scheduled under the previous city plan because it was established after 1995 and also because it is located in the Industrial General zone, rather than a residential or rural zone.
- (e) The Council submits that scheduling would be inappropriate for this facility due to its location in an industrial zone. It was Ms McLaughlin's evidence that potential reverse sensitivity effects on industrial activities should be considered during the consent process for any possible expansion of the existing facility. It is submitted that this approach is appropriate because industrial zones are allocated for industrial purposes and spiritual facilities may be incompatible with some industrial activities. The Church submitters' proposed scheduling would remove the ability to consider and manage reverse sensitivity effects.

Adjoining residential properties

- (f) The Church submitters also seek that adjoining properties to existing facilities which are currently used for residential purposes also be scheduled, because those sites "could form part of eventual redevelopment of their church sites". It is submitted that, like 240 Halswell Road, there is no reason why such development should not comply with the Panel's permitted activity rules like all other new spiritual facilities.
- (g) One of the facilities listed in paragraph 7 of the memorandum contains a different issue. The Avonhead Baptist Church, SF7, is described in paragraph 7 as comprising of 100, 102, 102A, 104 and 104A Avonhead Road (Lots 5, 6, 7, 8 and 9 DP 16365). The Council is opposed the inclusion of 104 and 104A within the schedule because those properties have never been used for spiritual activities.
- (h) However, 100 Avonhead Road is not shown on the schedule because that property was amalgamated into 102 Avonhead Road. The Council's database does not include physical addresses of properties which have been amalgamated into an adjoining property. (The situation is the same for some of the Rutland Street Church properties which we discuss below.) In all cases, the legal description for the properties is correct and the amended planning maps show the correct extent of the site scheduled. Therefore, for the Avonhead Baptist Church, the reference to 102 Avonhead Road in the schedule includes all of the land that was previously 100 and 102 Avonhead Road.

Rutland Street Church

- (i) The Church submitters' memorandum asserts that the Rutland Street Church has been "incorrectly and incompletely identified in the schedule" and seeks

the inclusion of several additional lots. Of the properties noted in paragraph 8 of the memorandum, 16 and 20 Rutland Street are not used for spiritual activities and therefore the Council opposes those properties being included in the schedule. Additionally, 5 and 7 Gosset Street have been amalgamated into 12 Rutland Street, which is why the schedule only refers to 12 Rutland Street.

[76] We presume that this is the complete list of properties that are still in dispute between the Council and the church submitters.

[77] We note that the site at 240 Halswell Road has been operating as a temporary facility since 2011 following earthquake damage to its previous facilities. We were told that there was a process of design work for a permanent choice. It was also submitted by Mr Nixon that we should schedule adjoining residential properties because they “could form part of eventual redevelopment of their church sites”.³² This frankly is too speculative to grant the additional relief sought by scheduling. We decline the relief sought.

[78] The Avonhead Baptist Church sought scheduling over properties 104 and 104A which have not been used for spiritual facilities previously. Furthermore, 100 Avonhead Road is not shown as it has been amalgamated into 102 Avonhead Road and the Council database does not include physical addresses of properties which have been amalgamated into the adjoining properties. The same applies to the Rutland Street facility.

[79] Mr Nixon also accepted in cross-examination from Mr Laing that the cut-off date was an appropriate response to conditions after the earthquake.³³

[80] We are satisfied that the churches are actually seeking more than was given in our earlier decisions where they were granted permitted activity status subject to meeting built form standards. For the existing churches to be scheduled we consider that appropriate, but what Mr Nixon is actually seeking is some type of future-proofing in the case of new buildings, expansions or development that would be under an even more liberal regime.

[81] We do not consider that appropriate, we accept the Council’s evidence and submission, and in relation to the above properties reject the churches’ submissions.

³² Memorandum re scheduled spiritual facilities, 11 May 2016, at 7.

³³ Transcript, page 1145.

WATER BODY SETBACKS

[82] The Ngāi Tahu closing submissions refer to a number of matters that are either agreed or in respect of which relief is no longer sought. These were strategic directions for water/wai; RDA for Rules RD 6.6.2.2.4, RD 6.6.2.3.4 and RD 6.6.2.4.4; discretionary activity status of Rules D1 6.6.2.2.5, D1 6.6.2.3.5 and D1 6.6.2.4.5; and reference to the Mahaanui Iwi Management Plan.

[83] We agree that the evidence supports the agreed Strategic Directions Objective for water/wai as set out in Ngāi Tahu's closing legal submissions and we have made that necessary change in our Sub-Chapter 9.5 Decision 51. As to the other matters set out above, we again accept the evidence supports that RDA status is the most appropriate for most activities in water body setbacks, including Ngā Wai sites and that the matter of discretion referencing the Mahaanui Iwi Management Plan should be included in the Decision Version. The revised proposal annexed to the closing submissions of the Council incorporates this and we have included them in the Decision Version.

[84] It needs to be noted that these provisions do not override the existing zone provisions. For this reason it is also unnecessary to include all the provisions in other chapters relating to Transpower in those provisions.³⁴ Accordingly, we reject Transpower's submission in this regard.

[85] That left two outstanding issues identified by Ngāi Tahu in its closing. The first was the application of water body setbacks to Te Waihora (Lake Ellesmere). The second was consultation and notification of Ngā Rūnanga in relation to resource consent applications with water body setbacks. The second of these we have dealt with in our Sub-Chapter 9.5 Decision 51.

Water body setbacks for Te Waihora (Lake Ellesmere)

[86] This raised two issues. The first was what provision should be made in the CRDP to ensure it is not inconsistent with the Natural Water Conservation (Te Waihora/Lake Ellesmere)

³⁴ Rules 6.6.2.2.6 (NCI), 6.6.2.3.6 (NCI) and 6.6.2.4.6 (NCI) in the Revised Version.

Order 1990 (WCO). The second is as to the methodology to be used for determining where the bank of Te Waihora is for setback purposes.

[87] The Council acknowledged in its closing submissions that some further wording is appropriate to ensure the CRDP is not inconsistent with the WCO. As a consequence, the Council has added a new prohibited activity at 6.6.2.3.7 and 6.6.2.4.7 (Rules 6.6.5.5 and 6.6.6.5 in the Decision Version) for activities for which s 5 of the WCO specifies that a resource consent shall not be granted. These would apply to new dams, stop banks, polders or drains between the bank of the lake and 1.2m above the Lyttelton Vertical Datum (the area covered by the WCO that is within the jurisdiction of the Council). We accept this addresses potential inconsistency with WCO. We are satisfied this answers the first position above and it is reflected in the Decision Version.

[88] In its closing submission Ngāi Tahu expressed concerns with the Council methodology of using “normal water levels” in determining the water body setbacks for Te Waihora. Mr Laing submitted in closing that it was important to note it is not a term used in Chapter 6.6 but arose out of cross-examination of Ms McLaughlin.

[89] In the Revised Version there are three diagrams in Appendix 6.11.5.3 for assistance in determining the banks of water bodies. The first diagram relates to water bodies “where the waterline position follows a meandering alignment.” The Council said this would apply to Te Waihora as an environment asset standing water body but is not otherwise of assistance in determining how the bank should be determined. The second diagram relates to water bodies carrying a continuous low flow and is not relevant. Finally, there is a third diagram relating to normally dry water bodies on the flat part of Christchurch, which again is not relevant.

[90] Properly, Ngāi Tahu point to a number of factors, including the fluctuations of water levels caused by the opening and closing of the mouth of the lake, the shallow topography; lack of certainty for plan mapping purposes and whether the Council mapping reflects “normal water levels.”

[91] The Council accepted in closing that the planning maps for Te Waihora are not of a scale to be useful for accurately determining the management of the lake.

[92] While accepting the special characterisation of Te Waihora that makes ascertaining the bank difficult, the Council considers the preferable approach is the one most consistent with the RMA. At 4.2.1 and 4.2.2 they refer to the definition of “bed” in section 2 of the RMA and while accepting “bank” is not defined in section 2 of the RMA it can be ascertained from the “bed” definition.

[93] The Council submits that Te Waihora should not be categorised as a lake controlled by artificial means even though the level is managed at times by means of lake openings and closings. On this basis, the bank would, having regard to the definition of “bed”, be the space of land above a line which the waters of the lake cover at its highest level without exceeding its margin.

[94] We received no closing submissions from the CRC but in its submission it sought to replace Appendix 6.11.5.2 with the words “all setbacks shall be measured from the top of the bank of the waterbody”.³⁵ In her evidence Ms McLaughlin noted difficulties with this approach.

[95] The Council is now of the view that, irrespective of fairness issues to submitters, the CRC “top of the bank” relief should not be adopted. The reasons it gives are:

- (a) The proposal is difficult to apply to natural standing waterways that often do not have a clearly defined bank;
- (b) Appendix 6.11.5.3 has diagrams that already deal with river banks for both those water bodies having a continuous flow and for normally dry water bodies;
- (c) In terms of standing water bodies, the definition of “bed” in the RMA can be applied to determine where the bank is located.

[96] The Council submitted that an appropriate position is to amend Appendix 6.11.5.3 to add the words along the following lines:³⁶

the bank of a natural standing water body shall be measured from the edge of the bed as defined in Section 2 of the RMA.

³⁵ Canterbury Regional Council (2249).

³⁶ Closing submissions for the Council (Part 2) at 4.26.

[97] On the evidence we are satisfied this is the definition that best fits the circumstances of Te Waihora (Lake Ellesmere). Accordingly, we accept this submission and include it in the Decision Version.

Consultation and notification of Ngā Rūnanga in relation to resource consent application with water body setbacks

[98] We have dealt with this issue in our Sub-Chapter 9.5 Decision 51.

Policy 6.6.1.1.3 (Management of activities in water body setbacks)

[99] In closing legal submissions on Chapter 9.5 the Council accepted the relief sought by Ngāi Tahu to delete the words “to more than a minor extent” from Policy 6.6.2.1.3(a)(x) in the Decision Version. They had previously been inserted by the Council when it accepted submissions from the telecommunication operators.

[100] The Council’s concern is that, if the amendment is accepted, the test becomes very high and is potentially too stringent, particularly in the context of some of the Sites of Ngāi Tahu Cultural Significance, like nga turanga tupuna (cultural landscapes). The Council, therefore, considered the deletion was in retrospect not appropriate, and discussed the matter further with Ngāi Tahu, the telecommunications group and the Crown. Those parties have agreed to the reinstatement of the words in the Revised Version.

[101] We consider this is well supported by Ms McLaughlin’s evidence on Chapter 6 and we have reinserted the words in the Decision Version.

Setback distances and impervious surface standard for Portlink Industrial Park (Kennaway Partnership)

[102] No opening or closing submissions on these issues were lodged with the Panel. Kennaway Park was represented by counsel and Ms Aston gave planning evidence on their behalf. There were three outstanding issues going to relief as follows:

- (i) first, to specify in the Portlink Industrial Park ODP Legend that the landscape/stormwater management area adjoining the Heathcote River

comprises a 20m esplanade reserve and balance utility/recreation reserve of at least 10m width; and

- (ii) amend Table 6.6.2.2.1 Area of Effect to specify a requirement for a 20m esplanade reserve for the Portlink site; and
- (iii) amend Rule 6.6.2.2.2(P5) to provide for 15% impervious surfaces within the Portlink site esplanade reserve to provide for an up to 3m wide pedestrian walkway as shown on the ODP.

[103] This was supported by the evidence of Ms Aston, but in cross-examination she accepted that Kennaway Park was seeking an amendment to the ODP for Portlink Investment Park and it did not submit on the topic of an amendment to the ODP in the relevant hearing. As well, the question of esplanade reserve rules was dealt with in Chapter 8 Subdivision hearings and, again, Kennaway Park did not make a relief submission on that chapter.³⁷ Ms Aston also accepted the Council had no control over the timing relating to provisions for a subdivision.³⁸

[104] Mr Laing submitted in closing that in relation to (i) and (ii) above no justification had been provided in evidence to replace the water body setback provisions with a reserves regime, especially when the Council could not have any certainty of control over the vesting or timing of vesting to achieve the purpose of the setback provisions.

[105] In relation to (iii) above, Ms Aston conceded in cross examination that the cycleway required in the setback by the ODP would only trigger a consent if the water body setback for the site was reduced to 20m, a reduction not supported by the Council.

[106] In the highlights package Ms McLaughlin noted that Kennaway Park sought site-specific exemption in relation to impervious surfacing standards. She considered that this relief could be achieved by clarifying that the definition of “impervious surfacing” does not apply to uncompacted gravel and by retaining the notified 30m setback which would provide for a larger area of impervious surfacing on the site. Ms Aston also accepted, when asked by Mr Laing whether she needed this relief at the present time, “I hear what you are saying, I am just thinking

³⁷ Transcript, pages 1385 and 1386.

³⁸ Transcript, page 1386.

this through. You may be correct in that, yes.”³⁹ She further accepted that if the Panel left the setback at 30m, her client’s problem with the impervious surfaces no longer existed.

[107] We will address the Council’s proposed amendment to the definition of ‘impervious surface’ in our Stage 2 and 3 Definitions Decision to be delivered shortly.

[108] We accept the Council’s evidence and not that of Ms Aston, and reject the submission.

GUEST ACCOMMODATION/SCHEDULED GUEST ACCOMMODATION

[109] The Carter Group Limited (‘CGL’) sought that the Star & Garter site at 332 Oxford Terrace be zoned “guest accommodation” (GAZ). In the Notified Version it is zoned Central City Residential.

[110] Both Mr Carter and his planning witness, Mr Phillips, explained that the site has no history of residential use. Mr Carter said he had no intention to use the site for residential development. The site had been a tavern for many years and was demolished approximately 14 years ago.

[111] In the Operative Plan it is scheduled under a heading ‘Hotel and Tavern’ and has been identified as such for a considerable period of time. It was submitted on behalf of CGL that, in the Operative Plan, residential use is enabled along with some flexibility for a wider hotel or tavern use in recognition of the site’s history. It was submitted that CGL could develop a hotel or tavern on the site as of right if the relevant built form standards are met. CGL does not wish to see this opportunity lost.

[112] Ms Semple, in closing, submitted that there were five reasons why GAZ is preferred for the site over CCRZ. First, it was stated to be consistent with the need for further guest accommodation options in Christchurch. Secondly, it was said to be consistent with the current scheduling of the site and its historic use. Thirdly, it was submitted it was not inconsistent with the CCRP and in particular with the objectives and policies of the CCBZ. Fourthly, it was submitted it was consistent with the Higher Order Documents and Strategic Objectives.

³⁹ Transcript, page 1389, lines 10–11.

Finally, it was said it would not preclude the possibility of residential development under the current rule framework.

Consistency with the need for further guest accommodation

[113] In his evidence Mr Carter stated:⁴⁰

There were approximately 40 hotels in the central city prior to the earthquake, 17 of these remain closed today accounting for a loss of around 48 percent of the total rooms previously available. While we all recall facilities like the Rydges, the Heritage, Millennium, the two Copthorne hotels and the Grand Chancellor, what we fail to remember is 10 or more of other smaller facilities served the central city pre-quake.

[114] The site is bordered on three sides by roads, one of which is a main distributor road. The remaining side is occupied by a carpark. CGL's position is that this is highly likely to impact on the amenity of the site for residential use in terms of noise and traffic volume. Their urban designer, Mr Compton-Moen's evidence, highlighted these concerns which Mr Carter had also expressed.

[115] Mr Carter also gave evidence that CGL considered the site particularly suitable for guest accommodation due to its highly visible location, its close proximity to the Avon River, and the fact that it is a walkable distance from the city centre, but is still, despite the roads, in a relatively quiet location. He said it was also in close proximity to other CGL-owned guest accommodation land that will assist with efficiency in terms of shared administration and facilities.⁴¹

[116] Ms Radburnd, giving evidence for the Council, answered to questions from the Panel that the site did have positive attributes for guest accommodation.⁴²

[117] The Council challenged the merit and scope of changes to Policy 14.1.6.7 sought by CGL. It was submitted that these matters were considered in the Stage 2 Residential hearing and confirmed by Decision 17. It was submitted the effect of the proposed amendments could in any event be significantly adverse,⁴³ and the existing policies for non-residential activities

⁴⁰ Transcript, page 1062, line 43 to page 1063, line 3.

⁴¹ Transcript, page 1062.

⁴² Transcript, page 1056.

⁴³ Transcript, page 1044, lines 36–45.

in residential zones are sufficient for the assessment of any new guest accommodation proposals.

[118] Mr Laing noted that Mr Phillips accepted in cross-examination and in questioning from Ms Dawson that a decision on the policy had already been made, along with the policy and rules relating to non-residential activity in residential zones outside of the central city.⁴⁴ He agreed that the Panel had power to make minor or non-material corrections even though the latter were out of scope.⁴⁵

[119] Mr Laing submitted on behalf of the Council that contrary to what is said in CGL's closing, the policy changes sought would be material as they seek to significantly change the planned strategic approach to the provision of guest accommodation city-wide. In those circumstances he argued there was no scope available to accept the submission of CGL.

[120] We will turn to scope in due course, but in closing, the Council do not appear to have responded to the need for further accommodation options in Christchurch. While we accept that evidence from the submitter, it is only one part of the issue.

It is consistent with current scheduling of the site and its historic use

[121] This is based on the fact that the site is currently scheduled for use as "Hotel and Tavern." It is submitted that the removal of the ability to develop these alternate activities limits the option for the site and directly contradicts Strategic Directions and Strategic Objectives. It is also submitted that the scheduling was not removed despite the full review of the living zones undertaken in the Liveable City Chapter.⁴⁶ It was submitted that limiting the options available to the site is directly contrary to the requirement to be not inconsistent with the Recovery Plan and further, there was no evidence the site has ever been used for residential development.

[122] The Council's view is that the site has in fact never been used or scheduled for hotel purposes. Ms Radburn accepted in questioning from Ms Dawson that had 332 Oxford Terrace been scheduled in the PRDP for hotel purposes and used for that purpose, it would now be

⁴⁴ Transcript, page 1075; page 1080, lines 11–30.

⁴⁵ Transcript, page 1085, lines 25–36.

⁴⁶ Christchurch Central Recovery Plan -A Liveable City- Residential Chapter January 2015.

proposed for inclusion in the GAZ, as had other scheduled guest accommodation activities, in recognition of their existing uses.

[123] In its closing submission, the Council noted the s 32 report stated:⁴⁷

... the district plan review sought to remove activities that:

- have had a change of use;
- are no longer appropriate in that location;
- would more appropriately be managed through zone rules; and/or
- where the benefits of scheduling have been rendered redundant by changes to the zone rules.

[124] It was submitted by the Council that consistent with that overall approach the scheduling of the Star & Garter site was not carried over because the land was vacant and had not been used for tavern purposes for many years.⁴⁸ Furthermore, it was submitted scheduling would not sit comfortably within the policy framework for scheduled activities.

[125] Under the Operative Plan the address is zoned CCLZ within the CCRP with the Star & Garter Tavern being a scheduled activity. In the CRDP it is similarly zoned CCRZ but without the scheduling overlay.

[126] One of the concerns of the Panel, which was sought to be clarified in questioning, was what scheduled activity would have been allowed if someone had taken up that opportunity to build something in accordance with it, and whether it would have allowed a hotel to go there as a permitted activity.⁴⁹

[127] Ms Radburnd's recollection was that the site was for a scheduled tavern under the City Plan, rather than a hotel or hotel and tavern. The Council, in closing submissions, confirms that earlier assessment. It submitted the scheduling in the City Plan is for a tavern, not a hotel.

[128] While not apparent in his written evidence, Mr Phillips expressed his view at the hearing that the former Star & Garter site was scheduled for both hotel and tavern purposes in the

⁴⁷ Closing submissions for the Council (Part 1) at 3.19.

⁴⁸ Evidence in chief of Alison McLaughlin at 31.6.

⁴⁹ Transcript, page 1052, line 28.

Operative City Plan. In that regard, Mr Phillips relied on the title/heading for Scheduled Hotels and Taverns in the City Plan, suggesting that because the heading refers to both activities then both activities are enabled by the scheduling.

[129] The Council submits in closing that both Mr Phillips and CGL have misinterpreted the way the scheduled activities are provided for under the existing City Plan. Volume 3, Part 9, clause 3.8.2 of the City Plan includes a list of existing hotel and tavern activities that were scheduled in recognition of an existing use right. It also permits that activity continue with some additional development potential, but requiring any other activities to be assessed against the underlying zone provisions.

[130] Mr Laing referred us to a comparison with the list of scheduled activities in clause 3.8.3 of the City Plan which includes “scheduled metropolitan facilities in Living 4 Zones” which contains a range of activities ranging from specific hostels, hotels, hospitals, churches and community activities. Or vice versa. He submitted that the scheduling of one activity such as a church in this schedule would not enable a church to be redeveloped as a hospital, or a hostel, or a hotel, but rather just as a church.

[131] In the same manner “metropolitan facility” was not defined in the Operative Plan and that could not have been used as a basis for establishing permitted activities without further refinement through the schedule list and definitions.

[132] Another example, Mr Laing submitted, could be found in clause 3.8.4 which sets out the scheduled public utilities and works depots. This included activities such as the Templeton Sewage Treatment Works, the Beckenham Pumping Station and a Council depot in St Albans. He submitted the scheduled activity status does not enable a change of use between specified activities. In other words, the Templeton Sewage Treatment Works could not become a depot or pumping station under the scheduling, nor could the St Albans Depot become a Sewage Treatment Works. He submitted that they are scheduled together on the basis of having a similar performance standards, as a tool for streamlining the Plan’s provisions.

[133] In this regard, we accept the submission of the Council. The Panel is satisfied that to apply CGL’s analysis could lead to logical absurdities, as demonstrated in the examples given

above from clauses 3.8.2 and 3.8.4 given by the Council. There is a significant difference between a hotel and a tavern. We do not accept CGL's submission.

Appropriateness of the site for residential use

[134] It was very much the position of CGL's witnesses that because of the proximity of roads and other reasons, the site was not amenable to residential development and was better suited for guest accommodation. But Mr Compton-Moen (who was CGL's urban design witness) stated in answer to questions from Mr Laing:⁵⁰

MR LAING: So do you accept, in your capacity and within your expertise, that the land can be designed or can be built on for residential purposes, there is no major impediment to that, is there?

MR COMPTON-MOEN: No not at all.

There was no re-examination on this.

[135] It was submitted on behalf of CGL that Objective 15.1.5, the most recent version of the Council's provisions, encourages guest accommodation within the central city as a whole and does not seek to limit which zones or locations it is appropriate within. It was further submitted that Policy 14.1.6.7(b) provides for the redevelopment of guest accommodation sites. Again there was reliance on scheduling as giving a development of guest accommodation as of right which we have already dealt with above.

[136] It was submitted that the Panel could be confident that guest accommodation would not have an adverse impact on nearby residential properties in this instance and that the development of the site will assist to regenerate an area of central city that has been slow to rebuild and is dominated by bare sites. There was reference made to Mr Rolleston's evidence from the Strategic Directions chapter and also Mr Compton-Moen's evidence that it would be a useful buffer between residential and a busy road. That, of course, is subject to his answer in cross-examination set out above.

[137] The Council submitted that it was not correct that the scheduling provisions of the City Plan were reviewed as part of developing "a liveable city". It was accepted the zoning of the

⁵⁰ Transcript, page 1090, lines 15–19.

site for guest accommodation (travellers' accommodation purposes) was expressly considered in this review. Mr Phillips' recollection of CGL's involvement in the CCRP process was limited,⁵¹ but in closing the Council confirmed that a submission to the residential chapter of the CCRP was made seeking travellers' accommodation (Living 5) zoning at 332 Oxford Terrace instead of the notified CCLZ. It is apparent, as the Council submits in closing, that this was not accepted by the Minister who retained the CCLZ over the site. We accept the submission from Mr Laing that it can be reasonably inferred that the Minister made a conscious decision on the appropriate zoning of the site and he considered the Living 5 zoning sought through the submission was inconsistent with the overall vision and objectives for central city recovery.

[138] Mr Laing submitted that effectively CGL was seeking to revisit that decision through the CRDP process. That may well be the case, and this demonstrates that to grant the relief sought would be inconsistent with the CCRP.

It is consistent with the Higher Order Documents and Strategic Objectives

[139] CGL submitted that allowing the zoning of the site would assist to expedite the recovery of Christchurch, foster investment certainty and encourage innovation and choice, as sought in the Strategic Objectives. It was Mr Phillips' evidence that it would enhance the amenity values, function and viability of the city centre through public and private investment.⁵²

[140] Mr Phillips considered that as well as meeting the primary objectives of Strategic Directions, the rezoning would meet Strategic Objective 3.3.5 which recognised the importance of business and economic prosperity, while at the same time seeking to provide a range of opportunities for business activities to establish and prosper. He also submitted that it would create high quality urban environment, as sought by Objective 3.3.7, and aid the revitalisation of the central city in terms of Objective 3.3.8. Finally, it would meet the terms of Objective 3.3.14 which focuses on minimising conflict between incompatible activities through zoning.

⁵¹ Transcript, page 1077, line 1.

⁵² Evidence of Jeremy Phillips, 17 February 2016, paragraphs 55 and 56.

[141] The Council's response is that CGL has had 15 years to redevelop the site as a tavern under the scheduling and at any time up to the notification of the CRDP could have obtained a Code of Compliance for that activity. It notes it has done neither which indicates that development potential "has been a priority to date" for the submitter. We presume that to be a Freudian slip and it should read "has not been a priority to date." The Council submits that quite simply there is no sufficient reason for any form of scheduling to continue.

[142] While acknowledging the CGL submission, for the reasons given above we do not consider this rezoning meets the Higher Order Documents and Strategic Objectives. There is still an opportunity to utilise the site for visitor accommodation, but by following a normal resource consent process.

Consistency with CCRP

[143] The Council takes issues with CGL's analysis. They accept Objective 15.1.5 is an objective of the Commercial chapter that encourages guest accommodation in the Central City Commercial Zone. The proposed Objectives 15.1.6, Policy 15.1.6.1 and Permitted Activity rules are also particularly relevant where they seek to direct guest accommodation into the CCBZ and other central city commercial zones.

[144] Mr Laing submitted in closing that CGL in their closing submissions failed to recognise that other chapters of the PRDP contain very direct objectives, policies and rules which expressly discourage guest activity in residential zones. For instance, hotels would generally be assessed as a non-complying activity in the CCRZ zone and Policy 14.1.6.8 seeks to ensure that non-residential activities are of a small scale and compatible with residential activities. As he submitted, the Panel accepts that we have heard much evidence on the importance of maximising development potential of central city residential zones to support a vibrant and prosperous commercial centre. As submitted, this site has the potential to contribute to this residential outcome.

[145] In the Central City hearing, the uncontested evidence from Mr Willis for the Crown stated:⁵³

⁵³ Evidence in chief of Andrew Willis on behalf of the Crown (Central City Hearing), 14 January 2016, at 6.8.

... the CCRP has placed significant importance on permanent residential development as a way to drive the recovery and revitalisation of the Central City. Zoning 332 Oxford Terrace for purposes other than residential would lead to the loss of residential zoned land in the Central City, and would be inconsistent with Policy 11.12.1 [of the CCRP], particularly clauses (b) and (c).

[146] We also accept submissions from the Council regarding the evidence we heard from Mr Rolleston in the Strategic Directions hearing.⁵⁴ Mr Rolleston was an experienced property developer and investor. Like the Council we do not take his comments as supporting guest accommodation on the subject land. Rather, what Mr Rolleston was advocating for was a comprehensive residential development in the North East quadrant of the land within the “Four Avenues”, which he felt had been grossly neglected. In his evidence he emphasised the importance of residential development in the central city and highlighted his perceived issues with the historical neglect of this quadrant. Rather, as Mr Laing submitted, this land-banked residential site could be developed for residential purposes and would help allay some of Mr Rolleston’s concerns.

[147] Finally, we turn to the issue of scope and the suggested amendments to Policy 14.1.6.7 contended for by Mr Phillips in his evidence.

[148] This was a matter that was determined in the Stage 2 residential hearing confirmed by Decision 17. CGL took no part in that and did not submit on it.

[149] We have referred earlier to questions of scope and even acknowledged in our minute that some leniency must be given within the context of this plan because of the fragmented nature of its notification and hearings.⁵⁵ However, even taking that slightly more broad approach we are satisfied that is not a matter we could deal with through a minor correction. Even if it is out of scope we do have power if the matter is not material, but for the reasons given in the submission of the Council at 3.10 we accept what is sought is more than material and the only way this matter could be dealt with would be by way of requiring notification. We do not consider such a course is appropriate given that it could have been addressed in the Residential Stage 2 hearing or an application could have brought to us at a much earlier date.

⁵⁴ At paragraph 6(c)(iv).

⁵⁵ Minute in relation to an application by Christchurch City Council for directions to the scope of submission on the proposed Christchurch Replacement District Plan 8 December 2015.

Urban design certification

[150] GCL also sought a certification rule, rather than an RDA, for urban design consideration in a GAZ. At paragraph 26 of his evidence in chief, Mr Philips, planner for CGL, stated:⁵⁶

However, I am of the view that a certification approach consistent with that in the Commercial Core zone (per Decision 11) and that recommended by Council for the Central City Business (Core) zone would be appropriate in GA zones.

[151] Ms Radburnd explained that CGL did not provide alternative relief at either expert conferencing or at mediation.⁵⁷ She, however, aligns the GAZ more with residential zoning, rather than the major commercial zones, and notes that the Panel has decided not to adopt controlled activity and certification in those Zones — Decision 10, and similarly in the Central City Residential Zone (Decision 43).

[152] We agree with Ms Radburnd that the GAZ sites are all individual sites surrounded by Residential Zoning. Their surrounding environment, impacted upon by their design, is more residential than commercial. On that basis, we accept Ms Radburnd's evidence. It is consistent with our residential approach to urban design, rather than Mr Phillips' commercial zoning approach.

[153] Accordingly, we reject the CGL submission in relation to the Star and Garter site, Policy 4.1.6.7 and urban design certification for the Guest Accommodation Zone in the Central City.

Avon Hotel Site

[154] This site is within the block bounded by Oxford Terrace, Hurley Street, Willow Street and Bangor Street. It was the site of a now demolished hotel. It is within the GAZ and immediately adjoins an area with a 14 m building height allowance. CGL seek to increase the building height of the site from 11 m to 14 m.

[155] The matter was dealt with by Ms Radburnd in her evidence in chief at 7.119 and following. She accepted Mr Jolly's evidence that the increase would be acceptable in urban design terms.⁵⁸

⁵⁶ Evidence of Jeremy Philips, 17 February 2016 at [26].

⁵⁷ At para 7.83.

⁵⁸ Para 6.15 at pg. 9.

She noted that the site had a 14 m (sic)⁵⁹ maximum in the CCRP but was specifically excluded from an area to the immediate north. This area has a 14 m maximum height. She thought that may have been because the potential special amenity character of the surrounding residential zone. However, she pointed out that the majority of this land had been red zoned so the issue did not arise. She concluded: “With that in mind, and given Mr Jolly’s support for the increase in urban design terms, I do not see that enabling the increased height through the plan review would be inconsistent with the CCRP provision. Accordingly, I recommend that CGL’s relief be accepted.”⁶⁰

[156] We heard no evidence contrary to that. We accept Ms Radburnd’s evidence and that of Mr Jolly⁶¹ and grant CGL the relief sought. We request the Council to amend the relevant Planning Maps in accordance with our Directions below.

YMCA

[157] We received Memoranda dated 30 September from the YMCA and the Council. The Memoranda identify a critical omission relating to existing recreational activities that take place, and have done for many years, on the YMCA’s site at 12 Hereford Street.

[158] It appears the omission resulted from an oversight. Solutions are suggested to solve this problem pursuant to clause 13(2) of the OIC. Both parties accept, as we do, that this is the appropriate way to correct the error.

[159] Having considered the two submissions received we are satisfied the best way to correct the omission is to add an additional activity rule as follows:

14.10.1 Permitted activities

Activity		Activity Specific Standards
P3	On the YMCA site listed as GA18 in Appendix 14.15.11 Recreation activities, and any of the following activities which are ancillary	NIL

⁵⁹ This is actually 11m in the Living 5 Zone of the Existing Plan.

⁶⁰ EIC 7.120 pg. 40.

⁶¹ We note Mr. Phillips also concurred in this evidence.

	<p>to guest accommodation and/or recreation activities:</p> <ul style="list-style-type: none"> a. Education activities; b. Health care facility; c. Offices and administration facilities; d. Parking areas; e. Retail activity; and f. Public meeting rooms and conference facilities. 	
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SALE OF ALCOHOL

[160] This issue arose because the Crown sought to delete the notified sale of alcohol provisions in section 6.9 in their entirety. This was essentially on the basis that those provisions duplicate the alcohol licensing requirements in the Sale and Supply of Alcohol Act 2012 ('SSAA').

[161] While we understand the Crown taking this stance initially, given the concession of their relevant witnesses in cross-examination, we are surprised that this carried over into their closing. It led to expressions of concern from the Panel. The Crown filed a memorandum dated 24 March 2016 in which it was stated:⁶²

The Hearings Panel has made its concerns with the Crown's position clear. While the Crown wishes to maintain its position, the Crown will not add further to the arguments already presented, and will participate in further discussions regarding the refinement of provisions as sought by the Hearings Panel.

[162] Given that position, we must deal with the evidence, although given the concession of both Crown witnesses, we will not do this in significant detail.

[163] Before doing so, we briefly refer to the submission and evidence on behalf of the Victoria Neighbourhood Association (VNA).

[164] Dr M Manthei made the submission and gave evidence and was cross-examined. It became apparent in the course of cross-examination that Dr Manthei had approached Mr Lawn, having read his evidence on behalf of the Crown. Based on that conversation, VNA supported

⁶² Memorandum for the Crown in relation to Proposal 6: Sale of Alcohol, 24 March 2016, at 2.

the Crown's position of deleting the Sale of Liquor Rules in Chapter 6. It was also their position that they wanted a rule that would mean late night trading in the Victoria Street Hospitality Precinct would cease at 1 a.m., and they wanted stronger protection for residential amenities. VNA represents some residential owners and occupiers within the Four Avenues, particularly those surrounding Victoria Street. Included in the submission was their view that hospitality activity varied within the three separate precincts. It would appear that this in part was possibly influenced by both the evidence of Mr Willis on this and the Central City hearing, and Mr Lawn. We have dealt with issues relating to the precinct and hospitality activities in our Central City Decision which we reaffirm here without repeating it.⁶³

[165] We will turn to Mr Lawn's evidence who felt he in no way misled Dr Manthei but for whatever reason she seems to have formed a conclusion on behalf of VNA that the deletion of the Sale of Alcohol rules would better protect the residents' amenities. That this was not so was demonstrated in the questioning of Mr Lawn which we will turn to.

[166] Mr Lawn had been a police officer for 20 years, for nine of which he was the officer in charge of the Alcohol Strategy Enforcement Team in Canterbury. Since January 2014 he held the position of District Licensing Committee Commissioner for the Christchurch City Council, Ashburton District Council and the Selwyn District Council. He was also a consultant in alcohol matters to the Health Promotion Agency.

[167] For reasons that we trust will become apparent, we find it unusual that the Crown called Mr Lawn to give evidence on duplication between the SSAA and the RMA. He was not a lawyer and had no specific expert qualifications in the interpretation of statutory documents. He was experienced in sale of liquor matters and in his role as the District Licensing Committee Commissioner and had sat in relation to a number of liquor licence applications. He eschewed all matters of expertise in relation to the RMA.

[168] Before his evidence was called the Chair questioned Mr Allen who accepted that Mr Lawn was not in a position to give expert advice on the interpretation of the SSAA or the RMA. Notwithstanding that, his evidence was replete with matters that could be readily seen to be statutory interpretation.

⁶³ Decision 43: Central City from page 19.

[169] In any event, the cross-examination established that even though he considered there was duplication, he considered the RMA still to be necessary in relation to the sale of alcohol.

[170] There is another reason why we find it surprising he was called to support the Crown case. That is at the time of the hearing in front of us he was sitting as a member of a District Licensing Committee considering the renewal of a licence for a bar called Tequila Mockingbird in Victoria Street. That hearing has been in existence for over a year and has been further adjourned. The owner of Tequila Mockingbird, Mr Brent Giddens, was also a submitter and witness in front of this Panel in the Chapter 6 hearing. Dr Manthei of the VNA appeared as a witness in front of the District Licensing Committee in relation to the renewal of the licence.

[171] There is an obvious conflict in Mr Lawn's position, although he told us he had been advised by various people there was no conflict and he was free to give evidence in front of us. Apparently, though, he gave no specific advice to the Chairman of the District Licensing Committee the week before when it was considering the Tequila Mockingbird application that he would be giving evidence in front of us on 18 March.

[172] To compound matters, once Dr Manthei of the VNA read Mr Lawn's evidence she contacted Mr Lawn for some matters of clarification. At that stage Mr Lawn should clearly have recognised the position he was in as sitting on a licensing application involving witnesses that were appearing in front of this Panel. He should clearly have been aware at that stage of the conflict position he was in, given that he was a decision maker in that hearing and a purported expert witness in our hearing. It is also apparent that as a consequence of this conversation VNA decided to support the Crown's position of deleting the Sale of Liquor rules in Chapter 6. It is apparent that Dr Manthei considered that such a course would bring greater certainty and greater protection of amenity effects for residents, notwithstanding that Mr Lawn claimed he clearly told her he had no RMA expertise.

[173] It is obvious from the above that Mr Lawn became a significantly compromised witness. It also seemed to us that it may well compromise his position as District Licensing Committee Commissioner, but that is a matter for others.

[174] However, for the purposes of this hearing, because of the concessions Mr Lawn made, and later Mr Willis, we consider the Crown's contention of duplication is untenable.

[175] In the transcript, Mr Lawn was being cross-examined by Mr Laing on behalf of Council. The following took place:⁶⁴

MR LAING: Finally, if I could ask you about 6.2, and you say there, “With regard to policy and objectives, in my experience the late night sale and consumption of alcohol can have significant adverse effects on the community, and it is useful for the district plan to seek guidance as to where those effects might be most keenly felt.”

Is that not an indication from you that the district plan has a role?

MR LAWN: The district plan certainly does have a role.

MR LAING: Yes. And you then go on to say that you relied on Mr Willis’s evidence.

MR LAWN: Yes.

MR LAING: But that is not what your initial view would have been, is it?

MR LAWN: That the district plan does have a role?

MR LAING: Yes.

MR LAWN: I absolutely believe the district plan has a role.

[176] Ms Appleyard’s cross-examination on behalf of Pacific Park demonstrated the conflict concern expressed above. Mr Lawn was asked a number of questions by Judge Hassan. And finally in relation to the advice or comments he made to Dr Manthei. The final questions and answers are as follows:⁶⁵

JUDGE HASSAN: So you honestly said what you said, but if she has taken from that, that we should carve-out these provisions from, for the management and protection of residential amenity, based on your lack of expertise and resource management issues as you have acknowledged, should she safely do that?

MR LAWN: When you put it like that, no.

JUDGE HASSAN: So do you want to correct the position to make it clear to Dr Manthei what she should take from your conversation about the Resource Management Act and its meaning, please?

MR LAWN: That there is just duplication and how that is sorted out is up to the Panel, but that is – I do not know what else to say, it is – I am sorry.

JUDGE HASSAN: Well I understand it is difficult for you, but it is important that people that come along to this hearing, doing their best to look after their interest, are not sent a misguided missile.

⁶⁴ Transcript Page 939 – 940.

⁶⁵ Transcript, page 958.

MR LAWN: I absolutely agree.

[177] There followed questions from the Chair as follows:

SJH: You are here as an independent expert, Mr Lawn?

MR LAWN: Engaged by the Crown, based - - -

SJH: You are here as an independent expert?

MR LAWN: Yes I am, sir.

SJH: And for which no doubt you will or have rendered a fee?

MR LAWN: Yes I have.

SJH: When you talk of duplication that requires an understanding of the Act you work with and the Resource Management Act, does it not?

MR LAWN: That was not my understanding of what my role was.

SJH: To understand that the Act you work with duplicates the RMA, you need to understand the RMA, do you not, that is self-evident?

MR LAWN: Yes, sir.

SJH: And you have admitted you have no expertise or knowledge of the RMA.

MR LAWN: I have, sir.

SJH: When Mr Laing was questioning you I intervene because I thought there was an issue and you did concede that you did not know the difference between “objectives” and “policies” and “rules”, correct?

MR LAWN: That is right, sir.

SJH: Go to your 4.1, the last line, “I also consider that the objective and policy should be deleted” – how can you say that if you do not know what they are?

MR LAWN: I had read the objectives and the policy, and - - -

SJH: But you do not know what they are which was your answer to me, how can you recommend their deletion?

MR LAWN: I should not, sir.

[178] Mr Lawn clearly was confused as to his role, was conflicted, conceded he had no expertise in the RMA whatsoever and also conceded that the RMA had a role to play.

[179] Following that questioning of Mr Lawn, Mr Willis for the Crown changed his position to say he could not rely on the SSAA independently of a District Plan Rule:⁶⁶

MR ALLEN: Now you have sat and listened to the evidence of Mr Lawn and the discussion and comments from the Panel.

In terms of those discussions and comments and your reliance on Mr Lawn in respect of his evidence on how the Sale and Supply of Alcohol Act works, do you have any changes that you wish to make to your evidence in terms of the duplication gaps, necessity etcetera, potentially between the regimes?

MR WILLIS: Thank you. Well, yes, I do I have relied very heavily on the evidence of Mr Lawn to explain how SaSA [sic] works and the matters that they consider and I relied on his advice around the assessment matters that relate the sale of alcohol rule and how all those or key ones there are covered under SASA and how they can be already managed. If that is not now the case then my position is that we can't rely on SASA independently of a district plan rule.

MR ALLEN: And that is on the basis that there may actually be gaps there?

MR WILLIS: Correct.

[180] They are significant concessions by both prime Crown witnesses which is why we remain surprised that in closing the Crown maintained its submission, albeit it did not submit any further.

[181] Returning to the SSAA, we acknowledge the full submissions from the Council in opening and Pacific Park in closing but given the evidential concessions above we do not need to consider them in quite the same detail, although we are grateful for them.

[182] However, we accept the Council's position in opening that the key reasons for opposing deletion are:⁶⁷

- (a) the purposes of the RMA and SSAA (including the object of the SSAA) are different;
- (b) while there may be some potential for regulatory overlap between the SSAA and the RMA including in relation to Local Alcohol Policies (LAPs), this position is contemplated by the SSAA and any conflicts are capable of being managed in an effective manner;
- (c) there is no requirement or expectation under the SSAA that the licensing process will entirely replace District Plan provisions with respect to managing the effects of sale of alcohol;

⁶⁶ Transcript, pages 962–963.

⁶⁷ Opening submission for the Council at 7.3.

- (d) when considering the issue of overlap it is necessary to consider section 6.9 in the wider context of other proposed plan provisions;
- (e) the Council considers that the District Plan provisions are justified and appropriate as they are able to provide more certainty to applicants and the community as to areas where the effects of late night sale are of concern, particularly in the absence of a LAP that identifies these areas.

[183] The purpose and object of the SSAA are set out in ss 3 and 4 of that Act as follows:

3 Purpose

- (1) The purpose of Parts 1 to 3 and the schedules of this Act is, for the benefit of the community as a whole,-
 - (a) to put in place a new system of control over the sale and supply of alcohol, with the characteristics stated in subsection (2); and
 - (b) to reform more generally the law relating to the sale, supply, and consumption of alcohol so that its effect and administration help to achieve the object of this Act.
- (2) The characteristics of the new system are that-
 - (a) it is reasonable; and
 - (b) its administration helps to achieve the object of this Act. 4

4 Object

- (1) The object of this Act is that—
 - (a) the sale, supply, and consumption of alcohol should be undertaken safely and responsibly; and
 - (b) the harm caused by the excessive or inappropriate consumption of alcohol should be minimised.
- (2) For the purposes of subsection (1), the harm caused by the excessive or inappropriate consumption of alcohol includes—
 - (a) any crime, damage, death, disease, disorderly behaviour, illness, or injury, directly or indirectly caused, or directly or indirectly contributed to, by the excessive or inappropriate consumption of alcohol; and
 - (b) any harm to society generally or the community, directly or indirectly caused, or directly or indirectly contributed to, by any crime, damage, death, disease, disorderly behaviour, illness, or injury of a kind described in paragraph (a).

[184] We agree that the purpose and objects need to be read together, but when compared to the RMA purpose and objects it is clear that the two Acts are dealing with different situations. It is apparent to us that a number of amenity effects that are relevant under the RMA,

particularly those protecting residential amenity as in this case, are not covered off by the SSAA. We accept there is an overlap, but we do not consider there is any true duplication. When the SSAA was passed, there was no effort by Parliament to amend the RMA. It seems to us there is an inevitable overlay, but the Acts are in harmony.

[185] The Crown, CDHB and the VNA also pointed to the provisions of the local alcohol policy as a reason for removing the sale of alcohol provisions. However, the reality is they have no force at the present time because they are under appeal, and even if adopted without any amendment, there are gaps identified for controlling off-site noise, litter and such-like that would remain and need to be governed by the RMA.

[186] Finally, the CRDP must not be inconsistent with the CCRP. That is the document which identified Victoria Street as an entertainment and hospitality precinct.

[187] However, that very document introduced the equivalent of Rule 6.9.2.2.3 RD1 which requires a resource consent to be obtained for the sale or supply of alcohol within 75m of a residential zone. That rule was drawn directly from the CCRP-directed changes to the Operative Plan.

[188] In cross-examination, Mr Willis accepted that echoed Rule 4.3 in Volume 3 Part 10 of the Operative City Plan and was inserted as part of the CCRP Noise and Entertainment Provisions addendum in 2014. He also accepted there was a requirement for the CRDP to be “not inconsistent” with the CCRP.

[189] We find it surprising that essentially the Crown submission in this regard is directly contrary to its own document, i.e. the CCRP.

[190] Overall, we are satisfied that there is no duplication created between the SSAA and the RMA. There are identified gaps and the RMA is essential to protect relevant amenity which is not covered by the SSAA.

[191] For that reason, we reject the submission to that effect from the Crown, VNA and the CDHB and include within the rules the section dealing with the sale of alcohol.

Council's Section 32 Report

[192] The Council's s 32 Report is suitably robust and accepted by us, except to the extent of the changes we have made.

Section 32AA evaluation

[193] We have made some minor drafting changes to the provisions based on the evidence and the submissions. These are well-supported by the evidence and the submissions. In the main they are designed to meet the OIC and Statement of Expectations to bring greater clarity, consistency and certainty and to reduce resource consenting requirements and cost. We are satisfied under the relevant test that the benefits outweigh any costs.

[194] In our assessment and findings on the evidence, we have assessed the efficiency and effectiveness of the changes we have made to the provisions, and also the Notified Version for achieving the objectives. We are satisfied the amendments are the most appropriate way to achieve efficiency and effectiveness.

[195] Where changes to the provisions have not already been addressed in our evidential section, below we summarise the reasons for other more notable changes we make and the reasons for these.

6.5 Scheduled Activities

[196] Rule 6.5.4.1 (P5) permits scheduled cultural facilities at two locations (Ferryman's Bush Heritage Park and Yaldhurst Transport and Science Museum). These activities are permitted subject to two activity specific standards.

[197] The first standard states that there shall only be one residential unit on a site to be used only for caretaker and site management purposes. We found that when this activity standard was not met, there was no subsequent consenting regime, nor was there a default position.

[198] We find that discretionary activity status is appropriate for such an activity. This will allow a full assessment of any proposal in the context of the underlying zone on a case by case basis. It is also consistent with the level of assessment that would be required by consents for

additional residential units within the underlying zones of these two locations. As such, we have added Rule 6.5.4.3 D1.

6.6 Water body setbacks

[199] Again in relation to Water Body Setbacks we have redrafted some provisions. On the evidence we have accepted we are satisfied the provisions deliver greater clarity and certainty and improve understanding by lay readers in particular. Specific changes are addressed below.

[200] The Revised Version included a number of provisions relating to setbacks of sensitive activities, buildings and fences from transmission lines. We find these to be an unnecessary duplication of the zone rules. The zone rules continue to apply within water body setbacks. As such, we have deleted all reference to these provisions.

[201] Finally, where provisions relate to sites of ecological, cultural, landscape or heritage significance, we have made it more explicit in the provisions which sites these relate to by reference to the particular schedule or appendix in Chapter 9, consistent with our Decisions 50 and 51.

6.8 Signs

[202] In relation to Signs we have amended the provision to allow for a more permissive regime. We rejected the evidence of Ms Reeves as being too restrictive and not according with the RMA and the relevant Higher Order documents. We accepted the evidence from submitters that supported such a view. This evidence clearly established the appropriateness of the amendments we have made to the provisions for Signs.

[203] In the Council's Revised Version, Rule 6.8.3.1 (P12) permits signs within the Special Purpose Airport Zone that are within the scope of the airport designation. There were no activity standards. We find this rule unnecessary as such matters are addressed under the designation, not the district plan. As such, we delete this rule.

[204] For Rule 6.8.4.1 (P15), for reasons of consistency with sub-chapter 6.3, we have specified in activity standard (g) the locations where light spill from digital display billboards is to be measured.

[205] We have deleted text from built form standard in Rule 6.8.5.3 that required any sign displayed on wall surfaces, including individual lettering, to be integrated with the design of the building. We find such a requirement lacks the clarity needed for a built form standard as it requires a subjective evaluation. We consider the integration with the building is adequately addressed through the remaining parts of the built form standard which require the sign (or lettering) to not obscure any window, door or architectural feature, visible from the exterior of the building. We have changed the standard as set out below (changes shown tracked).

Any sign displayed on wall surfaces, including individual lettering, shall ~~be integrated with the design of the building and shall~~ not obscure any window, door or architectural feature, visible from the exterior of the building.

[206] Decision 24 (MAIL) included rules relating to signs. For reasons of consistency with the Decision Version of sub-chapter 6.8, we make some changes to the wording. These changes do not affect the application of these rules.

Signage Definitions

[207] We have included definitions relating to signs and signage.⁶⁸ We have already addressed “Primary building frontage” because this has been addressed in the decision above. In all other respects we have generally accepted the Council’s closing position on the Signage definitions with some drafting refinements.⁶⁹ In the case of the definition of “off-site sign” we have removed the exclusion of “billboards” because this has been addressed in the provisions. Therefore, there is no need to exclude “Billboard”.

Guest Accommodation

[208] We have included an amended definition of “Guest accommodation” which incorporates changes agreed between the Council and the Commodore Airport Hotel Limited⁷⁰, as well as technical drafting amendments proposed by the Council⁷¹.

⁶⁸ Billboard, Digital Sign, Offsite Sign, Primary Building Frontage, Free Standing Signs, Total Area of Sign and Signs/Signage.

⁶⁹ General Rules Revised version and in supplementary Closing Submissions on Definitions Stage 2 and 3, 2 September 2016.

⁷⁰ Memorandum on behalf of Christchurch City Council filing revised proposal following hearing, dated 9 May 2016.

⁷¹ Supplementary closing submissions (Definitions) for Christchurch City Council, 2 September 2016.

6.4 Temporary Earthquake Recovery Activities

[209] We received a memorandum⁷² from the Council on 2 August 2016 requesting the following:

In order for the Council to complete the integration of Chapter 13 Central City with Chapter 6 General Rules, the Council respectfully requests that the Panel, when making the decision on Chapter 6, use their powers under clause 13(6)(a) of the Order in Council to make consequential amendments merging the Central City temporary earthquake recovery activities with the equivalent provisions in section 6.4.

[210] It is our preference that the Council prepare the amalgamated chapter and submit it for our approval. We direct the Council to do this within 10 working days of the date of this decision.

OVERALL EVALUATION AND CONCLUSIONS

[211] We have undertaken an evaluation of the Decision Version as required by s 32AA. In our assessment and findings on the evidence, we have assessed the efficiency and effectiveness of the changes we have made to the provisions, and also the Notified Version, for achieving the objectives. We are satisfied the amendments to the Decision Version are the most appropriate.

- (a) We have summarised the reasons for deciding to make the changes we have.
- (b) We consider that ss 32(1) (c) and 32AA (1) have been met by our amendments.
- (c) We consider the consideration of the evidence and our findings is sufficient assessment of the matters to be considered under s 32(2), (3) and (4).

[212] Based on our evidential findings we are satisfied that Decision Version best gives effect to the RMA and Higher Order Documents. It is also best suited to enable recovery and meet the long-term requirements of greater Christchurch. This decision, therefore, amends the Notified and Final Revised Versions as set out in Schedule 1 and 2.

⁷² Memorandum of Counsel of Christchurch City Council noting corrections to Residential Guest Accommodation Zone, Corrections to Closing Submissions, and other matters, dated 2 August 2016.

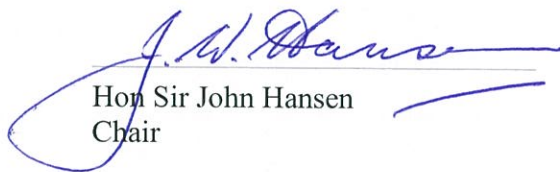
DIRECTIONS

[213] Any party who considers we need to make any minor corrections under cl 16 of the OIC must file a memorandum specifying the relevant matters by **Friday 18 November**.

[214] Any changes to the relevant Planning Maps to be lodged within the same period. We note we confirm the revised Planning Maps relating to Water Bodies lodged by the Council with their Closing Submissions.

[215] In addition the Council is directed to update the Figures, Appendices and Planning Maps in accordance with Schedule 4 as relevant to this decision, and to make corrections to any minor errors the Council may identify.

For the Hearings Panel:




Hon Sir John Hansen
Chair




Environment Judge John Hassan
Deputy Chair



Ms Sarah Dawson
Panel Member



Ms Jane Huria
Panel Member



Mr Stephen Daysh
Panel Member

SCHEDULE 1

Chapter 6 General Rules and Procedures

- 6.1 Noise
- 6.2 Temporary Activities
- 6.3 Outdoor Lighting
- 6.5 Scheduled Activities
- 6.6 Water body Setbacks
- 6.7 Aircraft Protection
- 6.8 Signs
- 6.9 Late Night Licensed Premises
- 6.10 Earthquake Recovery Works
- 6.11 Appendices

Chapter 14 Residential

- 14.10 Residential Guest Accommodation Zone

Chapter 21 Specific Purpose Zones

- 21.9 Specific Purpose (Golf Resort) Zone

Chapter 6 General Rules and Procedures

6.1 Noise

Note: Text in blue is from Decision 32 Specific Purpose (Ruapuna Motorsport) Zone and is not the subject of this decision. Where required, consequential numbering and style changes have been made.

6.1.1 Introduction

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

This sub-chapter relates to the management of adverse noise effects, recognising the impact such effects can have on the amenity values and health of people and communities. Noise creating activities are managed by setting limits on the sound levels they generate, their location, and their duration, so that the noise generated is consistent with the anticipated outcomes for the receiving environment. In addition, this sub-chapter sets out where sound insulation is required for sensitive activities, or alternatively, by limiting the location of sensitive activities relative to activities which have elevated noise levels.

The provisions in this sub-chapter give effect to the Chapter 3 Strategic Directions Objectives.

6.1.2 Objective and Policies

6.1.2.1 Objective: Adverse noise effects

- a. Adverse noise effects on the amenity values and health of people and communities are managed to levels consistent with the anticipated outcomes for the receiving environment.

6.1.2.1.1 Policy: Managing noise effects

- a. Manage adverse noise effects by:
 - i. limitations on the sound level, location and duration of noisy activities;
 - ii. requiring sound insulation for sensitive activities or limiting their location relative to activities with elevated noise levels.

6.1.2.1.2 Policy: Noise during night hours

- a. Achieve lower noise levels during night hours to protect sleep, and the amenity values of residential and other sensitive environments, so far as is practicable.

6.1.2.1.3 Policy: Entertainment and hospitality activities in precinct areas and key locations in the Central City

- a. Enable entertainment and hospitality activities, temporary events or identified facilities (refer to Rule 6.1.5.2.4 Temporary activities) that contribute to Christchurch's economic, social, and cultural well-being to occur in the Entertainment and Hospitality precinct while ensuring the adverse noise effects of activities on the surrounding community and environment are managed to levels consistent with the anticipated outcomes for the receiving environment.

6.1.2.1.4 Policy: Activities in key locations outside the Central City

- a. Enable land use activities at identified facilities (Refer to Rule 6.1.5.2.4 Temporary activities) outside the Central City that contribute to Christchurch's economic, social, and cultural wellbeing while ensuring the adverse noise effects of activities on the surrounding community and environment are managed to levels consistent with the anticipated outcomes for the receiving environment.

6.1.2.1.5 Policy: Airport noise

- a. Require the management of aircraft operations and engine testing at Christchurch International Airport, so that:
 - i. noise generated is limited to levels that minimise sleep disturbance and adverse effects on the amenity of residential and other sensitive environments so far as is practicable;
 - ii. where practicable, adverse noise effects are reduced over time.
- b. Mitigate adverse noise effects from the operations of the Christchurch International Airport on sensitive activities, by:
 - i. prohibiting new sensitive activities within the Air Noise Boundary and within the 65 dB Ldn engine testing contour; and
 - ii. requiring noise mitigation for new sensitive activities within the 55 dB Ldn air noise contour and within the 55 dB Ldn engine testing contour; and
 - iii. requiring Christchurch International Airport Limited (CIAL) to offer appropriate acoustic treatment in respect of residential units existing as at [date Chapter becomes operative] within the 65 dB Ldn Annual Airport Noise Contour, and within the 60 dB Ldn engine testing contour.

Note: Policy 17.1.1.10 also mitigates noise effects from the operations of Christchurch International Airport on rural land.

6.1.3 How to interpret and apply the rules

- a. The rules that apply to activities generating, or affected by, noise in all zones are contained in:
 - i. The general noise rules in Rule 6.1.4;
 - ii. The activity status tables (including activity specific standards) in Rules 6.1.5.1, 6.1.6.1 and 6.1.7.1;

- iii. The Noise Standards in Rule 6.1.5.2;
 - iv. The Activity Standards in Rules 6.1.6.2 and 6.1.7.2; and
 - v. The matters of discretion in Rule 6.1.8.
- b. Activities generating, or affected by, noise are also subject to the rules in the relevant zone chapters.
- c. The activity status tables, rules and standards in the following chapters also apply to activities generating, or affected by, noise (where relevant):
 - 5 Natural Hazards;
 - 6 The other sub-chapters of General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage;
 - 11 Utilities and Energy; and
 - 12 Hazardous Substances and Contaminated Land.
- d. Additional noise standards applying to specific activities are contained in some zone chapters and some of the chapters listed in c. above.
- e. In order to understand which rules apply to your activity, there are two aspects you need to consider in relation to Sub-chapter 6.1 Noise - whether you:
 - i. are generating noise; or
 - ii. may be affected by noise (a receiver of noise).
- f. If you are generating noise, the following steps may assist:
 - i. Determine whether the activity is exempt from the noise rules, as listed in 6.1.4.2 or subject to Rule 6.1.4.3 (a) in the Central City.
 - ii. Check whether the activity has specific noise standards for that activity in Rule 6.1.6.2. If so, only the standards in Rule 6.1.6.2 apply (unless specified otherwise in Rule 6.1.6.2).
 - iii. Outside the Central City, if not an activity covered in (f) ii. above, establish the zoning for all sites which will receive noise from the activity. This will include all adjoining sites, but may also include other sites in the vicinity, particularly those that have more stringent noise rules than the adjoining sites. Determine whether the noise generated by the activity will meet the Noise Standards specified in Rule 6.1.5.2.1 for all noise receiving sites.
 - iv. In the Central City, if not an activity covered in (f) ii. above, establish the precinct (as shown on the Central City Entertainment and Hospitality Precinct Overlay Planning Map) for the site where the noise generating activity is located. Determine whether the noise generated by the activity will meet the Noise Standards specified in Rule 6.1.5.2.2 for that precinct, at any site receiving noise from the activity.

- v. Check your activity is not specified as a discretionary activity, non-complying activity or prohibited activity.
- g. If you may be affected by noise (a receiver of noise), the following steps may assist:
 - i. Check whether the activity is near infrastructure specified in Rules 6.1.57.2.1, or 6.1.7.2.2, and is an activity specified in those rules.
 - ii. Check the activity status in Rule 6.1.7.1 and whether the activity meets the Activity Standards in Rule 6.1.7.2.

6.1.4 General Noise Rules

6.1.4.1 Measurement and assessment of noise

- a. Unless otherwise specified elsewhere in this Plan, noise shall be measured in accordance with NZS6801:2008 “Acoustics – Measurement of environmental sound”, and assessed in accordance with NZS 6802:2008 “Acoustics-Environmental noise”, except that provisions in NZS 6802 referring to Special Audible Characteristics shall not be applied.
- b. The noise standards shall apply at any point within a site receiving noise from an activity, except where:
 - i. the site boundary is a boundary with a site in the Transport Zone outside the Central City, in which case noise standards shall apply at or beyond the far boundary of the Transport zone; or
 - ii. the site boundary is a boundary with a site in the Transport Zone, Open Space zone or any combination of these zones in the Central City, in which case noise standards shall apply at or beyond the far boundary of the Transport or Open Space zone; or
 - iii. the standards specify otherwise.
- c. Where a site is divided by a zone boundary then each part of the site divided by the zone boundary shall be treated as a separate site for the purpose of these rules.

6.1.4.2 Exempt activities

- a. The provisions in Rule 6.1.5, and Rule 6.1.6 do not apply to the following noise sources:
 - i. traffic noise generated within a Transport Zone;
 - ii. trains and crossing bells within a Transport Zone, within the area of the Scheduled Activity (Ferryland Heritage Park), and including railway yards, railway sidings (excludes new sidings on private land) or stations, tramways, trams and tram crossing bells;
 - iii. sirens used during an emergency;
 - iv. helicopters used for an emergency and as an air ambulance;
 - v. outside the Central City, boating activities permitted under Rule 18.6.2.1 P3;

- vi. outside the Central City, normal farming practices undertaken for a limited duration, and using equipment which is mobile during its normal use. This includes activities such as harvesting, but does not include the use of helicopters, bird-scaring devices, frost control fans or irrigation pumps (for these activities refer to Rule 6.1.6.2.4). Motorbikes and chainsaws are only exempt when being used as part of normal agricultural activity;
 - vii. spontaneous social activities and children's play (but not including pre-school facilities);
 - viii. the use of generators and mobile equipment (including vehicles) for emergency purposes where they are operated by emergency services or lifeline utilities; and
 - ix. the use of mobile generators by lifeline utilities for planned electricity supply interruption not exceeding 48 hours in duration; and
 - x. activities at emergency service facilities associated with emergency response and emergency response training.
- b. Any noise received in the Open Space Natural Zone from activities in the adjoining Specific Purpose (Burwood Landfill and Resource Recovery Park) is not subject to noise limits for the Open Space Zone under Rule 6.1.5.1. All other provisions apply to activities within the zone.

Advice Notes:

1. Although these noise sources are exempted from meeting the rules, any potential and actual adverse effects shall be considered for any discretionary or non-complying activity.
2. While not exempt from the noise provisions, broadband reversing alarms are encouraged in preference to tonal models.

6.1.4.3 Duration of resource consents for activities operating after 2300 hours in Category 3 Precincts in Commercial Central City Mixed Use Zones

- a. In the Commercial Central City Mixed Use Zone and Commercial Central City Mixed Use (South Frame) Zone, any resource consent granted under Rule 6.1.5 for activities operating after 2300 hours in Category 3 Precincts shall be limited in duration to 7 years. For the avoidance of doubt, further resource consent/s for an additional 7 year term, or shorter duration, can be sought.

6.1.5 Zone Specific Noise Rules

Rule 6.1.5 does not apply to activities for which activity specific rules are specified in Rule 6.1.6 (unless otherwise specified in Rule 6.1.6). Rule 6.1.6 applies to these activities.

6.1.5.1 Activity status tables

6.1.5.1.1 Permitted activities

The activities listed below are permitted activities if they meet with the activity specific standards set out in the following table.

	Activity	Activity specific standards
P1	Outside the Central City, any activity that generates noise and which is not exempt by Rule 6.1.4.2 or specified in Rule 6.1.5.1.1 P2 below.	a. Any activity that generates noise shall meet the Zone noise limits outside the Central City in Rule 6.1.5.2.1.
P2	Outside the Central City, people in outdoor areas of premises licensed for the sale, supply, and/or consumption of alcohol, in all commercial zones.	a. No noise standard applies. b. The activity shall only occur between 0700 hours and 2200 hours. c. The maximum size of the outdoor area shall be 50m ² . d. The outdoor area shall be setback at least 10 metres from the boundary of any site in a residential zone.
P3	In the Central City, any activity that generates noise and which is not exempt by Rule 6.1.4.2.	a. Any activity that generates noise shall meet the Noise limits in the Central City in Rule 6.1.5.2.2.

6.1.5.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 6.1.8, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 Any activity listed in Rule 6.1.5.1.1 P1 or P3 that exceeds the noise limits in the activity specific standards by 10 dB or less.	a. Matters of discretion - Rule 6.1.8

6.1.5.1.3 Discretionary activities

The activities listed below are discretionary activities.

Activity
D1 Any activity listed in Rule 6.1.5.1.1 P2 that does not meet one or more of the activity specific standards.
D2 Any activity not provided for as a permitted, restricted discretionary or non-complying activity.

6.1.5.1.4 Non-complying activities

The activities listed below are non-complying activities.

Activity
NC1 Any activity listed in Rule 6.1.5.1.1 P1 or P3 that exceeds the noise limits in the activity specific standards by more than 10 dB.

6.1.5.2 Noise Standards

6.1.5.2.1 Zone noise limits outside the Central City

- a. Outside the Central City, any activity that generates noise shall meet the Zone noise limits in Table 1 below at any site receiving noise from that activity, as relevant to the zone of the site receiving the noise.

Table 1: Zone noise limits outside the Central City

Zone of site receiving noise from the activity	Time (hrs)	Noise Limit (dB)	
		LAeq	LAmx
a. All residential zones (other than in the Accommodation and Community Facilities Overlay)	0700-2200	50	n/a
	2200-0700	40	65
b. All rural zones, except Rural Quarry Zone, assessed at any point within a notional boundary			
c. Specific Purpose (Flat Land Recovery) Zone			
d. Papakāinga/Kāinga Nohoanga Zone			
e. All commercial zones	0700-2200	55	n/a
e. All open space zones	2200-0700	45	70
f. All rural zones, except Rural Quarry Zone, assessed at the site boundary			
g. Accommodation and Community Facilities Overlay			
h. All industrial park zones (excluding Awatea and Memorial Avenue)			
i. Industrial Office Zone			
j. Specific Purpose (Cemetery, Schools, Tertiary Education, Golf Resort, Defence Wigram and Hospital) Zones			
k. Industrial General Zone	0700-2200	70	n/a
Except that noise levels shall not exceed 50 dB LAeq/75dB LAmx at any residential unit lawfully established prior to (date plan is operative) during the hours of 2200 to 0700	2200-0700	70	n/a
l. Industrial Park – (Awatea and Memorial Avenue) Zones	0700-2200	60	n/a
Except that noise levels shall not exceed 50 dB LAeq/75dB LAmx at any residential unit lawfully established prior to (date plan is operative) during the hours of 2200 to 0700	2200-0700	60	n/a
m. Industrial Heavy Zone	0700-2200	75	n/a
Except that noise levels shall not exceed 50 dB LAeq/75dB LAmx at any residential unit lawfully established prior to (date plan is operative) during the hours of 2200 to 0700.	2200-0700	75	n/a
n. Rural Quarry Zone	0700-2200	65	n/a
o. Specific Purpose (Styx Mill Road Transfer Station)	2200-0700	65	n/a

Zone of site receiving noise from the activity	Time (hrs)	Noise Limit (dB)	
		LAeq	LAmx
<p>p. Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone</p> <p>Except that noise levels shall not exceed 50 dB LAeq/75dB LAmx at any residential unit lawfully established prior to (date plan is operative) during the hours of 2200 to 0700.</p>			

6.1.5.2.2 Noise limits in the Central City

- a. In the Central City, any activity that generates noise shall meet the Noise standards in Table 2 below at any site receiving noise from that activity, as relevant to the Category of Precinct in which the noise-generating activity is located (as shown on the Central City Entertainment and Hospitality Precinct Overlay Planning Map).

Table 2: Noise standards for each Category

Category of Precinct in which the activity is located			Applicable to:	Time (hrs)	Noise Limit		Exemptions
					LAeq	LAmx	
a.	Category 1: Higher noise level entertainment and hospitality precincts.		Activities other than discrete outdoor entertainment events	0700-0300	60	85	This shall not include noise from people in outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol that meet the outdoor area setback required by Rule 6.1.4.2.10.
				0300-0700	60	75	
			Discrete outdoor entertainment events	0700-2200	65	85	
				2200-0700	65	85	
b.	Category 2: Lower noise level entertainment and hospitality precincts.	All except Victoria Street area	All activities	0700-0100	60	85	This shall not include noise from people in outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol that meet the specified outdoor area setback required by Rule 6.1.4.2.10, between 0700 hours and 2300 hours for the Victoria Street area and between 0700 hours and 0100 hours for the remainder of Category 2.
				0100-0700	50	75	
		Victoria Street area	All activities	0700-2300	55	85	
				2300-0700	50	75	
			All activities	0700-2300	55	85	

Category of Precinct in which the activity is located	Applicable to:	Time (hrs)	Noise Limit		Exemptions
			LAeq	LAmx	
c. Category 3: All Central City areas other than Category 1 and 2 entertainment and hospitality precincts.	All activities	2300-0700	45	75	This shall not include noise from people in outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol up to a maximum size of 50m ² , in all Category 3 Zones except Central City Residential Zone, between 0700 hours and 2300 hours.

Advice Notes:

1. The map of the three categories is shown in the Central City Entertainment and Hospitality Precinct Overlay Planning Map.
2. Compliance with the noise limits in Table 2 relating to entertainment and hospitality activities may require assessment of the ability of individual site design and building construction to attenuate noise to the required level, e.g. noise lobbies, “sound ceilings” or other means, or certification by an experienced acoustic consultant.

6.1.6 Activity Specific Noise Rules

6.1.6.1 Activity status tables

6.1.6.1.1 Permitted activities

The activities listed below are permitted activities if they meet the activity specific standards set out in the following table.

	Activity	Activity standards
P1	Any activity listed in: <ol style="list-style-type: none"> a. Rule 6.1.6.2.1 (Generators for emergency purposes), b. Rule 6.1.6.2.2 (Temporary military training activities or emergency management activities), c. Rule 6.1.6.2.3 (Temporary activities), d. Rule 6.1.6.2.5\4 (Rural activities), e. Rule 6.1.6.2.5 (Aircraft operations at Christchurch International Airport), f. Rule 6.1.6.2.6 (On-aircraft engine testing at Christchurch International Airport), 	<ol style="list-style-type: none"> a. The activities shall meet the activity standards in the following rules: <ol style="list-style-type: none"> i. Rule 6.1.6.2.1 (Generators for emergency purposes), ii. Rule 6.1.6.2.2 (Temporary military training activities or emergency management activities), iii. Rule 6.1.6.2.3 (Temporary activities), iv. Rule 6.1.6.2.4 (Rural activities), v. Rule 6.1.6.2.5 (Aircraft operations at Christchurch International Airport), including the following additional activity standards:

	Activity	Activity standards
	g. Rule 6.1.6.2.8 (Helicopter movements), h. Rule 6.1.6.2.9 (Sensitive activities in the Central City), other than as provided for in Rule 6.1.6.1.3 D3, i. Rule 6.1.6.2.10 (Licensed premises outdoor areas in the Central City), or j. Rule 6.1.6.2.11 (Shooting ranges within 1km of Peacock Springs).	A. Rule 6.1.6.2.7.1 (Airport Noise Management Plan); B. Rule 6.1.6.2.7.2 (Acoustic treatment and advice); C. Rule 6.1.6.2.7.3 (Airport Noise Liaison Committee), vi. Rule 6.1.6.2.6 (On-aircraft engine testing at Christchurch International Airport), including the following additional activity standards: A. Rule 6.1.6.2.7.1 (Airport Noise Management Plan); B. Rule 6.1.6.2.7.2 (Acoustic treatment and advice); C. Rule 6.1.6.2.7.3 (Airport Noise Liaison Committee), vii. Rule 6.1.6.2.8 (Helicopter movements), viii. Rule 6.1.6.2.9 (Sensitive activities in the Central City), ix. Rule 6.1.6.2.10 (Licensed premises outdoor areas in the Central City), or x. Rule 6.1.6.2. 11 (Shooting ranges within 1km of Peacock Springs). b. In the Central City, all activities shall also comply with Rule 6.1.5.
P2	Construction activities	a. Construction activities shall meet relevant noise limits in Tables 2 and 3 of NZS 6803:1999 Acoustics - Construction Noise, when measured and assessed in accordance with that standard.

6.1.6.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 6.1.8, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 Any activity listed in: a. Rule 6.1.6.2.1 (Generators for emergency purposes), b. Rule 6.1.6.2.2 (Temporary military training activities or emergency management activities), c. Rule 6.1.6.2.3 (Temporary activities),	a. Matters of discretion – Rule 6.1.8

Activity		The Council's discretion shall be limited to the following matters:
	<p>d. Rule 6.1.6.2.4 (Rural activities),</p> <p>e. Rule 6.1.6.2.9 (Sensitive activities in the Central City), other than as provided for in Rule 6.1.6.1.3 D3,</p> <p>f. Rule 6.1.6.2.10 (Licensed premises outdoor areas in the Central City), or</p> <p>g. Rule 6.1.6.2.11 (Shooting ranges within 1km of Peacock Springs), that:</p> <p>i. exceeds any noise limits in the activity standards for that activity by 10 dB or less, or</p> <p>ii. does not meet one of more of the other activity standards for that activity.</p> <p>Any application arising from Rule 6.1.6.1.2 RD1 g. (Shooting ranges within 1km of Peacock Springs) shall not be publicly notified and shall be limited notified only to the trustees of The Isaac Conservation and Wildlife Trust or its successors (absent their written approval).</p> <p>Note: This rule does not apply to the Specific Purpose (Ruapuna Motorsport) Zone or the Christchurch Kart Club raceway at Carrs Road.</p>	
RD2	Construction activities listed in Rule 6.1.6.1.1 P2 that do not meet the activity specific standard.	

6.1.6.1.3 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any activity listed in: <p>a. Rule 6.1.6.2.5 (Aircraft operations at Christchurch International Airport), or</p> <p>b. Rule 6.1.6.2.6 (On-aircraft engine testing at Christchurch International Airport),</p> <p>that does not meet one of more of the activity standards for that activity, including one of more of the relevant additional activity standards for these activities in Rules 6.1.6.2.7.1, 6.1.6.2.7.2 and 6.1.6.2.7.3.</p>
D2	Helicopter movements listed in Rule 6.1.6.2.8 (Helicopter movements) that do not meet one or more of the activity standards for that activity, other than for air ambulance or emergencies.
D3	In the Central City, any residential activity or guest accommodation located within a Category 1 Precinct as shown on the Central City Entertainment and Hospitality Precinct Overlay Planning Map.

6.1.6.1.4 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity not provided for as a permitted, restricted discretionary or discretionary activity.
NC2	Any activity listed in:

Activity	
	<ul style="list-style-type: none"> a. Rule 6.1.6.2.1 (Generators for emergency purposes), b. Rule 6.1.6.2.2 (Temporary military training activities or emergency management activities), c. Rule 6.1.6.2.3 (Temporary activities), d. Rule 6.1.6.2.4 (Rural activities), e. Rule 6.1.6.2.9 (Sensitive activities in the Central City), other than as provided for in Rule 6.1.6.1.3 D3, f. Rule 6.1.6.2.10 (Licensed premises outdoor areas in the Central City), or g. Rule 6.1.6.2.11 (Shooting ranges within 1km of Peacock Springs), <p>that exceeds any noise limits in the activity standards for that activity by more than 10 dB.</p>

6.1.6.2 Activity standards

6.1.6.2.1 Generators for emergency purposes

- a. Except as provided for in Rule 6.1.4.2, the use of generators, for emergency purposes only, including during planned electricity supply interruption exceeding 48 hours in duration, shall meet the following activity standards:
 - i. The activity shall, at any time, meet the Zone noise limits specified for between 0700 hours and 2200 hours in Table 1 of Rule 6.1.5.2.1 at any site receiving noise from the activity, as relevant to the zone of the site receiving the noise.
 - ii. Routine testing shall occur only on weekdays between the hours of 0900 and 1700, and shall meet the Zone noise limits in Table 1 of Rule 6.1.5.2.1 at any site receiving noise from the activity, as relevant to the zone of the site receiving the noise.

For avoidance of doubt, non-emergency use of generators, including peak-logging, shall comply with Rule 6.1.5.

6.1.6.2.2 Temporary military training activities or emergency management activities

- a. Temporary military training activities or emergency management activities shall meet the following activity standards:
 - i. The activities shall meet the noise standards in Table 3 below.
 - ii. Activity 1 in Table 3 shall meet either the minimum separation distance; or if within the minimum separation distance, the maximum noise limit, as specified in Table 3. At least 10 days prior to the activity occurring, the Council and the occupier of the land and adjoining properties shall be informed of the activity and whether Standard 1 a. or 1 b. will be used.
 - iii. The decibel noise standards specified in Table 3 for Activity 1. and 3. shall apply at any point within the notional boundary of any sensitive activity.
 - iv. The minimum separation distances specified in Table 3 shall be measured between the boundary of the temporary military training activity or emergency management training activity and the notional boundary of any sensitive activity.

- v. The duration of the temporary military training activity or emergency management training activity shall be limited to a period not exceeding 31 days, excluding set-up and pack-down activities.

Table 3: Temporary military training activity or emergency management activity noise standards

	Activity	Time (Hrs)	Noise Standard
1.	Firing of weapons and single or multiple explosive events.	0700 – 1900	The activity shall either: a. meet a minimum separation distance of 1,500 metres; or b. if within 1,500 metres, not exceed the noise level of 65 dB LAmax.
		1900 – 0700	The activity shall either: a. meet a minimum separation distance of 4,500 metres; or b. if within 4,500 metres, not exceed the noise level of 50 dB LAmax.
2.	Helicopter movements	All times	NZS6807:1994 ‘Noise Management and Land Use Planning for Helicopter Landing Areas’
3.	Any other noise-generating activities	a. The activity shall meet the decibel noise limits of Table 1 or 2 of Rule 6.1.5.2, except that: i. on up to 10 days per year on any site, activities may exceed the decibel noise limits in Table 1 or 2 of Rule 6.1.5.2 by 10 dB or less, and ii. the noise limit in Table 1 g. of Rule 6.1.5.2 at a rural site boundary shall not apply.	

6.1.6.2.3 Temporary activities

- a. Temporary activities specified in Rule 6.2, other than temporary military training activities or emergency management activities which are subject to the activity standards in Rule 6.1.6.2.2, shall meet the following activity standards:
- i. Temporary activities specified in Rule 6.2, and located on a site listed in Table 4 below, shall meet the noise standards set out in Table 4.

Table 4: Location-specific noise standards

Refer to Appendix 6.11.3 for maps of the locations specified in this table.

	Location	Maximum No. of Days	Time limit (Hrs)	Noise limit (dB)		Qualifications
				LAeq	LAFmax	
1.	Lancaster Park	3 days per year	0900–2230	65	85	a. Assessed at the boundary with any site in a residential zone.
2.	Queen Elizabeth II Park					
3.	Specific Purpose (Wigram) Zone	Refer to Rule 21.1.3.1P2	Refer to Rule 21.1.3.1 P2	65 (15 min)	85	a. Applies only to temporary recreation activities or exhibitions provided for by Rule 21.1.3.1 P2.
4.	Temporary Christchurch Stadium	Refer to the provisions for Temporary Christchurch Stadium, including noise, of Chapter 18 Rule 18.3.5.				
5.	Christchurch Kart Club Raceway at Carrs Road	120 days per year, excluding Christmas Day and Boxing Day	0900-1700	65	85	a. These noise limits shall apply between 0900 hrs and 1800 hrs for official kart racing events that comply as a KartSport NZ race meeting with a status of Group A to Group G event, and are fixed in the published annual calendar of the Christchurch Kart Club.
		1 day between Monday and Friday each week, excluding public holidays, that is fixed in the published annual calendar of Christchurch Kart Club	1300-1700	65	85	
6.	Ruapuna Motorsport Park – Specific Purpose (Ruapuna Motorsport) Zone	Refer to the noise provisions of the Specific Purpose (Ruapuna Motorsport) Zone in Chapter 21.				
7.	Hagley Park	Any	0900-2200	50	85	a. Assessed at any property in a Residential Central City Zone.
			2200-0900	40	75	
		30 days per year	0900-2230	70	85	b. Fireworks are exempt from the LAmix limits.
		5 of the above 30 days per year	0900-2230	75	85	
		New Years Eve/Day	0900-0030 (12:30am New Years Day)	75	85	
8.	Cathedral Square	120 days per year	0900-2230	70	85	
9.	Victoria Square	20 days per year	0900-2230	70	85	

- ii. Any temporary activity specified in Rule 6.2, and located on a site not listed in Table 4, shall:
 - A. be located no closer than 30 metres from any residential unit;
 - B. use sound amplification for a total duration not exceeding 4 hours per day on any site, including all sound checks; and
 - C. occur only between 0900 hours and 2200 hours;
 and for sound amplified activities, either:
 - D. have a total amplified power not exceeding 500 Watts RMS; or
 - E. result in a sound level not exceeding 65 dB LAeq at any residential unit, to be evidenced by a report from a suitably qualified acoustic consultant.

6.1.6.2.4 Rural activities

- a. Bird-scaring devices shall meet the following activity standards:
 - i. Any bird-scaring devices shall:
 - A. not operate between sunset and sunrise;
 - B. not be used within 200 metres of a notional boundary of a residential unit;
 - ii. Noise from such devices, including clusters of up to three shots from gas operated devices, or three multiple shots from a firearm in rapid succession, shall not exceed 65 dB LAE when assessed at any point within the notional boundary of any residential unit on any other site.
- b. Frost control fans shall meet the following activity standards:
 - i. Any noise generated by a frost control fan shall not exceed 55 dB LAeq when assessed at the notional boundary of any residential unit on a separate site under different ownership.
 - ii. This noise limit in Rule 6.1.6.2.4 b.i. applies to the total noise from all frost control fans in the vicinity operating simultaneously.
 - iii. The noise limit in Rule 6.1.6.2.4 b.i. includes a correction for the special audible characteristics of frost control fans and no further penalty shall be applied to measured or calculated noise levels.
- c. Any other rural activity shall comply with Rule 6.1.5.

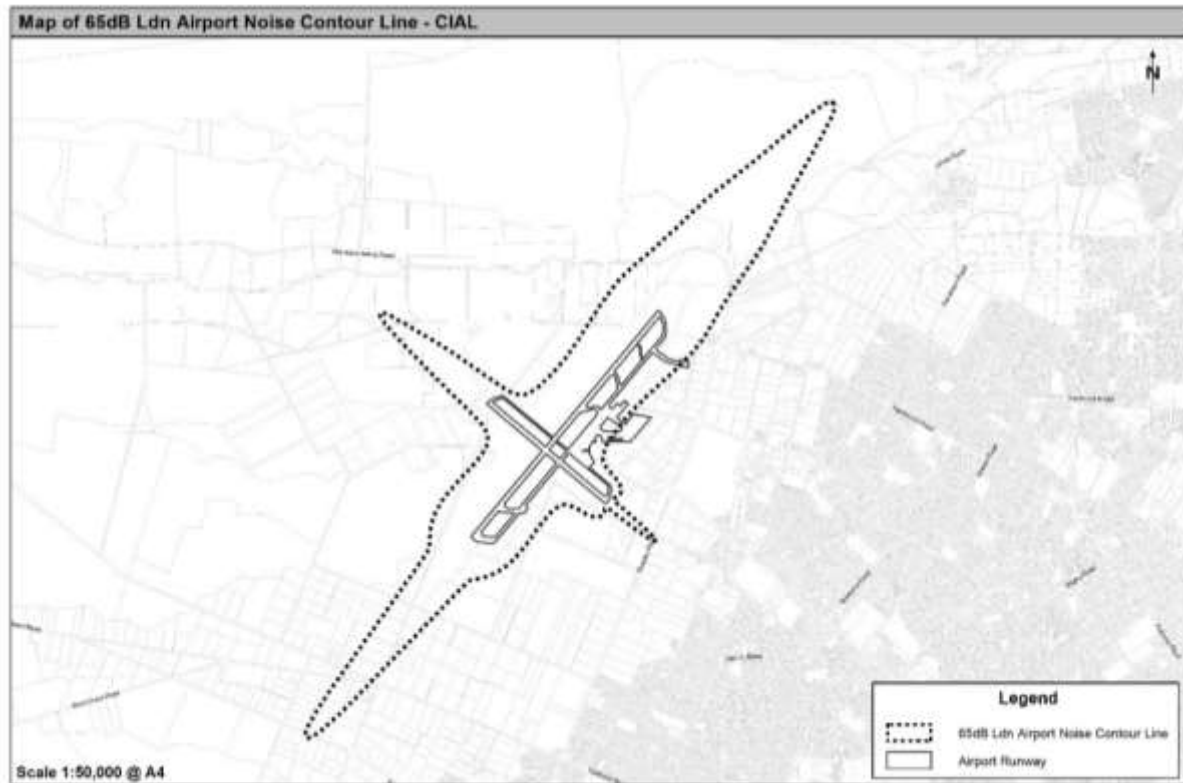
6.1.6.2.5 Aircraft operations at Christchurch International Airport

- a. Aircraft operations at Christchurch International Airport shall meet the following activity standards:
 - i. Noise from aircraft operations shall not exceed 65 dB Ldn outside the 65 dB Ldn Air Noise Compliance Contour shown in Figure 1, other than as provided for in Rule 6.1.6.2.5 a.ii..

- ii. Noise from aircraft operations may exceed the aircraft noise limit in Rule 6.1.6.2.5 a.i. by not more than 2 dB, provided that such exceedance is due to atypical weather, national flight disruption, natural disaster or other unplanned circumstance.
- iii. Monitoring and determining compliance with activity standards i. and ii. above shall be as follows:
 - A. Noise monitoring of aircraft operations shall be based on calculations from an operational aircraft noise model, and records of actual aircraft operations at Christchurch International Airport over the previous year's aircraft operations.
 - B. Noise from aircraft operations shall be calculated as the Annual Aircraft Noise Contour (AANC), over the busiest three month period of the previous year.
 - C. The calculations shall be performed by a person with appropriate qualifications and experience in airport noise modelling and acoustics assessments.
 - D. The calculated results shall be verified by noise measurements carried out in accordance with the Airport Noise Management Plan required under Rule 6.1.6.2.9.1.
 - E. The measurement of aircraft sound exposure levels and the derivation of the 65 dB Ldn contour shall be in accordance with NZS 6805:1992.
- iv. An Aircraft Operations Noise Monitoring Report shall be provided annually by the Airport Operator to the Council. The report shall include:
 - A. the calculated AANC;
 - B. the results of the verification measurements;
 - C. analysis of compliance with reference to Rule 6.1.6.2.5 a.i. and ii.(including the number of exceedances and the reasons for them); and
 - D. a summary of complaints received over the previous year in relation to noise from aircraft operations, and any actions taken in response.
- v. The additional activity standards in Rule 6.1.6.2.7 for aircraft operations at Christchurch International Airport shall be met.

Figure 1: 65 dB Ldn Air Noise Compliance Contour

[Refer to Directions for amendment]



6.1.6.2.6 On-aircraft engine testing at Christchurch International Airport

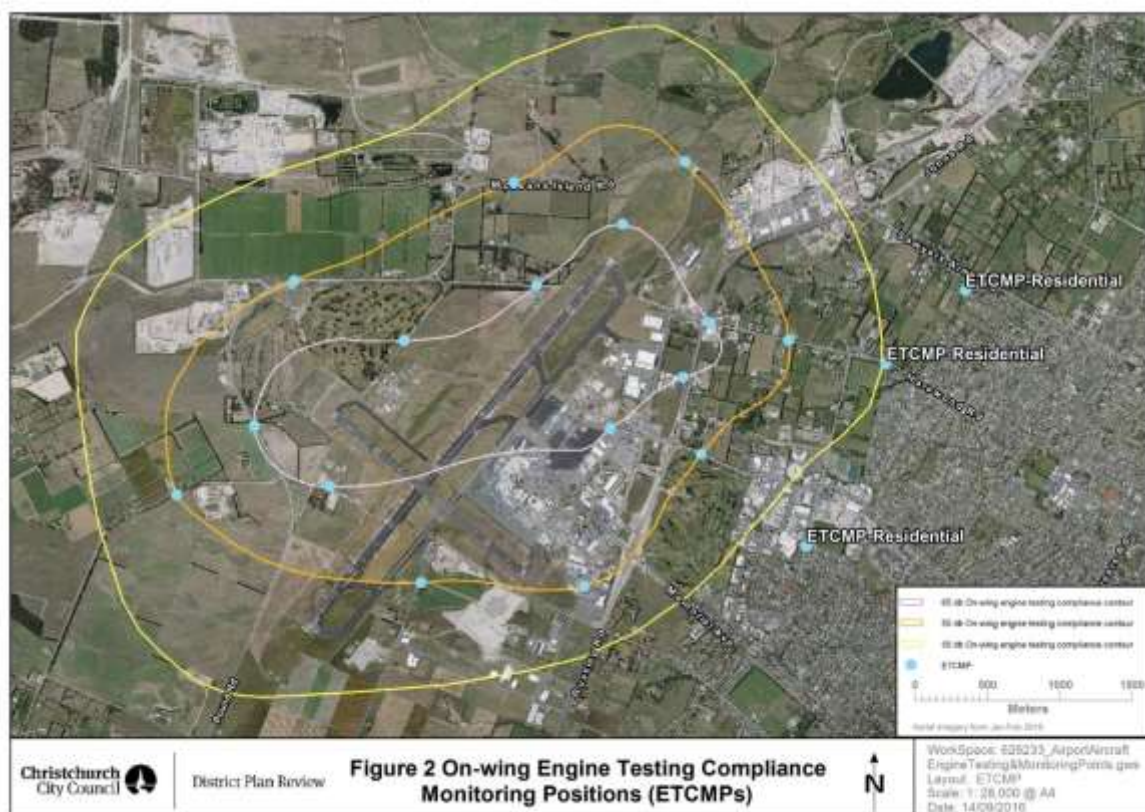
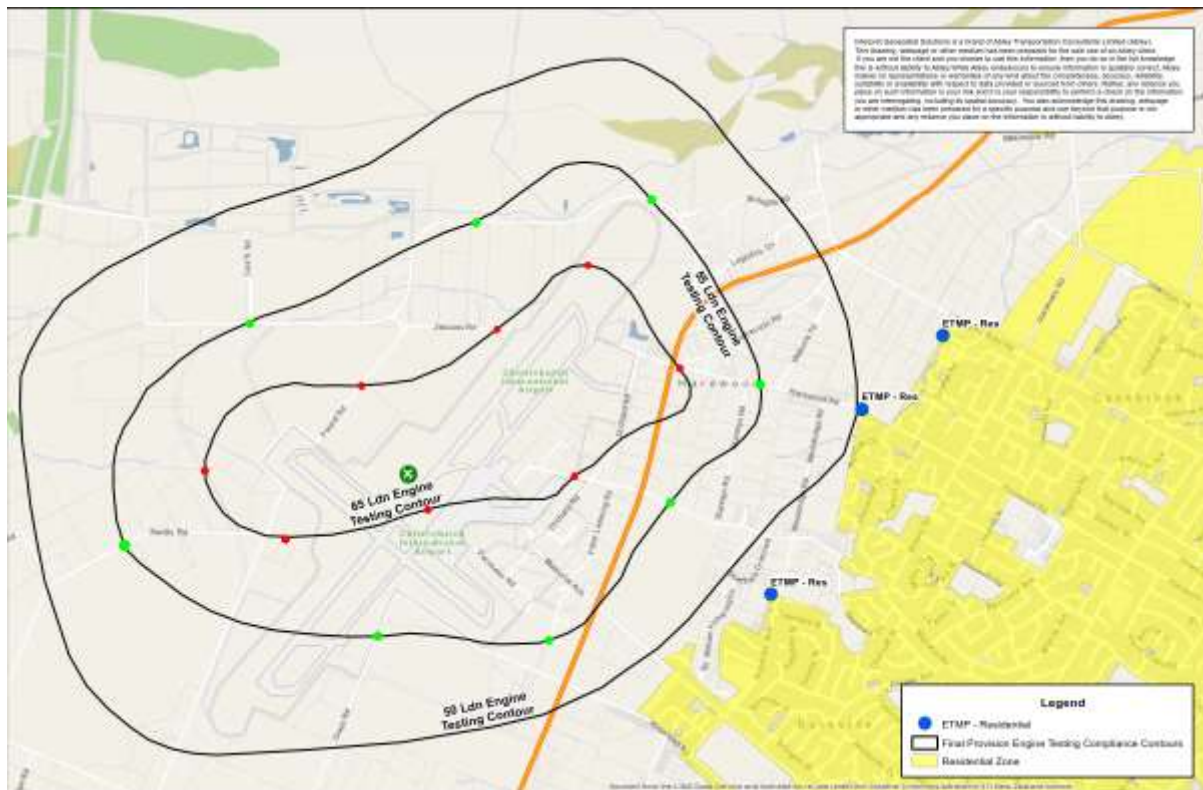
- a. The testing of engines on aircraft at Christchurch International Airport shall meet the following activity standards:
 - i. Noise from the testing of engines on aircraft shall not exceed the noise limits shown in Table 5 below at the engine testing compliance monitoring positions (ETCMPs) shown in Figure 2.

Table 5: - On-aircraft engine testing noise limits

Noise Limit	Engine testing compliance monitoring positions (ETCMP) - refer Figure 2
65 dB L_{dn} , 7 day	8 points
55 dB L_{dn} , 7 day	8 points
75 dB L_{Amax} 2200 to 0700 only	Edge of residential zone – 3 points

Figure 2 - On-aircraft engine testing compliance monitoring positions (ETCMPs)

[Refer to Directions for amendments]



- ii. All high power testing of jet engines on an aircraft shall occur between the hours of 0700h and 2200h, except that a maximum of 5 unplanned engine testing events within any three month period may occur between the hours of 2200h and 0700h.

- iii. Testing of turbo prop engines on an aircraft between the hours of 2200h and 0700h, when the total duration of testing at high power is five minutes or more per aircraft, shall be conducted in the vicinity of the threshold of Runway 11 (ie. the north-western end of the cross-runway).
- iv. The following exclusions apply:
 - A. The testing of engines on an aircraft used for Antarctic operations, is excluded from activity standards i.-iii..
 - B. The testing of engines on any aircraft is excluded from activity standards i.-iii., where such work is necessary to satisfy an airworthiness directive or other like safety requirement issued by the Minister of Transport, the Director of Civil Aviation or the Civil Aviation Authority, as is any other unplanned testing arising from an aircraft operator's identification of a safety issue relating to an aircraft fleet, or required as a result of a natural disaster including volcanic eruption.
 - C. The testing of turbo prop engines on an aircraft is exempted from activity standard iii. when Runway 11/29 is in use.
- v. Monitoring and determining compliance with activity standard a.i. above shall be as follows:
 - A. Compliance or otherwise with activity standard a.i. shall be demonstrated by calculations of on-aircraft engine testing noise emissions based on the actual on-aircraft engine testing events and calculations of noise emissions for the engine testing events and configurations in question. The noise level (Ldn, 7day) shall be calculated as a 7 day rolling average.
 - B. The calculations in activity standard a.v.A. shall be verified by measurements undertaken with reference to at least four ETCMPs for a sample of at least two different on-aircraft engine test configurations. Verification measurements shall be carried out for an initial period of 6 months and subsequently be undertaken at least once every two years.
- vi. An On-aircraft Engine Testing Report shall be provided quarterly by the Airport Operator to the Council. The report shall include:
 - A. a summary of all on-aircraft engine testing activities undertaken in the quarter; and
 - B. identification of all tests undertaken both in accordance with activity standard a.i. and those excluded by activity standard a.iv., including reasons for the tests excluded and any measures taken to manage noise effects during those excluded tests.
- vii. An On-aircraft Engine Testing Noise Monitoring Report shall be provided annually by the Airport Operator to the Council. The report shall include:
 - A. the results of verification measurements in accordance with activity standard v.B.; and
 - B. analysis of compliance with reference to Rule 6.1.6.2.6 a.i.; and
 - C. a summary of complaints received over the previous year in relation to noise from on-aircraft engine testing, and any actions taken in response.

- viii. The additional activity standards in Rule 6.1.6.2.7 for on-aircraft engine testing at Christchurch International Airport shall be met.

6.1.6.2.7 Additional activity standards for aircraft operations and on-aircraft engine testing at Christchurch International Airport

- a. The following additional activity standards apply to aircraft operations and to the testing of engines on aircraft at Christchurch International Airport.

6.1.6.2.7.1 Airport Noise Management Plan

- a. Within 12 months of [the date of this Chapter becoming operative], noise from aircraft operations and on-aircraft engine testing at Christchurch International Airport shall be managed in accordance with an Airport Noise Management Plan prepared by a suitably qualified and experienced person in consultation with the Airport Noise Liaison Committee, in accordance with the requirements set out in Appendix 6.11.4. The Airport Noise Management Plan shall be reviewed, and updated if required, at least once every two years.
- b. The Airport Noise Management Plan shall:
 - i. demonstrate how compliance with the following noise limits will be achieved:
 - A. for aircraft operations - Rule 6.1.6.2.5; and
 - B. for on-aircraft engine testing - Rule 6.1.6.2.6.
 - ii. provide the details of the noise monitoring programme;
 - iii. incorporate a procedure for transparently and expediently responding to any complaints received in relation to noise from aircraft operations and on-aircraft engine testing; and
 - iv. incorporate a procedure for transparently and expediently presenting, in a publicly accessible forum, the following:
 - A. the Noise Monitoring Reports and On-aircraft Engine Testing Report required by Rules 6.1.6.2.5 and 6.1.6.2.6;
 - B. a 7-day rolling report of noise from on-aircraft engine testing against the requirements of Rule 6.1.6.2.6 a.; and
 - C. a daily L_{Amax} report of noise from on-aircraft engine testing against the requirements of Rule 6.1.6.2.6 a. at the edge of the residential zone.

6.1.6.2.7.2 Acoustic treatment and advice

- a. Within 12 months of [the date of this Chapter becoming operative], an Acoustic Treatment Programme shall be prepared by the Airport Operator, in consultation with the Airport Noise Liaison Committee, in accordance with the requirements of Appendix 6.11.15, for any residential unit existing as at [the date of this Chapter becoming operative] and located within the Rural Urban Fringe and Rural Waimakariri Zones, that is partly or wholly located within either:
 - i. the 65 dB Ldn Annual Aircraft Noise Contour as shown in the Aircraft Operations Noise Monitoring Report provided annually to the Council in accordance with Rule 6.1.6.2.5 a.iv.; or

- ii. the 65 dB and 60 dB Ldn Engine Testing Contours shown on the Planning Maps.

The Acoustic Treatment Programme shall be reviewed, and updated if required, at least once every two years.

- b. Within the following timeframes, acoustic treatment shall be formally offered by the Airport Operator to the owners of any residential unit that meets the requirements of Rule 6.1.6.2.7.2 a., in accordance with the Acoustic Treatment Programme and the requirements of c. or d. below:
 - i. within 24 months of [the date of this Chapter becoming operative] for all residential units that meet the requirements at that time; and
 - ii. each year after that date, within 12 months from the date of the provision to the Council of the Aircraft Operations Noise Monitoring Report Council in accordance with Rule 6.1.6.2.5 a. iv., for any additional residential units that meet the requirements at that time.
- c. Where a residential unit is partly or wholly contained within either:
 - i. the 65 dB Ldn Annual Aircraft Noise Contour as shown in the Aircraft Operations Noise Monitoring Report provided annually to the Council in accordance with Rule 6.1.6.2.5 a.iv.; or
 - ii. the 65 dB Ldn Engine Testing Contour shown on the Planning Maps,

the formal offer from the Airport Operator to the owner of that residential unit shall be for 100% funding for retrofitting acoustic treatment, to achieve the internal design sound level of 40 dB Ldn in habitable rooms. If windows and doors are required to be closed to achieve the internal design sound level, the acoustic treatment shall include mechanical ventilation meeting the requirements of Rule 6.1.7.2.1 a.ix for sound generation and airflow rate.
- d. Where a residential unit is partly or wholly located between the 60 dB Ldn and the 65 dB Ldn Engine Testing Contours shown on the Planning Maps (but not within the 65 dB Ldn Annual Aircraft Operational Contour), the formal offer from the Airport Operator to the owner of that residential unit shall be for 75% funding for retrofitting mechanical ventilation, to allow windows to be closed if necessary to achieve an internal design sound level of 40 dB Ldn for habitable rooms. Mechanical ventilation shall meet the requirements of Rule 6.1.7.2.1 a.ix for sound generation and airflow rate.
- e. Where the offers under b.- d. above are accepted by the owners, the acoustic treatment shall be provided by the Airport Operator according to the Acoustic Treatment Programme prepared under a. above, but not exceeding a cost of \$30,000 (under c.) or \$22,500 (under d.) per dwelling (inclusive of GST and inflation adjusted from 2016 to the Consumer Price Index).
- f. An internal design sound level of 40 dB Ldn for habitable rooms is not required to be achieved if:
 - i. the property owner accepts a form or level of acoustic treatment that results in a different internal design sound level; or
 - ii. it is impracticable to achieve the specified internal design sound level due to the desirability of maintaining heritage features of a building. Instead, the internal design sound level of the habitable rooms will be reduced as far as practicable.
- g. Within 24 months of [the date of this Chapter becoming operative], the Airport Operator shall provide technical advice on acoustic treatment to all residential units existing as at [the date of this Chapter becoming operative] within the Rural Urban Fringe, Rural Waimakairiri or Rural

Quarry Zones, which are located partly or wholly located between the 55 dB Ldn and the 60 dB Ldn Engine Testing Contours shown on the Planning Maps.

6.1.6.2.7.3 Airport Noise Liaison Committee

- a. Within 6 months of [the date of this Chapter becoming operative], an Airport Noise Liaison Committee (the Committee) shall be established and operated by the Airport Operator.
- b. The Airport Operator shall:
 - i. invite the following parties to appoint members of the Committee:
 - A. two representatives appointed by the Airport Operator;
 - B. at least two members of Christchurch City Community Boards (as representatives of the community) appointed by Christchurch City Council;
 - C. one Environmental Health Officer appointed by Christchurch City Council (non-voting);
 - D. two representatives appointed by the Board of Airline Representatives of New Zealand; and
 - E. one representative appointed by the Isaac Conservation and Wildlife Trust.
 - ii. provide facilities and administrative support for the Committee in order that it can meet not less than twice annually.
- c. The Committee may consider and make recommendations to the Airport Operator on:
 - i. Any community concerns regarding noise from aircraft operations and engine testing;
 - ii. Liaison with, and provision of relevant information to the community;
 - iii. the preparation, review and updating if required of the Airport Noise Management Plan as required by Rule 6.1.6.2.7.1;
 - iv. the preparation, review and updating if required of the Acoustic Treatment Programme and its implementation as required by Rule 6.1.6.2.7.2;
 - v. complaints received over the previous year in respect of noise from aircraft operations and on-aircraft engine testing, and any actions taken in response to those complaints; and
 - vi. Reviewing, and updating if required, the procedures associated with noise complaints received over the previous year.
- d. The Airport Operator shall provide an annual report to the Council regarding the following:
 - i. the composition of the Committee; and
 - ii. summaries of the Committee's consideration of the matters specified in Rule 6.1.6.2.7.2 b. iii..

6.1.6.2.8 Helicopter movements

- a. Helicopter movements shall meet the following activity standards:
 - i. Helicopter movements shall only occur between 0800 hours and 1800 hours.

- ii. Within 25 metres of any residential unit, no helicopter movement shall take place, unless that residential unit is on the site on which the landing or take-off occurs.
- iii. Where a site is between 25 metres and 450 metres from a residential unit, the number of helicopter movements on that site shall not exceed 24 in any calendar year, or 10 in any month, or six in any week, unless that residential unit is on the site on which the landing or take-off occurs.
- iv. Within the Specific Purpose (Airport) Zone, noise created by helicopter movements, or hovering above points within the zone shall not exceed 50 dB Ldn at any point within the notional boundary of any rurally zoned site or within the boundary of any residentially zoned site.

6.1.6.2.9 Sensitive activities in the Central City

- a. Sensitive activities in the Central City shall meet the following activity standards:
 - i. Any sensitive activity shall achieve a minimum external to internal noise reduction of:
 - A. Category 2 Precincts:
 - I. 35 dB Dtr, 2m, nTw + Ctr for bedrooms;
 - II. 30 dB Dtr, 2m, nTw + Ctr for other habitable spaces.
 - B. Category 3 Precincts adjoining the Category 1 Precinct:
 - I. 35 dB Dtr, 2m, nTw + Ctr for bedrooms;
 - II. 30 dB Dtr, 2m, nTw + Ctr for other habitable spaces.
 - C. Category 3 Precincts zoned residential, if within 75 metres of a Category 1 or 2 Precincts or H8 Stadium (Incorporating Spectator Events Facility) shown on Planning Maps 32 and 39, and not already covered by B. above:
 - I. 30 dB Dtr, 2m, nTw + Ctr for bedrooms.
 - D. Category 3 Precincts zoned Commercial Central City Business, Commercial Central City Mixed Use, Commercial Central City Mixed Use (South Frame) and Commercial Local and not already covered by B. above:
 - I. 30 dB Dtr, 2m, nTw + Ctr for bedrooms.

Advice Note:

- 1. Meeting this activity standard can be achieved by either:
 - a. Conforming with the schedule of typical building constructions set out in Appendix 6.11.4; or
 - b. Providing an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design proposed is capable of meeting the above standards.

6.1.6.2.10 Licensed premises outdoor areas in the Central City

- a. Outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol in the Central City shall meet the following activity standards:
 - i. Outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol located within Category 1 or 2 Precincts shall be set back by at least 25 metres from the boundary of any premise or site that is a Category 3 Precinct zoned Residential Central City, Commercial Central City Mixed Use or Commercial Central City Mixed Use (South Frame).
 - ii. Activity standard i. shall not apply to sites that adjoin areas designated as H8 Stadium (Incorporating Spectator Events Facility) shown in Planning Maps 32 and 39.
 - iii. For the avoidance of doubt, the 25 metre setback can include any Transport Zone or open space zone, or any combination of these.

6.1.6.2.11 Shooting ranges within 1km of Peacock Springs

- a. Any shooting ranges located within 1km of the Peacock Springs Conservation Area, as shown in Chapter 17 Appendix 17.9.1, shall not generate noise levels exceeding 60 dB L_{max} at any time when received at any point within the Peacock Springs Conservation Area, except that for the purpose of determining compliance with this rule within Lot 1 DP 38246 noise measurements shall be taken from points within the base of the former quarry.
- b. Notwithstanding Rule 6.1.3 f.ii., the Zone Specific Noise Rules in Rule 6.1.5 shall also apply.

6.1.7 Rules - Activities near infrastructure

6.1.7.1 Activity status tables

6.1.7.1.1 Permitted activities

The activities listed below are permitted activities, if they meet the activity specific standards set out in the following table.

Activity	Activity specific standards
P1 Any activity listed in: <ol style="list-style-type: none"> a. Rule 6.1.7.2.1 (Sensitive activities near roads and railways); or b. Rule 6.1.7.2.2 (Activities near Christchurch Airport) 	<ol style="list-style-type: none"> a. The activities shall meet the activity standards in the following rules <ol style="list-style-type: none"> i. Rule 6.1.7.2.1 (Sensitive activities near roads and railways); or ii. Rule 6.1.7.2.2 (Activities near Christchurch Airport)
P2 In any Rural zone other than the Rural Quarry Zone, any new noise sensitive activity and any addition to an existing noise sensitive activity proposed between the Ruapuna Inner and Outer Noise Boundary relating to Ruapuna Motorsport Park as shown on the relevant Planning Maps.	<ol style="list-style-type: none"> a. The activities shall be designed and constructed to ensure compliance with the indoor design sound levels in Rule 6.1.7.2.2.1. <p>Advice Note:</p>

Activity	Activity specific standards
	These rules are intended to mitigate the effects of motorsport noise within internal building spaces only. Noise from motorsport activities will also be audible outside of buildings to a varying degree. When constructing new dwellings, residents are encouraged to consider orientating outdoor living spaces away from the Motorsport Park. Where this is not practical, the use of solid continuous walls or fencing encircling the outdoor space, can be used to help mitigate noise.

6.1.7.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in 6.1.8, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 Any activity listed in Rule 6.1.7.2.1 (Sensitive activities near roads and railways) that exceeds any noise limits in the activity standards for that activity by 10 dB or less.	a. Matters of discretion – Rule 6.1.8
RD2 Any activity listed in Rule 6.1.7.2.1 b. (Sensitive activities near roads and railways) which does not meet the Class C Criteria in NS 8176E:2005 (0.3mm/s maximum weighted velocity, V _w 95).	a. Matters of discretion – Rule 6.1.8

6.1.7.1.3 Non-complying activities

The activities listed below are non-complying activities.

Activity
NC1 Any new buildings and/or additions to existing buildings located within the 55dB Ldn air noise contour shown on the Planning Maps that do not meet one or more of the activity standards in Rule 6.1.7.2.2.
NC2 Any new buildings and/or additions to existing buildings located within the 55 dB Ldn engine testing contour shown on the Planning Maps that do not meet the Ldn standards in the activity standards in Rule 6.1.7.2.2.
NC3 Any activity not provided for as a permitted, restricted discretionary or prohibited activity.
NC4 Any activity listed in Rule 6.1.7.2.1 (Sensitive activities near roads and railways) that exceeds any noise limits in the activity standards for that activity by more than 10 dB.
NC5 In any rural zone, any new noise sensitive activity located within the Ruapuna Inner Noise Boundary surrounding Ruapuna Motorsport Park as shown on the relevant Planning Maps.
NC6 In any rural zone, other than the Rural Quarry Zone, any new noise sensitive activity or any addition to an existing noise sensitive activity proposed between the Ruapuna Inner and Outer Noise Boundary relating to Ruapuna Motorsport Park as shown on the relevant Planning Maps that does not comply with the activity specific standard of Rule 6.1.7.1.1 P2.

6.1.7.1.4 Prohibited activities

The activities listed below are prohibited activities.

Activity	
PA1	Any new sensitive activity within the Air Noise Boundary shown on the Planning Maps.
PA2	Any new sensitive activity within the 65 dB Ldn engine testing contour shown on the Planning Maps.

6.1.7.2 Activity standards

6.1.7.2.1 Sensitive activities near roads and railways

- a. The following activity standards apply to new sensitive activities and new buildings, or alterations or additions to existing buildings, intended for a sensitive activity:
 - i. External sound insulation - Any new building intended for a sensitive activity, and any alteration or addition to an existing building intended for a sensitive activity, located within 80 metres of the boundary of any state highway or railway designation, or within 20 metres of the edge of the nearest marked traffic lane of a collector road, or within 40 metres of the edge of the nearest marked traffic lane of a Main Distributor, Local Distributor or Arterial road, shall either:
 - A. be designed and constructed to achieve a minimum external to internal noise reduction of 30 dB $D_{tr,2m,nT,w} + C_{tr}$ to any habitable space; or
 - B. be designed and constructed to meet with the following indoor design sound levels:
 - I. Rail noise inside bedrooms between 2200 hours and 0700 hours – 35 dB LAeq(1h);
 - II. Rail noise inside habitable spaces excluding bedrooms – 40 dB LAeq(1h);
 - III. Road traffic noise inside all habitable spaces – 40 dB LAeq(24h); and
 - IV. Rail and road traffic noise within any other building intended for a sensitive activity – maximum value recommended in AS/NZS2107:2000.
 - except where either:
 - V. the sound incident on the most exposed part of the outside of the building is less than 55 dB LAeq(1h) for rail noise or 57 dB LAeq(24h) for road traffic noise; or
 - VI. the nearest façade of the building is at least 50 metres from all state highway and railway designations and there is a solid building, fence, wall or landform that blocks the line-of-sight from all parts of all windows and doors to all parts of any state highway road surface or all points 3.8 metres above railway tracks.
 - ii. Compliance with Rule 6.1.7.2.1 can be achieved by either:

- A. providing the Council with a design report (prior to construction) and a design certificate (prior to occupation) prepared by a suitably qualified acoustics specialist stating the design proposed is capable of meeting activity standard a.i.; and/or
 - B. conforming to the acceptable solutions listed in Appendix 6.11.4 Noise Attenuation Construction Requirements.
- iii. For the purposes of ventilation systems, compliance with Rule 6.1.7.2.1 shall be confirmed by providing the product specifications; or a design certificate (prior to occupation) prepared by a suitably qualified acoustics specialist, stating the design proposed is capable of meeting the activity standards.
- iv. Rail noise shall be deemed to be 70 LAeq(1h) at a distance of 12 metres from the edge of the track, and shall be deemed to reduce at a rate of 3 dB per doubling of distance up to 40 metres and 6 dB per doubling of distance beyond 40 metres;
- v. Compliance with Rule 6.1.7.2.1 a.i.B. shall be confirmed by providing the Council with a design report prepared by a qualified acoustic engineer demonstrating compliance, prior to any sensitive activity or alteration occurring. The design shall take into account future permitted use of the collector and arterial roads, and railway and state highway designations outside the Central City, either by the addition of 2 dB to predicted sound levels or based on forecast traffic in 20 years' time.
- vi. The indoor design sound levels in Rule 6.1.7.2.1 a.i.B shall be achieved at the same time as the ventilation requirements of the New Zealand Building Code. If windows are required to be closed to achieve the indoor design sound levels then an alternative means of ventilation shall be required within bedrooms.
- vii. Where no traffic lane is marked, the distances stated shall be measured from 2 metres on the roadward side of the formed kerb. The classification of roads is shown in Appendix 7.12 Road Classification System.
- viii. Ventilation systems where installed shall:
 - A. generate sound levels not exceeding
 - I. 35 dB LAeq(30s) at night time in bedrooms; and
 - II. 40 dB LAeq(30s) in any other habitable space (excluding bedrooms)
 when measured 1 metre away from any grille or diffuser; and
 - B. provide an adjustable airflow rate of up to at least 6 air changes per hour.

6.1.7.2.2 Activities near Christchurch Airport

- a. The following activity standards apply to new buildings and additions to existing buildings located within the 55 dB Ldn air noise contour or the 55 dB Ldn engine testing contour shown on the Planning Maps:
 - i. Any new buildings and/or additions to existing buildings shall be insulated from aircraft noise and designed to comply with the following indoor design sound levels:
 - A. Residential units:
 - I. Sleeping areas – 65 dB LAE/40 dB Ldn

- II. Other habitable areas – 75 dB LAE /50 dB Ldn
- B. Guest accommodation, resort hotels, hospitals and healthcare facilities:
 - I. Relaxing or sleeping - 65 dB LAE /40 dB Ldn
 - II. Conference meeting rooms - 65 dB LAE / 40 dB Ldn
 - III. Service activities – 75 dB LAE /60 dB Ldn
- C. Education activities:
 - I. Libraries, study areas – 65 dB LAE /40 dB Ldn
 - II. Teaching areas, assembly areas – 65 dB LAE /40 dB Ldn
 - III. Workshops, gymnasias – 85 dB LAE /60 dB Ldn
- D. Retail activities, commercial services and offices:
 - I. Conference rooms – 65 dB LAE /40 dB Ldn
 - II. Private offices – 70 dB LAE /45 dB Ldn
 - III. Drafting, open offices, exhibition spaces - 75 dB LAE /50 dB Ldn
 - IV. Typing, data processing – 80 dB LAE /55 dB Ldn
 - V. Shops, supermarkets, showrooms - 85 dB LAE /60 dB Ldn
- ii. Noise insulation calculations and verification shall be as follows:
 - A. Building consent applications shall be accompanied with a report detailing the calculations showing how the required sound insulation and construction methods have been determined.
 - B. For the purpose of sound insulation calculations, the external noise levels for a site shall be determined by application of the air noise contours Ldn and Lae. Where a site falls within the contours the calculations shall be determined by linear interpolation between the contours.
 - C. If required by the Council, in conjunction with the final building inspection the sound transmission of the façade shall be tested in accordance with ISO 16283-1:2014 to demonstrate that the required façade sound insulation performance has been achieved, and a test report is to be submitted to the Council's Head of Building Consenting (or any subsequent equivalent position). Should the façade fail to achieve the required standard then it shall be improved to the required standard and re-tested prior to occupation.

6.1.8 Rules - Matters of discretion

When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the tables in Rules 6.1.5.1.2, 6.1.6.1.2 and 6.1.7.1.2, and as set out for that matter below.

- a. The level, duration and character of the noise, and proximity and nature of nearby activities, and the adverse effects that may arise from these factors on activities anticipated in the receiving environment and associated amenity.
- b. Whether the noise generated would be of such a level as to create a threat to the health or well-being of persons living or working in the vicinity.
- c. The proposals made by the applicant to reduce noise generation, including:
 - i. reduction of noise at source;
 - ii. alternative techniques or machinery which may be available;
 - iii. insulation or enclosure of machinery;
 - iv. mounding or screen fencing/walls;
 - v. hours of operation;
 - vi. in the Central City, the management of outdoor areas, including by closing outdoor serving areas, turning off outdoor heaters, turning off outdoor speakers, minimising the size of outdoor areas;
 - vii. in the Central City, the management of external doors and windows and other avenues for noise to emanate from within a building; and
 - viii. in the Central City, any other management required to address issues such as rubbish and recycling disposal.
- d. Outside the Central City, the adequacy of measures to address the adverse effects of noise on the natural character of the coastal environment.
- e. The value and nature of entertainment activities and their benefit to the wider community, having regard to the frequency of noise intrusion and the practicality of mitigating noise, or utilising alternative sites.
- f. The extent to which achieving the standard is appropriate where the existing noise environment is subject to significant noise intrusion from road traffic, or Transport zone activities in the Central City.
- g. Any relevant standards, codes of practice or assessment methods based on sound acoustic principles, including those which address the reasonableness of the noise in terms of community health and amenity and/or sleep protection.
- h. In the Central City, the level of noise from the activity in relation to ambient noise in its vicinity.
- i. In the Central City, the reasonableness of the noise in terms of recommendations and guidelines for community health and amenity and sleep protection, including guidance given by the World Health Organisation.
- j. Additional criteria where sound insulation is required by the rules:
 - i. The extent to which a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise impacts through other means, e.g. screening by other structures, or distance from noise sources.

- ii. The ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials.
 - iii. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the site.
 - iv. In the Central City, the impact of any residential accommodation or education activity that does not provide the required noise insulation on the ability of existing or future permitted business activities to operate or establish without undue constraint.
 - v. In the Central City, the location of any nearby business activities and the degree to which the amenities of the sensitive activities may be adversely affected.
 - vi. Outside the Central City, the appropriateness of a legal instrument to be registered against the title that is binding on the owner and the owner's successors in title, containing a 'no complaint' clause relating to the noise of aircraft using Christchurch International Airport.
- k. In the case of shooting ranges, whether the shooting range and associated activities will adversely affect the captive bird breeding programme within the Peacock Springs Conservation Area (identified in Chapter 17 Appendix 17.9.1) in terms of noise disturbance.

6.2 Temporary Activities, Buildings and Events

6.2.1 Introduction

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

This sub-chapter relates to the management of temporary activities, buildings and events throughout the district. The objectives, policies, rules, standards and matters of discretion seek to enable these activities in order to recognise the important role that such activities play in the rebuild of Christchurch, while managing the potential adverse effects on the environment. Please note, temporary earthquake recovery activities are addressed separately in sub-chapter 6.4 Temporary Earthquake Recovery Activities.

The provisions in this sub-chapter give effect to the Chapter 3 Strategic Directions Objectives.

6.2.2 Objective and Policies

6.2.2.1 Objective - Temporary activities, buildings and events

- a. A diverse range of temporary activities, buildings and events is enabled which:
 - i. provides opportunities for artistic, social and/or cultural expression;
 - ii. contributes to the economic recovery and resilience of the District; and/or
 - iii. reinforces or promotes a positive sense of place and community,
 while having regard to the natural, historic and cultural values and expected amenity values of the areas in which they are located.

6.2.2.1.1 Policy – Temporary activities, buildings and events

- a. Enable temporary activities, buildings and events provided:
 - i. the location, frequency, scale, duration and effects of the temporary activity are compatible with the level of amenity anticipated by the surrounding environment or are within a range that can be tolerated given the temporary nature of the activity;
 - ii. parking and traffic generation are managed so that:
 - A. road safety and network efficiency is not compromised; and
 - B. accessibility within and to local commercial centres and businesses is not adversely affected;

- C. temporary parking within Hagley Park does not result in disturbance to the ground or to the root systems of trees, that would adversely affect the long-term health or life span of the trees;
- iii. public access to public open space is maintained as far as practicable, given the nature of the activity or event in question;
- iv. natural, historic or cultural values of sites are not permanently modified, damaged or destroyed; and
- v. activities, buildings or events in the vicinity of strategic infrastructure do not compromise the operation of that infrastructure or pose a safety risk.

6.2.2.1.2 Policy – Temporary construction buildings

- a. Enable temporary buildings and other structures associated with construction projects, including temporary signage, provided that the amenity impacts on the surrounding environment are effectively managed; while recognising that within the context of the rebuild, a higher threshold of tolerance should be provided for temporary adverse amenity effects that do not compromise health or safety.

6.2.3 How to interpret and apply the rules

- a. The rules that apply to temporary activities and buildings in all zones are contained in the activity status tables (including activity specific standards) in Rule 6.2.3.4, except for the activities included within clause c. of the definition of “temporary activities and buildings” to which in the rules in sub-chapter 6.4 Temporary Earthquake Recovery Activities apply.
- b. Temporary activities and buildings are exempt from the rules in the relevant zone chapters and other District Plan rules, except as specified below or in the activity specific standards in Rule 6.2.3.2.
- c. The activity status tables and standards in the following chapters and sub-chapters apply to temporary activities and buildings (where relevant):
 - 5 Natural Hazards
 - s5.10 Port Hills and Banks Peninsula Slope Instability Management Areas;
 - 6 General Rules and Procedures
 - 6.3 Outdoor Lighting (except as otherwise specified in Rule 6.2.3.2);
 - 6.4 Noise (except as otherwise specified in Rule 6.2.3.2);
 - 6.8 Signage (as specified in that sub-chapter and as specified in Rule 6.2.3.2);
 - 7 Transport (as specified in Rule 6.2.3.2);
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage;
 - 11 Utilities and Energy;

12 Hazardous Substances and Contaminated Land.

- d. Rule 6.2.4 does not apply to activities and buildings anticipated by the rules in the relevant zone chapters or within the expected scope of operations for permanent facilities.
- e. In the Specific Purpose (Defence Wigram) Zone, the rules for temporary recreation activities, events or exhibitions (Rule 21.1.3.1 P2) apply instead of the rules for events and temporary markets in Rule 6.2.4.1 (P3 to P6, and P11).
- f. Section 6.2 does not apply to the Papakāinga / Kāinga Nohoanga Zone.

Advice Notes:

1. Temporary activities and buildings permitted by the District Plan must also comply with the Building Act, the Reserves Act, any relevant policies or bylaws, and reserve management plans prepared under the Reserves Act 1977.
2. Temporary activities and buildings permitted by the District Plan may also be required to obtain other licenses or permits such as for sale of alcohol or food; erection of stands or stalls, amusement rides or devices; street performance; and temporary signage. Additional restrictions and/or licensing requirements may apply to activities in reserves where they are administered under the Reserves Act. Approval may need to be sought from the Council, New Zealand Police or other agencies.

6.2.4 Rules - Activity status tables

6.2.4.1 Permitted activities

The activities below are permitted activities if they meet any activity specific standards set out in the following table.

Activities may also be restricted discretionary, discretionary or non-complying activities as specified in Rules 6.2.4.2, 6.2.4.3 or 6.2.4.4.

Activity		Activity specific standards
Construction		
P1	Temporary buildings ancillary to an approved building, construction, land subdivision or demolition project.	<ul style="list-style-type: none"> a. No single building shall exceed 50m² of GFA; except that, in the Commercial Central City Business, Industrial General, Industrial Heavy, Rural Quarry, Specific Purpose (Tertiary Education) or Specific Purpose (Airport) Zones, the GFA of a temporary construction building is not restricted provided that buildings are not placed in any setbacks required by the relevant zone. b. Temporary buildings shall be removed from the site within one month of completion of the project or, in the case of land subdivision sales offices, within one month of the sale of the last lot in the subdivision.

Activity		Activity specific standards												
		c. Temporary land subdivision sales offices shall meet the signage rules for the Commercial Local zone in sub-chapter 6.8.												
Events														
P2	Community gatherings, celebrations, non-motorised sporting events and performances including: <ol style="list-style-type: none"> carnivals and fairs; festivals; holiday observances; races; parades; concerts; and exhibitions. 	<ol style="list-style-type: none"> Events shall not be open to participants for more than: <ol style="list-style-type: none"> four consecutive weeks in any one year; or six weekends in any one year (including public holidays where these fall adjacent to weekends); or twelve non-consecutive days in any one year. Events shall meet the activity standards for temporary activities in Rule 6.1.6.2.3 with the exception of fireworks in association with an event, as follows: <table border="1"> <tr> <td>i.</td><td>Any day</td><td>From 9am to 10pm</td></tr> <tr> <td>ii.</td><td>Any day with an Event Permit allowing fireworks</td><td>From 9am to 12am</td></tr> <tr> <td>iii.</td><td>New Years' Eve/Day</td><td>From 9am to 1am</td></tr> <tr> <td>iv.</td><td>Guy Fawkes Night</td><td>From 9am to 11pm</td></tr> </table> From 10pm to 7am, events shall meet the rules for outdoor lighting in Rule 6.3.6, but are otherwise exempt from Rule 6.3.6. 	i.	Any day	From 9am to 10pm	ii.	Any day with an Event Permit allowing fireworks	From 9am to 12am	iii.	New Years' Eve/Day	From 9am to 1am	iv.	Guy Fawkes Night	From 9am to 11pm
i.	Any day	From 9am to 10pm												
ii.	Any day with an Event Permit allowing fireworks	From 9am to 12am												
iii.	New Years' Eve/Day	From 9am to 1am												
iv.	Guy Fawkes Night	From 9am to 11pm												
P3	Public meetings	Nil												
P4	Temporary buildings or other structures ancillary to an event listed in Rule 6.2.4.1 P2.	<ol style="list-style-type: none"> Temporary buildings or other structures shall not be erected on or remain on the site for more than two weeks before or after the event opens or closes to participants. Where events occur on non-consecutive days, on days between instances of the event opening to participants, public access to parts of the site that are normally accessible shall not be impeded. 												
P5	Retailing ancillary to a temporary event listed in Rule 6.2.4.1 P2.	Nil												
Filming														
P6	Commercial film or video production and ancillary buildings or structures; in any zone except an industrial zone.	<ol style="list-style-type: none"> Any such production shall not operate from the same exterior location for more than 30 days in a year. From 10pm to 7am, any such activity shall meet the noise standards for the relevant zone in Rule 6.1.5, but is otherwise exempt from noise standards in Sub-chapter 6.1. From 10pm to 7am, any such activity shall meet the rules for outdoor lighting in Rule 6.3.6, but is otherwise exempt from Rule 6.3.6. 												
Temporary artworks and community activities														

Activity		Activity specific standards																		
P7	Public and not-for-profit community activities and ancillary retailing (except as provided for in Rule 6.2.4.1 P2 or P10) in: <ul style="list-style-type: none"> a. any commercial zone; b. any open space zone; c. the Industrial General Zone; d. the Specific Purpose (Schools) Zone; e. the Specific Purpose (Tertiary Education) Zone; and f. the Transport Zone. 	Nil																		
P8	Public artworks.	Nil																		
P9	Structures for temporary gardens.	Nil																		
Temporary commercial activity																				
P10	Temporary markets (except as provided for by Rule 6.2.4.1 P2).	a. Temporary markets shall not operate from a single site for more than the following number of days per year: <table border="1"> <tr> <td>i.</td><td>Any zone not listed below</td><td>12 days</td></tr> <tr> <td>ii.</td><td>Any commercial zone</td><td>Unlimited</td></tr> <tr> <td>iii.</td><td>Transport Zone</td><td>Unlimited Advice Note: Markets in the Transport Zone may require an Events Permit</td></tr> <tr> <td>iv.</td><td>Any open space zone</td><td>Unlimited Advice Note: Markets in public open spaces and reserves may require an Events Permit</td></tr> <tr> <td>v.</td><td>Specific Purpose (Schools) Zone</td><td>26 days</td></tr> <tr> <td>vi.</td><td>Specific Purpose (Tertiary Education) Zone</td><td>26 days</td></tr> </table>	i.	Any zone not listed below	12 days	ii.	Any commercial zone	Unlimited	iii.	Transport Zone	Unlimited Advice Note: Markets in the Transport Zone may require an Events Permit	iv.	Any open space zone	Unlimited Advice Note: Markets in public open spaces and reserves may require an Events Permit	v.	Specific Purpose (Schools) Zone	26 days	vi.	Specific Purpose (Tertiary Education) Zone	26 days
i.	Any zone not listed below	12 days																		
ii.	Any commercial zone	Unlimited																		
iii.	Transport Zone	Unlimited Advice Note: Markets in the Transport Zone may require an Events Permit																		
iv.	Any open space zone	Unlimited Advice Note: Markets in public open spaces and reserves may require an Events Permit																		
v.	Specific Purpose (Schools) Zone	26 days																		
vi.	Specific Purpose (Tertiary Education) Zone	26 days																		
P11	Temporary retail activity in the Central City, not ancillary to another temporary activity, until 30 April 2018.	a. Temporary retail activity shall not occur in the Residential Central City Zone; b. In all zones other than the Central City Business and Avon River Precinct/Te Papa Ōtākaro Zones, temporary retail activity shall be limited to 30m ² GFA per site. c. Any retail activity shall meet all relevant rules for permanent activities for the relevant zone (including signage), except for the following:																		

Activity		Activity specific standards
		<ul style="list-style-type: none"> i. RD1 and RD2 under Rule 15.10.1.3; ii. Rule 15.10.2.1 Building setback and continuity; iii. Rule 15.10.2.2 Verandas; iv. Rule 15. 10.2.4 Minimum number of floors; v. Rule 15. 10.2.5 Flexibility in building design for future uses; vi. Rule 15.11.2.1 Landscaping and trees; vii. Rule 15.11.2.3 Flexibility in building design for future uses; viii. RD1 under Rule 15.11.1.3; ix. Rule 15.12.2.2 Flexibility in building design for future uses; x. Rule 15.12.2.4 Street scene, landscaping and open space; xi. Rule 15.12.2.7 Verandas on Colombo and High Streets; xii. Rule 15.12.2.8 Minimum number of floors on Colombo and High Streets; xiii. Rule 15.5.2.6 b. i and ii. Landscaping and trees; xiv. Rule 15.5.2.2 b. Building setback from road boundaries. <p>d. The relevant transport rules in Chapter 7.</p> <p>Advice Notes:</p> <ul style="list-style-type: none"> 1. By 30 April 2018, any temporary retail activity provided for by Rule 6.2.4.1 P11, with the exception of food trucks (see Rule 6.2.4.1 P12 below), must meet all relevant District Plan provisions for permanent activities. 2. While food trucks in public places are permitted for the purposes of the District Plan, their location and frequency will generally be regulated by licences and they will need to comply with the relevant policies, bylaws and reserve management plans.
P12	Food trucks not ancillary to another temporary activity, after 30 April 2018.	<ul style="list-style-type: none"> a. Food trucks shall not be located in the Residential Central City Zone; b. In all zones other than the Central City Business and Avon River Precinct/Te Papa Ōtākaro Zones, food trucks shall be limited to 30m² GFA per site. c. Food trucks shall meet all relevant rules for permanent activities for the relevant zone (including signage), except for the following: <ul style="list-style-type: none"> i. RD1 and RD2 under Rule 15.10.1.3;

Activity		Activity specific standards
		<ul style="list-style-type: none"> ii. Rule 15.10.2.1 Building setback and continuity; iii. Rule 15.10.2.2 Verandas; iv. Rule 15. 10.2.4 Minimum number of floors; v. Rule 15. 10.2.5 Flexibility in building design for future uses; vi. Rule 15.11.2.1 Landscaping and trees; vii. Rule 15.11.2.3 Flexibility in building design for future uses; viii. RD1 under Rule 15.11.1.3; ix. Rule 15.12.2.2 Flexibility in building design for future uses; x. Rule 15.12.2.4 Street scene, landscaping and open space; xi. Rule 15.12.2.7 Verandas on Colombo and High Streets; xii. Rule 15.12.2.8 Minimum number of floors on Colombo and High Streets; xiii. Rule 15.5.2.6 b. i and ii. Landscaping and trees; xiv. Rule 15.5.2.2 b. Building setback from road boundaries. <p>d. The relevant transport rules in Chapter 7.</p> <p>e. After 30 April 2018, food trucks shall not operate from the same privately-owned site for more than ten hours per week.</p> <p>Advice Note:</p> <p>1. While food trucks in public places are permitted for the purposes of the District Plan, their location and frequency will generally be regulated by licences and they will need to comply with the relevant policies, bylaws and reserve management plans.</p>
P13	Temporary commercial services in the Commercial Central City Business Zone, until 30 April 2018.	<ul style="list-style-type: none"> a. Temporary commercial services shall not exceed 30m² GFA per site. b. Any temporary commercial service shall meet all relevant rules for permanent activities for the relevant zone (including signage), except for the following: <ul style="list-style-type: none"> i. RD1 and RD2 under Rule 15.10.1.3; ii. Rule 15.10.2.1 Building setback and continuity; iii. Rule 15.10.2.2 Verandas; iv. Rule 15. 10.2.4 Minimum number of floors; v. Rule 15. 10.2.5 Flexibility in building design for future uses;

Activity		Activity specific standards
		c. The relevant transport rules in Chapter 7. Advice Note: By 30 April 2018, any temporary commercial service provided for by Rule 6.2.4.1 P13 must meet all District Plan provisions for permanent activities.
Training		
P14	Temporary military training activities and emergency management training activities.	a. Temporary military training activities and emergency management training activities shall meet the noise standards in Rule 6.1.4.2.3.

6.2.4.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 6.2.5, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 6.2.4.1 P1 that does not meet one or more of the activity specific standards. Any application arising from this rule shall not be limited or publicly notified.	a. Amenity – Rule 6.2.5.1 b. Transport - Rule 6.2.5.2 c. Site disturbance or alteration – Rule 6.2.5.5
RD2	Temporary activities or buildings: a. not provided for by Rule 6.2.4.1 P2 to P14; or b. listed in Rule 6.2.4.1 P2 to P14 that do not meet one or more of the relevant activity specific standards.	a. Amenity – Rule 6.2.5.1 b. Transport - Rule 6.2.5.2 c. Economic recovery and resilience – Rule 6.2.5.3 d. Competing requirements for the location – Rule 6.2.5.4 e. Site disturbance or alteration – Rule 6.2.5.5 f. Additional matters for Hagley Park – Rule 6.2.5.6 a.
RD3	Motorised sporting events	a. Amenity – Rule 6.2.5.1 b. Transport – Rule 6.2.5.2 c. Economic recovery and resilience – Rule 6.2.5.3 d. Competing requirements for the location – Rule 6.2.5.4 e. Site disturbance or alteration – Rule 6.2.5.5
RD4	a. Within a Wāhi Tapu / Wāhi Taonga Site of Ngai Tahu Cultural Significance identified in Schedule 9.5.6.1, any event	a. Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit – Rule 9.5.5.1

Activity	The Council's discretion shall be limited to the following matters:
<p>or temporary market attracting more than 500 people;</p> <p>b. temporary military training activity involving:</p> <p>i. more than 500 people; or</p> <p>ii. the discharge of ammunition or detonation of explosives.</p>	
<p>RD5</p> <p>a. Within Hagley Park, temporary parking ancillary to an activity provided for as P1 - P14 in Rule 6.2.4.1 or RD1 - RD4 in Rule 6.2.4.2, which is located within the dripline of a tree.</p>	<p>a. Additional matters for Hagley Park – Rule 6.2.5.6 b.</p>

6.2.4.3 Discretionary activities

The activities listed below are discretionary activities.

Activity
<p>D1</p> <p>In a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1, or in the Coastal Environment as shown on the Planning Maps, any:</p> <p>a. event or temporary market in an exterior location, other than:</p> <p>i. events confined to existing tracks or paved areas;</p> <p>ii. events located in Permitted Temporary Activities Areas identified in Appendix 6.11.10;</p> <p>iii. in the Coastal Environment only, events in any commercial, industrial, residential or specific purpose zone, or the Open Space Community Parks or Transport Zones.</p> <p>b. commercial film or video production in an exterior location, other than such production using pre-existing formed tracks or paved surfaces or in a Permitted Temporary Activities Areas identified in Appendix 6.11.10, which:</p> <p>i. lasts longer than three days; or</p> <p>ii. involves more than 200 people; or</p> <p>iii. involves motorised vehicle use, other than in the area of open unvegetated beach on the seaward side between Heyders Road and the mouth of the Waimakariri River.</p> <p>c. temporary military training activity in an exterior location, other than such activity using pre-existing formed tracks or paved surfaces or Permitted Temporary Activities Areas identified in Appendix 6.11.10, which:</p> <p>i. lasts longer than three days and involving more than 30 people; or</p> <p>ii. involves more than 200 people; or</p> <p>iii. involves the discharge of ammunition or detonation of explosives;</p> <p>iv. involves motorised vehicle use, other than in the area of open unvegetated beach on the seaward side between Heyders Road and the mouth of the Waimakariri River.</p>

Activity	
	v. involves boat launching, other than from an existing boat launch or in the area of open unvegetated beach on the seaward side between Heyders Road and the mouth of the Waimakariri River.

6.2.4.4 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any temporary buildings or structures within 12 metres of the centre line of a 110kV or a 220kV National Grid transmission line or within 10 metres of the centre line of a 66kV National Grid transmission line where any part of the building or structure exceeds 2.5 metres in height.

6.2.5 Rules - Matters of discretion

When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the table in Rule 6.2.4.2, and as set out for that matter below.

6.2.5.1 Amenity

- a. The extent to which the proposed activity will:
 - i. contribute positively to local character, amenity or sense of place and identity; or
 - ii. activate otherwise vacant or low-amenity spaces.
- b. The extent to which the location, scale, design, intensity or duration of the activity and any associated buildings will adversely affect the anticipated level of amenity in residential, commercial, rural, open space or specific purpose (Schools, Tertiary Education, Hospitals, Cemeteries) zones, particularly with respect to:
 - i. noise;
 - ii. outdoor lighting;
 - iii. hours of operation;
 - iv. cumulative effects of all temporary activities using the proposed location;
 - v. overshadowing;
 - vi. loss of privacy;
 - vii. visual amenity;
 - viii. waste management and littering; and
 - ix. alcohol-related anti-social behaviour.

6.2.5.2 Transport

- a. The extent to which the location, scale, intensity or duration of the activity and any associated buildings will adversely affect:
 - i. the efficiency of the transport network;
 - ii. public safety; and
 - iii. availability of parking for permanent commercial or community activities or local residents.

6.2.5.3 Economic recovery and resilience

- a. The extent to which the proposed activity will contribute positively to the local economy and create spill-over trade to permanent activities in commercial centres.

6.2.5.4 Competing requirements for the location

- a. The extent to which the proposed activity will limit public access to areas that would otherwise be accessible or restrict other temporary or permanent activities from making use of the location.

6.2.5.5 Site disturbance or alteration

- a. The extent to which proposed activities, buildings, associated earthworks, servicing or any additional accesses or car parking required will create an alteration or disturbance to any:
 - i. land;
 - ii. water bodies or their margins;
 - iii. vegetation; and/or
 - iv. ecosystems

that is irreversible or that will last beyond the duration of the activity or event and, where any such effects are reversible, the adequacy of any proposals for restoration.

6.2.5.6 Additional matters for Hagley Park

- a. The extent to which the activity will adversely affect:
 - i. existing landscape qualities, including vistas, water body margins and trees; and
 - ii. botanical and heritage features within the park.
- b. In relation to temporary parking within the dripline of trees:

- i. the extent to which the parking will result in disturbance to the ground or to the root systems of trees that would adversely affect the health or life span of the trees;
- ii. whether any such effects would be irreversible or last beyond the duration of the parking; and
- iii. where effects would be reversible or short-term, the adequacy of any proposals for restoration.

6.3 Outdoor Lighting

6.3.1 Introduction

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

This sub-chapter provides for artificial outdoor lighting throughout the district where it is required for night-time work, rural production, recreation, sport, entertainment, transportation and public health and safety, while managing the potential adverse effects of light spill and glare.

The provisions in this sub-chapter give effect to the Chapter 3 Strategic Directions Objectives.

6.3.2 Objective and policies

6.3.2.1 Objective — Artificial Outdoor Lighting and Glare

- a. Artificial outdoor lighting enables night-time work, rural production, recreation, sport, entertainment, transportation and public health and safety while:
 - i. managing adverse effects on residential, commercial, open space and rural amenity values; areas of natural, historic or cultural significance and the night sky; and
 - ii. avoiding interference with the safe operation of transport and infrastructure.

6.3.2.1.1 Policy — Enabling night-time activity while managing the adverse effects of artificial outdoor lighting

- a. Recognise and provide for artificial outdoor lighting for night-time activities and safety while managing its scale, timing, duration, design and direction in a way that:
 - i. avoids, remedies or mitigates adverse effects on the rest or relaxation of residents; or any areas of natural, historic or cultural significance;
 - ii. does not interfere with the safe operation of the transport network or aircraft;
 - iii. minimises unnecessary light spill into the night sky.

6.3.3 How to interpret and apply the rules

- a. The rules that apply to artificial outdoor lighting in all zones are contained in:
 - i. The activity status tables (including activity specific standards) in Rule 6.3.4 Control of Glare;

- ii. The activity status tables (including activity specific standards) in Rule 6.3.5 Control of Light Spill; and
 - iii. The Light Spill Standards by Zone in Rule 6.3.6.
- b. The following activities generating light spill or glare are exempt from Rules 6.3.4 and 6.3.5:
 - i. temporary lighting for the purposes of emergency response or public safety including lighting from emergency response vehicles, lighting at the scene of an emergency, and lighting of emergency services facilities in response to an emergency;
 - ii. reflected glare from structures or vehicles;
 - iii. glare from the lights of vehicles, trains, trams and aircraft; and
 - iv. light spill and glare from traffic signals and navigation aids.
- c. Activities involving artificial outdoor lighting are also subject to the rules in the relevant zone chapters.
- d. The activity status tables, rules and standards in the following chapters also apply to activities involving artificial outdoor lighting (where relevant):
 - 5 Natural Hazards;
 - 6 The other sub-chapters of General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage;
 - 11 Utilities and Energy; and
 - 12 Hazardous Substances and Contaminated Land.
- e. Illuminated signage is also subject to the controls on illuminated signage in sub-Chapter 6.8.
- f. The standards for lux spill shall be measured and assessed in accordance with Standard AS4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting).

6.3.4 Rules - Activity status tables — Control of glare

6.3.4.1 Permitted activities

The activities listed below are permitted activities if they meet the activity specific standards set out in the following table and the activity specific standards in Rule 6.3.5 Control of Light Spill.

Activities may also be restricted discretionary or non-complying as specified in Rules 6.3.4.2, 6.3.4.3 and 6.3.5.2.

Activity		Activity specific standards
P1	Any activity involving artificial outdoor lighting, other than activities specified in Rule 6.3.4.3 NC1 or NC2.	<p>a. All fixed exterior lighting shall, as far as practicable, be aimed, adjusted and/or screened to direct lighting away from the windows of habitable spaces of sensitive activities, other than residential units located in industrial zones, so that the obtrusive effects of glare on occupants are minimised.</p> <p>b. Artificial outdoor lighting shall not result in a greater than 2.5 lux spill (horizontal or vertical) into any part of a major or minor arterial road or arterial route identified in Appendix 7.12 where this would cause driver distraction.</p> <p>Advice Note: See Appendix 6.11.13 for guidance on lighting design to reduce light spill and glare.</p>

6.3.4.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 6.3.7, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 6.3.4.1 P1 that does not meet activity specific standard a..	a. Amenity – Rule 6.3.7.1
RD2	Any activity listed in Rule 6.3.4.1 P1 that does not meet activity specific standard b.. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the road-controlling authority (absent its written approval).	a. Transport safety – Rule 6.3.7.2

6.3.4.3 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity that results in a greater than 2.5 lux spill (horizontal or vertical) into any land outside the Specific Purpose (Airport) Zone that is within 500 metres of the threshold of a runway at Christchurch International Airport.
NC2	Any non-aeronautical ground lights in the areas shown in Appendix 6.11.7.4 that shine above the horizontal.

6.3.5 Rules - Activity status tables — Control of Light Spill

6.3.5.1 Permitted activities

The activities listed below are permitted activities if they meet the activity specific standards set out in the following table and the activity specific standards in Rule 6.3.4 Control of Glare.

Activities may also be restricted discretionary or non-complying as specified in Rules 6.3.4.2, 6.3.4.3 and 6.3.5.2.

Activity		Activity specific standards
P1	Any activity involving outdoor artificial lighting	<p>a. Any outdoor artificial lighting shall comply:</p> <ul style="list-style-type: none"> i. with the light spill standards in Rule 6.3.6 as relevant to the zone in which it is located, and; ii. where the light from an activity spills onto another site in a zone with a more restrictive standard, the more restrictive standard shall apply to any light spill received at that site. <p>Advice Note: See Appendix 6.11.13 for guidance on lighting design to reduce light spill and glare.</p>

6.3.5.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 6.3.7, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 6.3.5.1 P1 that does not meet the activity specific standard.	a. Amenity – Rule 6.3.7.1

6.3.6 Rules - Light Spill Standards by Zone

- a. The added horizontal or vertical illuminance from the use of artificial outdoor lighting must not exceed the limits in the following table of light spill standards by zone, when measured or calculated 2 metres within the boundary of any adjacent site.
- b. Where a site is divided by a zone boundary, each part of the site shall be treated as a separate site for the purpose of the standards contained in the following table of light spill standards by zone.

Table of Light Spill Standards by Zone

Zone or scheduled activity		Permitted lux spill (horizontal and vertical)
i.	Open Space Coastal Zone	4.0
ii.	Commercial Central City Business Zone	20.0
iii.	Commercial zones, all other	10.0
iv.	Residential Guest Accommodation Zone	5.0
v.	Industrial Park Zone; Industrial General Zone	10.0
vi.	Industrial zones, all other	20.0
vii.	Open Space Community Parks Zone; Open Space Natural Zone; Open Space Water and Margins Zone and Avon River Precinct / Te Papa Ōtākaro Zone	4.0
viii.	Open Space zones, all other	10.0
ix.	Papakāinga / Kāinga Nohoanga Zone	4.0
x.	Residential zones, all other	4.0
xi.	Rural Quarry Zone	10.0
xii.	Rural zones, all other	10.0
xiii.	Scheduled activities (taverns; service stations)	10.0
xiv.	Scheduled activities, all other	4.0
xv.	Specific Purpose (Cemetery) Zone; Specific Purpose (Hospital) Zone other than Christchurch Hospital; Specific Purpose (Schools) Zone; Specific Purpose (Tertiary Education) Zone; Specific Purpose (Flat Land Recovery) Zone	4.0
xvi.	Specific Purpose (Hospital) Zone - Christchurch Hospital; Specific Purpose (Golf Resort) Zone; Specific Purpose (Ruapuna Motorsport) Zone; Specific Purpose (Styx Mill Road Transfer Station) Zone; Specific Purpose (Defence Wigram) Zone	10.0
xvii.	Specific Purpose (Airport) Zone	20.0
xviii.	Transport Zone Advice Note: Exemptions from this standard can be found in 6.3.3.	Activities in the Transport Zone must meet the standards for the zones in which the adjacent sites are located.

6.3.7 Rules - Matters of discretion

When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the tables in Rules 6.3.4.2 and 6.3.5.2, and as set out for that matter below.

6.3.7.1 Amenity

- a. The extent to which the timing, duration, direction, intensity, focus, design, height or type of lighting (e.g. moving or intermittent) create adverse effects on local amenity values, particularly where any of the above is likely to result in sleep disturbance or to restrict the reasonable use of outdoor living or recreation areas;
 - i. Reference shall be made where appropriate to Australian Standards AS 4282 – 1997 (Control of the Obtrusive Effects of Outdoor Lighting) to determine degrees of glare or discomfort and appropriate mitigation measures.
- b. Any measures taken to mitigate the effects in a.;
- c. Whether the artificial lighting is necessary for public safety or security;
- d. The consistency of the proposal with permitted background levels of artificial outdoor lighting in the receiving environment and the purpose, function and anticipated activities of affected zones;
- e. The likelihood of additional lighting contributing to cumulative adverse effects on residential, commercial, rural or open space amenity values;
- f. Whether the timing, direction or design of the lighting contributes to avoidable or unnecessary light spill into the night sky, except in the Central City.
- g. The proximity of the proposed artificial lighting to, and any potential adverse effects on:
 - i. any Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1;
 - ii. any heritage item or heritage setting listed in Appendix 9.3.7.2;
 - iii. any Wāhi Tapu / Wāhi Taonga Site of Ngai Tahu Cultural Significance identified in Schedule 9.5.6.1;
 - iv. any Outstanding Natural Landscape identified in Appendix 9.2.9.2.2;
 - v. any Outstanding Natural Feature identified in Appendix 9.2.9.2.1;
 - vi. any Significant Feature identified in Appendix 9.2.9.2.3; and
 - vii. any Area of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8.

6.3.7.2 Transport safety

- a. The risk of any artificial lighting or glare creating a distraction or other impediment to the safe operation of the transport network, ships or aircraft.

6.5 Scheduled Activities

6.5.1 Introduction

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

This sub-chapter relates to the management of scheduled activities throughout the district. Scheduled activities are specific established activities that are not generally anticipated by the underlying zoning. The provisions of this chapter recognise the benefits provided by such activities by enabling their ongoing operation, rebuilding, redevelopment and limited expansion, in a manner that maintains or enhances the amenity values, character and natural values of the adjoining environment. Scheduled activities are wide ranging, and include community, spiritual and cultural facilities, service stations, holiday parks, taverns and public utilities.

The provisions in this sub-chapter give effect to the Chapter 3 Strategic Directions Objectives.

6.5.2 Objective and policy

6.5.2.1 Objective — Scheduled activities

- a. The community benefits provided by specific established activities, that are complementary to residential areas or that require distribution or location outside of commercial centres, are recognised and those activities are enabled to operate, rebuild, redevelop and expand on their existing sites in a way that maintains or enhances the amenity values, character and natural values of the adjoining residential, rural or open space environment.

6.5.2.1.1 Policy — Manage effects and expansion of scheduled activities

- a. Enable the ongoing operation, rebuilding, redevelopment and limited expansion of established scheduled activities that provide a community benefit where any significant adverse effects and expansion can be managed so as not to undermine other District Plan objectives including residential and rural amenity values, residential coherence, and the focusing of commercial and community activities in centres.

6.5.3 How to interpret and apply the rules

- a. On sites identified in Rule 6.5.7 Schedule of activities, the rules in sub-chapter 6.5 replace the zone rules for those sites with respect to the identified scheduled activity only.

- b. Any activity, other than the scheduled activity identified in Rule 6.5.7, shall be subject to the provisions of the zone listed in Rule 6.5.7 and shown on the planning maps.
- c. The rules that apply to the scheduled activities in Rule 6.5.7 are contained in:
 - i. the activity status tables (including activity specific standards) in Rule 6.5.4; and
 - ii. the built form standards in Rule 6.5.5.
- d. The activity status tables, rules and standards in the following chapters also apply to scheduled activities:
 - 5 Natural Hazards
 - 6 the other sub-chapters of General Rules and Procedures
 - 7 Transport
 - 8 Subdivision, Development and Earthworks
 - 9 Natural and Cultural Heritage
 - 11 Utilities and Energy
 - 12 Hazardous Substances and Contaminated Land

6.5.4 Rules - Activity status tables

6.5.4.1 Permitted activities

On the sites identified in Rule 6.5.7 Schedule of activities, the scheduled activities listed for each site in Rule 6.5.7 are permitted activities if they meet any relevant activity specific standards set out in the following table and the built form standards in Rule 6.5.5.

Activities may also be restricted discretionary or discretionary as specified in Rules 6.5.4.2 or 6.5.4.3.

Activity		Activity specific standards
P1	Scheduled public utilities	Nil
P2	Scheduled service centres and community centres	Nil
P3	Scheduled community facilities	Nil
P4	Scheduled spiritual facilities	Nil
P5	Scheduled cultural facilities	<p>a. There shall be no more than one residential unit on any site and it shall be for caretaker and site management purposes only.</p> <p>For Ferrymead Heritage Park only:</p> <p>b. Car parking shall be provided in accordance with the requirements for reserves in Table 7.2, unless Rule</p>

Activity		Activity specific standards
		7.4.2.10 (High trip generators) applies to any new activity on the site.
P6	Scheduled service stations	Nil
P7	Scheduled holiday parks	Nil
P8	Scheduled taverns	Nil

6.5.4.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 6.5.6, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 6.5.4.1 P1 - P8 that does not meet built form standard 6.5.5.1.	a. Distribution of commercial and community activities – Rule 6.5.6.1 b. Bulk and scale – Rule 6.5.6.2
RD2	Any activity listed in Rule 6.5.4.1 P1 - P8 that does not meet built form standard 6.5.5.2.	a. Distribution of commercial and community activities – Rule 6.5.6.1 b. Bulk and scale – Rule 6.5.6.2
RD3	Any activity listed in Rule 6.5.4.1 P1 - P8 that does not meet built form standard 6.5.5.3.	a. Minimum setback from road boundaries – Rule 6.5.6.3
RD4	Any activity listed in Rule 6.5.4.1 P1 - P8 that does not meet built form standard 6.5.5.4.	a. Minimum setback from internal boundaries – Rule 6.5.6.4
RD5	Any activity listed in Rule 6.5.4.1 P1 - P8 that does not meet built form standard 6.5.5.5.	a. Sunlight and outlook at boundaries with residential zones – Rule 6.5.6.5
RD6	Any activity listed in Rule 6.5.4.1 P1 - P8 that does not meet built form standard 6.5.5.6.	a. Outdoor storage areas – Rule 6.5.6.6
RD7	Any activity listed in Rule 6.5.4.1 P1 - P8 that does not meet built form standard 6.5.5.7.	a. Bulk and scale – Rule 6.5.6.2 b. Trees, planting and landscaping – Rule 6.5.6.7
RD8	Any activity listed in Rule 6.5.4.1 P1 - P8 that does not meet built form standard 6.5.5.8.	a. Bulk and scale – Rule 6.5.6.2 b. Trees, planting and landscaping – Rule 6.5.6.7
RD9	Any activity listed in Rule 6.5.4.1 P5 that does not meet activity specific standard b..	a. Minimum number of carpark required - Rule 7.4.4.1

6.5.4.3 Discretionary Activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity listed in Rule 6.5.4.1 P5 that does not meet activity specific standard a..

6.5.5 Rules - Built form standards

6.5.5.1 Building height

- a. The maximum height of any building shall be as follows:

	Scheduled activity	Zone(s)	Standard
i	Public utilities	Residential Suburban; Open Space Community Parks	9 metres
ii	Service centres and community centres	Residential Suburban; Residential Suburban Density Transition	9 metres
iii	Community facility	Residential Central City	As per the relevant height overlay shown on the Central City Maximum Building Height Planning Map
iv	Spiritual facility	All residential zones, except as below	9 metres
v	Spiritual facility	Residential Medium Density	11 metres
vi	Spiritual facility	Residential Central City	As per the relevant height overlay shown on the Central City Maximum Building Height Planning Map
vii	Cultural facility	Open Space Community Parks; Rural Urban Fringe	10 metres
viii	Service station	Residential Suburban; Residential Suburban Density Transition; Residential Medium Density; Rural Urban Fringe	9 metres
ix	Service station	Residential Central City 1	As per the relevant height overlay shown on the Central City Maximum Building Height Planning Map
x	Holiday Park	Residential Suburban; Rural Urban Fringe	9 metres
xi	Tavern	Residential Suburban; Residential Suburban Density Transition; Rural Urban Fringe	9 metres

6.5.5.2 Site coverage

- a. The maximum percentage of the net site area covered by buildings shall be as follows:

	Scheduled activity	Zone(s)	Standard
i	Public utility (Mairehau Depot)	Open Space Community Parks	40%
ii	Service centres and community centres	Residential Suburban; Residential Suburban Density Transition	50%
iii	Community facility	Residential Central City	55%
iv	Spiritual facility	All residential zones, except as below	50%
v	Spiritual facility	Residential Central City	55%
vi	Cultural facility (Yaldhurst Transport and Science Museum)	Rural Urban Fringe	40%
vii	Service station (including canopy)	Residential Suburban; Residential Suburban Density Transition; Residential Medium Density; Rural Urban Fringe	50%
viii	Service station (including canopy)	Residential Central City	55%
ix	Holiday Park	Residential Suburban; Rural Urban Fringe	45%
x	Tavern	Residential Suburban; Residential Suburban Density Transition; Rural Urban Fringe	40%

6.5.5.3 Building setback from road boundaries

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

	Scheduled activity	Zone(s) and overlay	Standard
i	Public utility	Residential Suburban; Open Space Community Parks	6 metres
ii	Service centres and community centres	Residential Suburban; Residential Suburban Density Transition	4.5 metres
iii	Community facility	Residential Central City	2 metres
iv	Spiritual facility	All residential zones except as below	4.5 metres
v	Spiritual facility	Residential Banks Peninsula; Accommodation and Community Facilities Overlay	3 metres
vi	Spiritual facility	Residential Central City	2 metres
vii	Cultural facility	Rural Urban Fringe	3 metres
viii	Cultural facility	Open Space Community Parks	5 metres
ix	Service station (excluding canopy)	Residential Suburban; Residential Suburban Density Transition; Residential Medium Density; Rural Urban Fringe	10 metres
x	Service station (excluding canopy)	Residential Central City	10 metres
xi	Holiday park	Residential Suburban; Rural Urban Fringe	4.5 metres

	Scheduled activity	Zone(s) and overlay	Standard
xii	Tavern	Residential Suburban; Residential Suburban Density Transition; Rural Urban Fringe	6 metres

6.5.5.4 Building setback from internal boundaries

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

	Scheduled activity	Zone(s)	Standard
i	Public utility	Residential Suburban; Open Space Community Parks	3 metres
ii	Service centres and community centres	Residential Suburban; Residential Suburban Density Transition	1 metres
iii	Community facility	Residential Central City	3 metres
iv	Spiritual facility	All residential zones except as below	1 metres
v	Spiritual facility	Residential Central City	3 metres
vi	Cultural facility	Open Space Community Parks; Rural Urban Fringe	3 metres
vii	Service station	Residential Suburban; Residential Suburban Density Transition; Residential Medium Density; Residential Central City; Rural Urban Fringe	6 metres
viii	Holiday Park	Residential Suburban; Rural Urban Fringe	3 metres
ix	Tavern	Residential Suburban; Residential Suburban Density Transition; Rural Urban Fringe	6 metres

6.5.5.5 Sunlight and outlook at boundaries with residential zones

- a. Scheduled activities on sites adjoining the zones specified below shall not include buildings projecting above the following recession planes:

	Scheduled activity	Zone(s)	Standard
i	All, where the site of the activity adjoins the zones specified	All residential zones (including Residential Guest Accommodation), all open space zones, and Specific Purpose (Schools), Specific Purpose (Tertiary Education) and Specific Purpose (Cemetery) Zones in the Central City	a. New buildings or extensions shall comply with the recession plane standards for the relevant zone adjoining the site of the scheduled activity.

6.5.5.6 Outdoor storage areas

- a. Any outdoor storage area ancillary to a scheduled activity shall meet the following standards:

	Scheduled activity	Zone(s)	Standard
i	All	All	<p>a. Any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining sites; and</p> <p>b. Outdoor storage areas shall not be located within the setbacks specified in Rules 6.5.5.3 and 6.5.5.4.</p> <p>These standards shall not apply where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year.</p>

6.5.5.7 Trees

- a. Sites shall include at least the minimum tree planting set out in the table below:

	Scheduled activity	Zone(s)	Standard
i	All	All	a. On boundaries adjoining residential, open space, rural or specific purpose (Schools, Hospital, Cemetery, Tertiary Education) zones, trees shall be provided and evenly spaced at a ratio of at least 1 tree for every 10m of the boundary.
ii	All	Open Space Community Parks; Commercial Banks Peninsula; Residential Central City	a. In addition to any planting required by Rule 6.5.5.7(a)(i) above, one tree shall be planted within or adjacent to the car parking area for every 5 car parking spaces.

- b. All trees required by this rule shall comply with the requirements in Appendix 6.11.6 Part A.

6.5.5.8 Planting and landscaping

- a. The minimum percentage of a site to be set aside as a landscaped area shall be as follows:

	Scheduled activity	Zone(s)	Standard
i	Cultural facility (Ferryroad Heritage Park)	Open Space Community Parks	50%

- b. All trees required by this rule shall comply with the requirements in Appendix 6.11.6 Part A.

6.5.6 Rules - Matters of discretion

When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the table in Rule 6.5.4.2, and as set out for that matter below.

6.5.6.1 Distribution of commercial and community activities

- a. The extent to which any proposed extension or expansion of the activity:
 - i. serves primarily local demand or, if serving a larger catchment:
 - A. requires a form and scale that would not be consistent with any commercial centres in that catchment; or
 - B. serves a primarily community or cultural function; or
 - C. provides necessary critical, social or physical infrastructure;
 - ii. is consistent with the function of commercial centres as the primary focus of commercial and community activity;
 - iii. in the Central City, adversely affects the consolidation of commercial activity in the Central City Business zone, and/or the coherence of residential areas and their capacity to support an increased residential population in the Central City.

6.5.6.2 Bulk and scale

- a. The extent to which increased building height or site coverage:
 - i. is consistent with the function and character of neighbouring sites;
 - ii. affects the amenity of adjoining sites or public spaces due to:
 - A. visual dominance;
 - B. loss of privacy;
 - C. shading; or
 - D. lack of visual interest or architectural variation;
 - iii. is visually mitigated by the design and appearance of the building, the quality and scale of any landscaping and tree planting proposed, site topography or the location of buildings within the site or any other factors;
 - iv. improves outcomes on the remainder of the site; for example, by allowing for the retention of mature trees or other features, naturalisation of water bodies, or reducing visual dominance of buildings on the boundaries of the site;
 - v. provides adequate area for site access, manoeuvring and other activities.

6.5.6.3 Minimum setback from road boundaries

- a. The extent to which the proposed setback of the building from the street and the design of any building facades visible from a public area:
 - i. are consistent with the function and character of surrounding zones and existing buildings on the site;
 - ii. provide visual interest appropriate to the context and character of the site and its surroundings;

- iii. incorporate architectural variation into the façade and building form to provide interest and to break up the bulk of the building;
- iv. maintain clear and visible visual and physical connections between the interior of any buildings and the road and other public spaces;
- v. provide opportunities for landscaping along road boundaries;
- vi. allow a more efficient, practical and higher amenity use of the remainder of the site or enable the protection of significant trees or other natural or heritage features on the site;
- vii. provide safe site access.

6.5.6.4 Minimum setback from internal boundaries

- a. The extent to which the proposed setback of the building from any boundary with a residential, open space or specific purpose (Schools, Tertiary Education, Cemetery, Hospitals) zone:
 - i. maintains adequate levels of privacy, daylight and outlook for occupants and neighbours;
 - ii. is adjacent to less sensitive areas on neighbouring sites such as driveways, parking or service areas;
 - iii. provides opportunities for landscaping along internal boundaries;
 - iv. allows a more efficient, practical and higher amenity use of the remainder of the site or enables the protection of significant trees or other natural or heritage features on the site.

6.5.6.5 Sunlight and outlook at boundaries with residential zones

- a. The extent to which any building intrusion into a recession plane:
 - i. overshadows and impacts on the outdoor living spaces and main living areas of residential buildings, and/or activities undertaken within the space affected, while having regard to the time of year that overshadowing is expected to occur;
 - ii. visually impacts on the adjoining residential zones;
 - iii. impacts on the privacy of an adjoining site;
 - iv. is mitigated by the extent and quality of any landscaping proposed;
 - v. is necessary in order to avoid, remedy or mitigate adverse effects on the building resulting from a natural hazard including inundation or flooding;
 - vi. allows a more efficient, practical and higher amenity use of the remainder of the site or enables the protection of significant trees or other natural or heritage features on the site.

6.5.6.6 Outdoor storage areas

- a. The extent to which:
- the quality and form of any fencing, landscaping or other screening minimises the visual effects of outdoor storage areas as viewed from the street or an adjoining property;
 - the materials or goods stored within the setback have an adverse visual effect or generate dust or odour nuisance;
 - outdoor storage areas are adjacent to less sensitive areas on neighbouring sites such as driveways, parking or service areas

6.5.6.7 Trees, planting and landscaping

- a. The extent to which the proposed tree planting or landscaping:
- achieves a high level of on-site amenity while minimising the visual impact of activities and buildings on the surroundings;
 - supports the growth of vegetation and its protection through the provision of adequate space and light, or other methods (e.g. barriers);
 - utilises species suitable to the site conditions (relevant guidance is provided in Appendix 6.11.6).

6.5.7 Rule - Schedule of activities

ID	Scheduled activity	Address	Legal Description	Zone	Map No
Scheduled Public Utilities					
PU1	Beckenham Water Services Yard and Pumping Station	54 Colombo Street	Pt RS 138 Canterbury Dist, Pt Lots 13,14,15,16,17,18DP 2527	Residential Suburban	46
PU2	Mairehau Depot	280 Westminster Street	Pt Lot 65 DP 13198	Open Space Community Parks	25
Scheduled Service Centres and Community Centres					
SC1	Fendalton Community Centre	170 Clyde Road	Lot 1 DP 25574	Residential Suburban	31
SC2	Beckenham Service Centre	66 Colombo Street	Pt Lots 1,2 DP 24288, Pt Lots 10,11,12,13,14,6,7,8,9 DP 2527	Residential Suburban	46
SC3	Fendalton Service Centre	4 Jeffreys Road	Lot 1 DP 81683	Residential Suburban	31
SC4	Linwood Service Centre	180 Smith Street	Lot 16 DP 23797	Residential Suburban Density Transition	39; 40

ID	Scheduled activity	Address	Legal Description	Zone	Map No
Scheduled Community Facilities					
CO1	Christchurch City Mission	275 Hereford Street	Lots 2,3 DP 10123, Lots 1,2 DP 1639	Residential Central City	Central City Map
CO2	ALPA Community Cottage	28 Hurley Street	Pt Res 28 Christchurch Town	Residential Central City	H11
CO3	Canterbury Women's Club	190 Worcester Street	Lot 1 DP 3969	Residential Central City	H16
Scheduled Spiritual Facilities					
-	All spiritual facilities in Residential zones established before 3 September 2010	Various	Various	Various Residential	-
SF1	Addington Kingdom Hall of Jehovah's Witnesses	13 Wrights Road	Lot 1 & 2 DP 49955; Lot 1 DP 74681	Residential Suburban Density Transition	38
SF2	Akaroa Catholic Church	25 Rue Lavaud	Lot 2 DP 41800	Residential Banks Peninsula	77, R5
SF3	Al Noor Mosque	101 Deans Avenue	Lot 2 DP 13689	Residential Medium Density	38
SF4	All Saints Anglican Church, Lounge and Hall	305 New Brighton Road	PT Lot 4 DP 18218; PT RS 7943 Dist Canterbury	Residential Suburban	26
SF5	Aranui Christian Centre / Maori Evangelical Fellowship Church	234 Breezes Road	Lot 5 DP 7971	Residential Suburban	33
SF6	Aranui Salvation Army Centre	34 Portsmouth Street	Lot 471 & 472 DP 22293	Residential Suburban	33
SF7	Avonhead Baptist Church	102, 102A Avonhead Road	Lot 7, 8 & 9 DP 16365	Residential Suburban	30
SF8	Avonhead Presbyterian Church	150 Withells Road	Lot 1 DP 50297; Lot 2 DP 27112	Residential Suburban	30
SF9	Avonside Community Church	125 Kerrs Road	Lot 3 DP 12250; Lot 1 DP 50559	Residential Suburban	33
SF10	Baps Shri Swaminarayan Mandir	19 Frank Street	PT RS 304 Dist Canterbury	Residential Medium Density	24

ID	Scheduled activity	Address	Legal Description	Zone	Map No
SF11	Beckenham Baptist Church	146 Colombo Street	Lot 2 DP 301236	Residential Suburban Density Transition	46
SF12	Beckenham Methodist Church	83 Malcolm Avenue	Lot 1 DP 43723	Residential Suburban	46
SF13	Belfast Salvation Army Centre	792 Main North Road	Lot 45 & 46 DP 716	Residential Suburban	12
SF14	Beulah Christian Fellowship	136, 140 Springfield Road	Lot 1 & 2 DP 72559; PT RS 257 Dist Canterbury	Residential Suburban Density Transition	32
SF15	Bible Baptist Church	3 Pages Road, Christchurch	PT Lot 2 DP 22554; Sec 3 SO 18346	Residential Suburban	33
SF16	Bishopdale Catholic Church	28 Cotswold Avenue	Lot 2 DP 83055	Residential Suburban	24
SF17	Bishopdale Church of Christ	409 Greers Road	Lot 632, 633 & 634 DP 21743	Residential Suburban	24
SF18	Bishopdale Reformed Church	92 Highsted Road	Lot 1 DP5 1632	Residential Suburban	18
SF19	Bishopdale Seventh Day Adventist Church	2 Bonita Place	Lot 11 DP 35665	Residential Suburban	24
SF20	Bishopdale-St Margaret's Presbyterian Church	94, 100 Farrington Avenue	Lot 1 DP 64135; Lot 779 & 780 DP 22941	Residential Medium Density	24
SF21	Breezes Road Baptist Church	151 Breezes Road	Lot 1 & 2 DP 15830	Residential Suburban	33
SF22	Bryndwr Baptist Church	159, 161 Aorangi Road	Lot 16 & 17 DP 15128	Residential Suburban	24
SF23	Bryndwr Gospel Chapel	179 Idris Road	Lot 2 DP 387188	Residential Suburban	24
SF24	Burnside Catholic Church	152 Memorial Avenue	PT Lot 1 & 2 DP 8452	Residential Suburban	31
SF25	Burnside Elim Community Church	193 Grahams Road	Lot 175 & 176 DP 21904	Residential Suburban	24
SF26	Burwood Christian Centre	52, 56 Bassett Street	Lot 1, 2 DP 30386; Lot 2 DP 14773	Residential Suburban	26
SF27	Carmelite Monastery	52 Halswell Road	Lot 1 DP 23464; PT Lot 1 DP 10210	Residential Suburban	38
SF28	Cashmere Hill Presbyterian Church	2 MacMillan Avenue	Lot 2 DP 390875	Residential Hills	46

ID	Scheduled activity	Address	Legal Description	Zone	Map No
SF29	Cashmere New Life Church	30 & 32 Colombo Street	Lot 3 DP 42990; PT Lot 6 DP 8538; Lot 4 DP 300754	Residential Suburban	46
SF30	Chinese Abundant Life Church	160 & 162 Edinburgh Street	Lot 1 & 2 DP 2309	Residential Suburban Density Transition	38
SF31	Christadelphian Bible Hall	554 Gloucester Street	Lot 189 DP 420; PT Lot 190 DP 420	Residential Medium Density	32
SF32	Christchurch Baptist of Burwood	9 Burwood Road	Lot 1 DP 46541	Residential Suburban	26
SF33	Christchurch Chinese Church	286 Greers Road	Lot 2 DP 51329	Residential Suburban	24
SF34	Christchurch Interfaith Society	17 Kirkwood Avenue	Lot 1 & 2 DP 80246	Residential Suburban	31
SF35	Christchurch Korean Church, Wairakei Road Bible Church	392 Wairakei Road	Lot 6 & 7 DP 221144	Residential Suburban	24
SF36	Christchurch North Elim Church	803 Main North Road	Lot 1 DP 20313; Lot 1 & 2 DP 51468	Residential Suburban	12
SF37	Christchurch North Methodist Church	18 Chapel Street	PT RS 203 Dist Canterbury	Residential Suburban Density Transition	24
SF38	Christchurch North Presbyterian Church	2 Daniels Road	PT Lot 1 DP 5815	Residential Suburban	18
SF39	Christchurch-Knox Presbyterian Church and Presbyterian Support Services	36, 40, 44 Bealey Avenue	Lot 1 & 2 DP 2715; PT Lot 3, PT Lot 3 DP 522; Lot 4 DP 522; Lot 1 & 2 DP 11407	Residential Central City	32, CC, H10
SF40	Christchurch-Korean Presbyterian Church	75 Packe Street; 105, 135 Purchas Street	Lot 1 DP 340171; Lot 1 & 2 DP 319522; Lot 2 DP 395971	Residential Medium Density	32
SF41	Christian Brothers Community	24A, 24B, 24C, 24D Wharenui Road	Lot 3 DP 417657; Lot 2 DP 355145; Lot 1 & 2 DP 417657	Residential Suburban / Residential Suburban Density Transition	38
SF42	Christian Spiritualist Church	182 Edgeware Road	Lot 1 DP 7123	Residential Medium Density	32

ID	Scheduled activity	Address	Legal Description	Zone	Map No
SF43	Church of Ascension and Office hall and vicarage	39 Major Hornbrook Road	Lot 1 DP 44412; PT Lot 23 DP 6838	Residential Hills	47
SF44	Church of the Holy Family	212 Burwood Road	PT RS 24495 Dist Canterbury	Residential Suburban	26
SF45	Durham Street Methodist Church	54 Chester Street West	Lot 2 DP 51328	Residential Central City	32, CC, H15
SF46	Ekalesia Au Uso Kerisiano Samoa, Aranui Gospal Hall	107A Marlow Road	PT Lot 2 DP 16273	Residential Suburban	33
SF47	Emmett Street Community Church	106 Emmett Street	Lot 287 & 288 DP 15523	Residential Suburban	25
SF48	Falelotu Kosipeli	40, 42 Somerset Crescent	PT Lot 1, Lot 2 DP 23774; PT Lot 1 DP 9880	Residential Medium Density	38
SF49	Ferrymead Kingdom Hall of Jehovah's Witnesses	485 Worcester Street	Lot 115 & 182 DP 420	Residential Medium Density	32
SF50	First Church of Christ Scientist	66 Carlton Mill Road	PT RS 6 Dist Canterbury	Residential Medium Density	31
SF51	Fo Guang Shan	2 Harakeke Street	Lot 1 DP 341759	Residential Suburban Density Transition	31
SF52	Grace Vineyard Church	113 Seaview Road	PT Lot 16 DP 100	Residential Suburban Density Transition	33, 26
SF53	Greek Orthodox Church	52 Malvern Street	Lot 9 DP 9241	Residential Suburban Density Transition	25
SF54	Halswell Catholic Church	56 Nicholls Road	Lot 2 DP 39637	Residential Suburban	49, 44
SF55	Hei Hei Broomfield Community Hub	126 Hei Hei Road	Lot 22 DP 19901	Residential Suburban	30
SF56	Holy Trinity Church, Belfry and Bell; St Francis Hall and Office; Holy Trinity Hall Complex - includes one residence	20 Lychgate Close	PT Lot 2 DP 26713	Residential Suburban Density Transition	32

ID	Scheduled activity	Address	Legal Description	Zone	Map No
SF57	St Saviours at Holy Trinity Church, Holy Trinity Lounge and Vicarage	17 Winchester Street, Lyttelton	Res 28 Dist Canterbury	Residential Banks Peninsula	R1, 52
SF58	Hoon Hay Catholic Church	3/170 Hoon Hay Road	Lot 9 & 10 DP 15518	Residential Suburban	45
SF59	Hoon Hay Presbyterian Church	5 Downing Street	Lot 7, 8, & 9 DP 16167	Residential Suburban	45
SF60	Hope Presbyterian Church	27 Amyes Road	Lot 3, 4, 5 & 6 DP 22321; PT Lot 2 Dp 22321	Residential Suburban	37
SF61	Hornby Salvation Army Centre	23 Manurere Street	Lot 153 DP 19823	Residential Suburban	36
SF62	Hosanna Baptist Community Church	51 Bridge Street	Lot 1 DP 42687	Residential Suburban	34
SF63	Ilam Seventh Day Adventist Church	22 Ilam Road	Lot 1 DP 81460; Lot 2 DP 80934	Residential Suburban	31
SF64	Knox Presbyterian Church	28 Wharf Road, Pigeon Bay	Lot 10 DP 9833	Residential Small Settlement	65, R2
SF65	Korean Full Gospel Church	537 Ferry Road	Lot 1 DP 12907	Residential Suburban	39
SF66	Life Church (La Vida Trust)	34A Hansons Lane	Lot 1 DP 71158; Lot 2 DP 40305; PT Lot 24 DP 15781	Residential Suburban	37
SF67	Linwood Avenue Union Church	378 Linwood Avenue; 119 & 121 Tilford Street	Lot 9, 10, 11 & 13 DP 17855	Residential Suburban	40
SF68	Linwood Baptist Community Church	576 Worcester Street; 165, 2/167 Linwood Ave	Lot 22, PT Lot 21 DP1531;	Residential Suburban Density Transition	32
SF69	Linwood Bible Chapel	78 Stanmore Road	Lot 1 & 2 DP 5752	Residential Medium Density	32
SF70	Linwood Congregational Church	239 Ferry Road	Lot 15, 16, 17 & 18 DP 407	Residential Medium Density	39
SF71	Linwood Salvation Army Centre	177 Linwood Avenue	Lot 1, 2 DP17401; PT Lot 20, PT Lot 21 DP 1791; Lot 18 DP 1531	Residential Suburban Density Transition	32
SF72	Linwood/Aranui-St Georges/Iona Presbyterian Church 1	599 & 601 Gloucester Street	PT Lot 60; Lot 61 DP 1532	Residential Suburban Density Transition	32

ID	Scheduled activity	Address	Legal Description	Zone	Map No
SF73	Linwood/Aranui-St Georges/Iona Presbyterian Church 2	304 Breezes Road	Lot 20 DP 899	Residential Suburban	33
SF74	Lyttelton Union Church	44 Winchester Street, Lyttelton	Sec 77 Lyttelton Town	Residential Banks Peninsula	R1, 52
SF75	Port Hills Uniting Parish	40 Winchester Street, Lyttelton	Sec 75 Lyttelton Town	Residential Banks Peninsula	52, R1
SF76	Mt Pleasant, Heathcote and Ferrymead Presbyterian Church	63 St Andrews Hill Road	Lot 1 DP 7978	Residential Hills	47
SF77	New Apostolic Church	356 Wairakei Road	Lot 200 & 203 DP 20382; Lot 200 & 201 DP 2211	Residential Suburban	24
SF78	New Brighton Union Church	24 Union Street; 10 Collingwood Street	Lot 2 DP 39564; Lot 53 DP 100	Residential Suburban Density Transition	33
SF79	Noah's Ark	27A Revelation Drive	Lot 3 DP 485106	Residential Hills	48
SF80	North Avon Baptist Church	99, 101, 105 North Avon Road; 8 Petrie Street	Lot 5, 6 DP 2701; PT Lot 5, Lot 6 DP 2702	Residential Suburban	32
SF81	North Avon Presbyterian Church	56 Petrie Street	Lot 36 & 38 DP 3463	Residential Suburban	32
SF82	North Beach Christian Fellowship	143 Tedder Avenue	Lot 3 & 4 DP 4876	Residential Suburban	26
SF83	North Beach Samoan Assembly of God Church	246 Bower Avenue	Lot 13 & 17 DP 3130; Lot 1 & 2 DP 6569	Residential Suburban	26
SF84	Oasis Baptist Community Church	306 Waterloo Road	Lot 201 DP 18599	Residential Suburban	36
SF85	Opawa Baptist Church	276, 277 Wilsons Road; 205, 209 Hastings Street East	Lot 1 DP 24698; PT Lot 72 DP 45; Lot 2 DP 11112; Lot 6 & 7 DP 3680; PT Lot 65 DP 45	Residential Medium Density	39
SF86	Opawa Community Church	3, 7 Aynsley Terrace; 158 Opawa Rd	Lot 1, 2 DP 27875; PT Lot 9 DP 1666	Residential Suburban	39
SF87	Oxford Terrace Baptist Church	288, 294 Oxford Terrace; 79 Chester Street East	PT Lot 1 DP 3349; PT Sec 525, Sec 527 Christchurch Town	Residential Central City	32, CC, H16

ID	Scheduled activity	Address	Legal Description	Zone	Map No
SF88	Papanui Baptist Church	144, 146 Sawyers Arms Road; 10 La Perouse Place	Lot 1 DP 19452; RS 39552 Dist Canterbury; Lot 2 DP 41675; Lot 42 DP 36378	Residential Suburban	24
SF89	Parklands Kingdom Hall of Jehovah's Witnesses	3 Waitikiri Drive	Lot 7 DP 54875	Residential Suburban	20
SF90	Plymouth Brethren - Aylesford St	115 Aylesford Street	Lot 2 DP 30983	Residential Suburban	25
SF91	Plymouth Brethren - Breens Rd	24 Breens Road	Lot 1 DP 50457	Residential Suburban	23
SF92	Plymouth Brethren - Grahams Rd	3 Grahams Road	Lot 11 & 12 DP 22851	Residential Suburban	30
SF93	Plymouth Brethren - Harewood Rd	412 Harewood Road	Lot 2 DP 55759	Residential Suburban	24
SF94	Plymouth Brethren - Main North Rd	627 Main North Road	Lot 5 DP 17889	Residential Suburban	11
SF95	Plymouth Brethren - Tillman Ave	9 Tillman Avenue	Lot 1 DP 67026	Residential Suburban	24
SF96	Plymouth Brethren - Tuckers Rd	58 Tuckers Road	Lot 68 DP 63475	Residential Suburban	18
SF97	Quinns Road Bible Chapel	150 Quinns Road	PT Lot 35 DP 15260	Residential Suburban	25
SF98	Rasullulah Centre	3 Leacroft Street	Lot 885, 886 and 887 DP 22942	Residential Medium Density	24
SF99	Reformed Church of Christchurch	1/61 Cornwall Street	Lot 2 DP 63251	Residential Suburban Density Transition	32
SF100	Reformed Church of Dovedale	28 Shands Road	Lot 1 DP 27389	Residential Suburban Density Transition	36
SF101	Riccarton Baptist Church	110 Peverel Street	Lot 22, 23 & 24 DP 9725	Residential Suburban Density Transition	38
SF102	Riccarton Community Church	48 Elizabeth Street	Lot 2 DP 21277; PT Lot 3 DP 8503; Lot 4 DP 8303	Residential Medium Density	38

ID	Scheduled activity	Address	Legal Description	Zone	Map No
SF103	Riccarton-St Ninian's Presbyterian Church	5, 9 Puriri Street	Lot 2 & 3 DP 26214	Residential Suburban	31
SF104	Romanian Orthodox Church of the Dormition of the Theotokos	40 Phillips Street	Lot 107 & 108 DP 38	Residential Medium Density	39
SF105	Rowley Avenue Bible Chapel	26 Rowley Avenue	Lot 46 & 47 DP 27887	Residential Suburban	45
SF106	Rutland Street Church	12 Rutland Street	Lot 14, 15, 16 & 17 DP 6614	Residential Suburban Density Transition	32, 25
SF107	Samoan Addington Seventh Day Adventist	61 Brougham Street	Lot 1 DP 44839	Residential Medium Density	38
SF108	Samoan Congregational Church	91 Dyers Road	Lot 33 DP 405028; PT Lot 9 DP 49848	Residential Suburban	40
SF109	Shirley Methodist Church	168 North Parade; 6 New Brighton Road	PT Lot 9 DP 3856	Residential Medium Density	32, 25
SF110	Shirley Samoan Assembly of God Church	341 Hills Road	Lot 36 & 37 DP 13198	Residential Suburban	25
SF111	South West Baptist Church – Halswell	6, 10 Balcairn Street	Lot 15 & 16 DP 28414	Residential Suburban	44
SF112	South West Baptist Church – Spreydon	235, 242 & 248 Lyttelton Street; 31 & 55 Cobham Street	Lot 1 & 2 DP 80743; Lot 16 & 19 DP 24754; Lot 4 & 5 DP 7606	Residential Suburban Density Transition	38
SF113	Spreydon-St James Presbyterian Church	46 Bewdley Street	Lot 2 DP 301512	Residential Suburban Density Transition	38
SF114	St Aidan's Church, Vicarage and Hall	63 Brookside Terrace	Lot 75 DP 15693	Residential Suburban	24
SF115	St Albans Baptist Church	64 McFaddens Road	Lot 4 DP 70361	Residential Suburban	25
SF116	St Albans Uniting Church	36 Nancy Avenue; 262 Knowles Street	Lot 2 DP 38769; Lot 47 DP 15961	Residential Suburban	25
SF117	St Ambrose Church, Hall and Former Vicarage	309 Breezes Road	Lot 3, PT Lot 4 DP 3564	Residential Suburban	33

ID	Scheduled activity	Address	Legal Description	Zone	Map No
SF118	St Andrew's Church and Hall - Diamond Harbour	85 Marine Drive	Lot 36 & 37 DP 10949	Residential Banks Peninsula	59, R1
SF119	St Andrew's Church and Sunday School – Redcliffs	148 Main Road	Lot 1 DP 926; PT Lot 1 DP 1228	Residential Suburban	48
SF120	St Andrew's Church, Lounge and Kitchen	107 Marriotts Road	Lot 6 & 7 DP 5675; PT Lot 8 DP 5675	Residential Suburban	26
SF121	St Anne's Church and Hall	9 Wilsons Road South	PT Lots 10 & 11 DP 6118; Lot 9 DP 6118	Residential Suburban	46
SF122	St Augustines Church, Tower, Hall and Hannan Room	5 Cracroft Terrace	Lot 1 DP 78644	Residential Hills	46
SF123	St Barnabas Church, Hall and Parish Administration Offices	8 Tui Street	Pt RS 18 Canterbury Dist, Pt RS 18 Canterbury Dist, Pt Lots 3,4,4A,4A,5 DP 2528, Lot 6 DP 2528	Residential Suburban	31
SF125	St Chads Church and Hall	1 Carnarvon Street	Lot 2 DP 378215	Residential Suburban	33
SF126	St Christopher's Church, Hall 1958, and Hall 1964	242 Avonhead Road	Lot 1 DP 78643; Lot 2 DP 21506	Residential Suburban	30
SF127	St Columba's Church, Hall and Vicarage	452 Main South Road	Lot 1 DP 17023	Residential Medium Density	36
SF128	St David's Church and Hall	831 Main North Road	Lot 1 DP 45051	Residential Suburban	12
SF129	St Faith's Church and Parish Hall	46 Hawke Street	Lot 2 DP 305285	Residential Suburban Density Transition	26
SF130	St James' Church, Parish Lounge and Church House Offices	65, 69 Riccarton Road	Lot 1 & 2 DP 396599	Residential Medium Density	31
SF131	St John the Evangelist Church - Duvauchelle	6079 Christchurch Akaroa Road	Lot 2 DP 302088	Residential Banks Peninsula	70, R4
SF132	St John the Evangelist Church - Okains Bay	1131 Okains Bay Road	Lot 2 DP 53311	Residential Small Settlement	68, R5

ID	Scheduled activity	Address	Legal Description	Zone	Map No
SF133	St John's Church - Little River	4183 Christchurch Akaroa Road	PT RS 4259 Dist Canterbury	Residential Small Settlement	69, R4
SF134	St John's Church and Hall	2-4 Chedworth Avenue	Lot 2 DP 38458; Lot 1 DP 38458	Residential Suburban	24
SF135	St John's Church and Hall	10 St Johns Street	Lot 2 DP 38652	Residential Suburban	40
SF136	St John's Methodist Church	49 Bryndwr Road	Lot 2 DP 25855	Residential Suburban	31
SF137	St John's Union Church	4 Augusta Street	PT Lot 39 DP 926	Residential Suburban	48
SF138	St Kentigern's Burwood United Parish	45 Rookwood Avenue	Lot 25 DP 5753; PT Lot 24 DP 6099	Residential Suburban	26
SF139	St Luke the Evangelist Church and Vicarage	248 Manchester Street	Lot 1 DP 70089; PT Lot 2 DP 70089	Residential Central City	32, CC, H11
SF140	St Luke's Church	212 Pine Avenue	Lot 43 & PT Lot 42 DP 884	Residential Suburban	34
SF141	St Luke's Methodist Church	438 Halswell Road	Lot 1 DP 23481; Lot 2 DP18478	Residential Suburban	49
SF142	St Luke's Samoan Assembly of God Church	21 St Lukes Street	Lot 2 DP 392141, Lot 8, 9 & 10 DP 43076	Residential Suburban	40
SF143	St Mark's Church and Hall	1 Vincent Place	Lot 1 DP 36248	Residential Suburban	39
SF144	St Mark's Methodist Church	94 Barrington Street; 5, 7 Somerfield Street	Lot 2 DP 22623; PT Lot 13 & PT Lot 14 DP 1885	Residential Suburban	45
SF145	St Martin's Church, Hall, Others and Vicarage	56 Lincoln Road; 15 Dundee Place	Lot 1 DP 17103; Lot 2 DP 19087; PT Lot 6 DP 1981; Pt Lot 2 DP 17103	Residential Suburban	38
SF146	St Martin's Presbyterian Church	43 St Martins Road	PT Lot 1 DP 6412	Residential Suburban	46
SF147	St Martin's Seventh Day Adventist Church	32 Riverlaw Terrace	Lot 5 DP 40173	Residential Suburban	39

ID	Scheduled activity	Address	Legal Description	Zone	Map No
SF148	St Mary's Church, Hall, Office and Vicarage, Merivale	24, 26, 30 Church Lane	Lot 1 DP 40505; Lot 1 DP 1720; Lot 1 DP 308329	Residential Medium Density	31
SF149	St Mary's Church and Belltower, Addington	30 Church Square	PT RS 72 Dist Canterbury	Residential Medium Density	38
SF150	St Mary's Church and Parish Hall, Halswell	329 Halswell Road	Lot 1 DP 60019	Residential Suburban	44
SF151	St Mary's Church and Parish Hall, Heathcote	2 Truscotts Road	Lot 25 & 26 DP 317; PT RS 19 Dist Canterbury	Residential Suburban	47
SF152	St Matthew's Church and Hall	143 Cranford Street	Lot 85 & PT Lot 86 DP 1527	Residential Suburban Density Transition	25
SF153	St Nicholas Church and Fellowship Centre	231 Barrington Street	Lot 10 DP 46856; PT Lot 1 DP 43402	Residential Suburban Density Transition	45
SF154	St Paul's Church, Parish Hall and Office	1 Harewood Road; 51 Bellvue Avenue	Lot 5, 6, 7 & 9 DP 16730; PT Res 64 Dist Canterbury	Residential Medium Density	24
SF155	St Pauls Lutheran Church	130 Burwood Road	Lot 1 DP 52160	Residential Suburban	26
SF156	St Peter's Church	24 Main South Road	PT Lot 2 DP 13527	Residential Suburban Density Transition	30
SF157	St Peter's Church and Parish Lounge	10 Rue Balguerrie	PT RS 200 Dist Canterbury	Residential Banks Peninsula	77, R5
SF158	St Peter's Parish Hall, Bowden Sunday School Hall	25 Yaldhurst Road	PT Lot 2 DP 13527	Residential Suburban Density Transition	30
SF159	St Saviour's Church and Hall	50 Kirk Road	Lot 1 DP 7455; PT RS 3124 Dist Canterbury	Residential Suburban	35
SF160	St Saviour's Church and Hall	202 Colombo Street	Lot 2 DP 6744; Lot 8 & 9 DP 9862; PT RS 227 Dist Canterbury	Residential Medium Density	39
SF161	St Silas Church	241 Main North Road	PT Lot 4 DP 15355; PT RS 291 Dist Canterbury	Residential Suburban	18
SF162	St Stephen's Church / Marsden Centre and Vicarage	2-6 Emmett Street	Lot 178, 179, 180 & 181 DP 15482	Residential Suburban	25

ID	Scheduled activity	Address	Legal Description	Zone	Map No
SF163	St Stephen's Methodist Church	376 Yaldhurst Road	Lot 3 DP 312492; PT Lot DP 338; PT RS 1226 Dist Canterbury	Residential Suburban	30
SF164	St Stephen's Presbyterian Church	190, 192 Aorangi Road	Lot 4, 5 DP 25168	Residential Suburban	31
SF165	St Thomas' Church and Hall	17 Strowan Road	Lot 56 DP 730	Residential Suburban	31
SF166	St Timothy's Burnside Anglican Church, Lounge and Vicarage	40-46 Kendal Avenue	Lot 399, 400, 401, 402 & 403 DP 20512	Residential Suburban	23
SF167	Subud Centre	105 Bridle Path Road	Lot 1 & 2 DP 2576; PT RS 19 Dist Canterbury	Residential Suburban	47
SF168	Sumner Uniting Church	6 Hardwicke Street	Lot 44 DP 13	Residential Suburban Density Transition	48
SF169	Sydenham Salvation Army Centre	250 Colombo Street	Lot 1 & 2 DP 1235	Residential Medium Density	39
SF170	Te Rangimarie Centre	360 Gloucester Street	Lot 1 DP 25875; PT RS 26 Dist Canterbury	Residential Medium Density	32
SF171	The Church in Christchurch	99 & 105 Mathers Road	Lot 458, 459, 460 & 461 DP 27578	Residential Suburban	45
SF172	The Church of Jesus Christ of Latter Day Saints - Avon River	31 MacKenzie Avenue	Lot 1 & 2 DP 35792; PT Lot 1 DP 4961	Residential Suburban Density Transition	39
SF173	The Church of Jesus Christ of Latter Day Saints - Cashmere	81 Ashgrove Terrace	Lot 1 DP 42842	Residential Suburban	45
SF174	The Church of Jesus Christ of Latter Day Saints – Merivale	25 Fendalton Road	Lot 2 DP 26862	Residential Suburban	31
SF175	The Lamb of God Centre	19 Thames Street	Lot 1 DP 6309; Lot 2 DP 16093	Residential Suburban	25
SF176	The Oratory	141 Rutland Street	Lot 1 DP 23263	Residential Suburban	24
SF177	The Potters House Christian Church	12 Berwick Street	Lot 1 DP 22800	Residential Suburban Density Transition	32
SF178	The Spiritualist Church of New Zealand	41 & 43 Glenroy Street	PT Lot 1 & 2 DP 455	Residential Suburban	40

ID	Scheduled activity	Address	Legal Description	Zone	Map No
SF179	Travis Junction Life Centre	158 Travis Road; 71, 86 Atlantis Street	Lot 1, 2 DP 48405; Lot 101 DP 302934	Residential Suburban	26
SF180	True Jesus Church	7 & 9 Whiteleigh Avenue	PT Lot 1 DP 22425; Lot 2 DP 64955; PT Lot 4 DP 2851; Lot 1 DP 64955	Residential Medium Density	38
SF181	Upper Riccarton Methodist Church	20 Yaldhurst Road; 3 Brake Street	Lot 73 DP 212; PT Lot 41 DP 201	Residential Suburban Density Transition	30
SF182	Woolston Catholic Church	739 Ferry Road	PT Lots 4 & 5 DP 1932	Residential Suburban	40
SF183	Yolin Korean Church	180 Clarence Street	Lot 1 DP 10884; Lot 26 DP 552	Residential Medium Density	31
Scheduled Cultural Facilities					
CU1	Yaldhurst Transport and Science Museum	26 School Road	Pt RS 1482 Canterbury Dist	Rural Urban Fringe	29
CU2	Ferrymead Heritage Park	50 Ferrymead Park Drive; 275 Bridle Path Road	Lots 1 & 2 DP 75787; Lot 3 DP 75788; Lot 1 DP 75789; PT LOT 5 DP 860; PT RS 8 (BM 341); Lots 1 & 2 DP 28250; PT RS 8 (A 6402, BM 341); Lots 6-7 & 9 DP 814; PT Lots 8 & 34 DP 814; PT RS 43; Lots 1 & 2 DP 40605; Lots 1-3 DP 28401; RS 38893 (SO 9125)	Open Space Community Parks	47
Scheduled Service Stations					
SS1	Armagh Auto	317 Barbadoes Street	Lot 1 DP 71840	Residential Central City	H16
SS2	Z Energy Barrington	253 Barrington Street	Lot 1 DP 44640	Residential Suburban Density Transition	45
SS3	Beach Road Tyre and Auto Centre	89-91 Beach Road	Lots 1 & 2 DP 25521	Residential Suburban	26
SS4	Bealey Avenue Service Station	270 Bealey Avenue	Lots 1-4 DP 6752, Pt TR 159	Residential Central City	H11
SS5	On the Go Middleton	324 Blenheim Road	Lot 12 DP 13576	Residential Suburban	38
SS6	Blighs Road Service Station	64 Blighs Road	Lot 1 DP 28218 Lots 3 & 6 DP 1978	Residential Suburban	24
SS7	Bromley Auto Services	427 Breezes Road	Lot 1 DP 16645	Residential Suburban	33

ID	Scheduled activity	Address	Legal Description	Zone	Map No
SS8	Z Energy Woolston	417-419 Ferry Road	Lots 1-3 DP 9049; Lot 4 DP 198	Residential Suburban Density Transition	39
SS9	Mobil Ferry Road	619 Ferry Road	Pt Lot 9 DP 10453, Pt Lot 1 DP 39	Residential Suburban	40
SS10	BP Halswell	244 Halswell Road	Lot 5 DP 18615, Lots 10,7,8,9 DP 20563	Residential Suburban	44
SS11	Challenge! Halswell	345 Halswell Road	Lot 2 DP 339018, Lot 2 DP 46884	Residential Suburban	49
SS12	Z Energy Bishopdale	208-210 Harewood Road	Lots 40-41 DP 17536 Pt Lot 1 DP 12609	Residential Suburban	24
SS13	Z Energy New Brighton	38-40 Hawke Street	Lot 1 DP 25884 Pt Lot 79 DP 140 Lot 1 DP 44932	Residential Suburban Density Transition	26; 27
SS14	BP Mairehau	435 Innes Road	Lots 4 & 5 DP 18127	Residential Suburban	25
SS15	Z Energy Addington	250 Lincoln Road	Lots 1,2,3 DP 42678	Residential Medium Density	38
SS16	BP Linwood	457 Linwood Avenue	Lot 1 DP 75853	Residential Suburban	40
SS17	BP Redcliffs	172 Main Road	Lot 1 & Pt Lot 2 DP 10599	Residential Suburban	48
SS18	Caltex Redwood	315 Main North Road	Pt Lot 2 DP 19040, Lot 1 DP 27253	Residential Suburban	18
SS19	Z Energy Belfast	713 Main North Road	Lot 1 DP 15151 Lot 1 DP 71863	Residential Suburban	12
SS20	Challenge Milton Street	115 Milton Street	Lots 3-5 DP 6505	Residential Suburban Density Transition	39
SS21	JD Motors	129 North Avon Road	Pt Lot 1 DP 2702, Lot 2 DP 2702	Residential Suburban	32
SS22	Mobil Aranui	336 Pages Road	Pt Lots 1 & 2 DP 60189	Residential Suburban	33
SS23	Z Energy Riccarton	33 Riccarton Road	Lot 4 DP 63363	Residential Medium Density	31
SS24	Caltex Russley Service Station	4 Russley Road	Pt Lot 1 DP 79303	Residential Suburban	30
SS25	BP Sawyers Arms Road	262 Sawyers Arms Road	Lot 2 DP 42741	Residential Suburban	18
SS26	Springs Road Auto Services Ltd	101 Springs Road	Lot 14 DP 15897	Residential Suburban	37
SS27	Goodyear Auto Service Centre Shirley	49 Warrington Street	Lot 2 DP 378413	Residential Suburban Density Transition	25

ID	Scheduled activity	Address	Legal Description	Zone	Map No
SS28	Caltex Withells Road	202 Withells Road	Lot 1 DP 23721	Residential Suburban	30
SS29	Z Energy Yaldhurst	39 West Coast Road	Lot 1 DP 47884, Lot 2 DP 75519	Rural Urban Fringe	29
SS30	Z Energy Linwood	214 Linwood Avenue	Lot 1 DP 54493	Residential Suburban Density Transition	32; 39
SS31	BP Fendalton	1 Memorial Avenue	Lot 2 DP 12792, Lot 1 DP 18466, Pt Lot 2 DP 18466, Lot 1 DP 26482, Lots 1, 4 DP 459881	Residential Suburban	31
SS32	St Martins Garage	238 Centaurus Road	Lot 1 DP 675	Residential Suburban	46
SS33	Mobil Wainoni	175 Wainoni Road	Lot 2 DP 12297, Pt Lot 3 DP 14198	Residential Suburban	33
SS34	Mobil Wigram	243 Main South Road	Lot 1 DP78344, Lot 2 DP78344	Residential Suburban	37
SS35	BP Westburn	196 Waimairi Road	Lot 1 DP 20449	Residential Suburban	30
Scheduled Holiday Parks					
HP1	Top 10 Holiday Park	39 Meadow Street	Lot 2 DP 334194; Lot 2 DP 369252; Lot 5 DP 17113; Lot 1 DP 334194; Lot 20 DP 7349; Lots 1 & 2 DP 36928	Residential Suburban; Rural Urban Fringe	24
Scheduled Taverns					
TN1	Blenheim Road Tavern	280 Blenheim Road	Lot 1 DP 77136	Residential Suburban; Residential Suburban Density Transition	38
TN3	Parklands Tavern	6 Inwoods Road	Lot 1 DP 81181	Residential Suburban	20
TN4	Avonhead Tavern	120 Withells Road	Pt Lot 2 DP 29243	Residential Suburban	30
TN5	Belfast Hotel	899 Main North Road	Lot 1 DP 331273, Lot 1 DP 334238, Lot 1 DP 76408	Residential Suburban; Rural Urban Fringe	12
TN6	Black Horse Hotel	33 Lincoln Road	Lots 1,3 DP 80912	Residential Suburban	38

6.6 Water Body Setbacks

6.6.1 Introduction

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

This sub-chapter relates to the management of activities and development adjacent to classified water bodies and their margins in order to protect and enhance the values and functions of these areas.

Classified waterbodies are identified on the Planning Maps and also in Appendix 6.11.5.4. The characteristics of each classification of water body are described in Appendix 6.11.5.1.

The provisions in this sub-chapter give effect to the Chapter 3 Strategic Directions Objectives.

6.6.2 Objective and Policies

6.6.2.1 Objective – Protection of water bodies and their margins from inappropriate use and development

- a. Activities and development in water body margins are managed in a way that protects and/or enhances the following values and functions of the water body and its margins: flood management; water quality; riparian or aquatic ecosystems; the natural amenity and character of the water body; heritage or cultural values; and access where appropriate for recreation, customary practices including mahinga kai, or maintenance.

6.6.2.1.1 Policy – Naturalisation of water bodies and their margins

- a. Take a catchment-wide approach to protecting and/or enhancing the natural form, function and ecology of water bodies and their margins in order to maintain or improve (where degraded) water quality, flood control, biodiversity, bank stability, mahinga kai, and amenity values, while:
 - i. in City and Settlement areas, supporting the provision of ecological corridors and public access where possible, recognising this may not be fully achievable for some classifications of water body because of historic development patterns or adjoining land uses.
 - ii. in Rural areas, providing for rural activities while:
 - A. ensuring adverse effects of land uses on the functions of water bodies are managed; and
 - B. recognising that protecting or improving water quality is a priority matter.
 - iii. in Natural areas, minimising development in water body setbacks.

6.6.2.1.2 Policy – Setbacks from water bodies

- a. Manage adverse effects of activities on water bodies and their margins within setbacks in a manner that is consistent with the classification of the water body.

	Water body classification (The characteristics of each water body classification are described in Appendix 6.11.5.1)	Functions of the water body setback
i.	All	<ul style="list-style-type: none"> a. Providing a buffer zone for natural erosion, sedimentation and land movement in the weak saturated soils that border water bodies; and minimising the risk that these processes pose to buildings or other structures. b. Minimising flood risk and damage by providing flood storage capacity, dispersal and effective land drainage; and managing risk and damage from structures that transfer flood hazard. c. Improving water quality and catchment-wide ecosystem health by filtering potential contaminants. d. Allowing space for riparian planting where possible in a continuous corridor to improve ecological values, and bank and slope stability. e. Providing access for the maintenance of water bodies and any associated hazard protection works.
ii.	Downstream waterway	<ul style="list-style-type: none"> a. Maintaining or enhancing habitat for terrestrial and aquatic animals and plants. b. Encouraging the establishment, retention and maintenance of significant appropriate riparian vegetation. c. Contributing to the open space character and amenity of the surrounding area. d. Supporting customary uses including mahinga kai within the water body, its margins and catchment. e. Providing recreational opportunities for the public where this is consistent with the other functions of the setback.
iii.	Upstream waterway	<ul style="list-style-type: none"> a. Maintaining or enhancing habitat for terrestrial and aquatic animals and plants. b. Encouraging the establishment, retention and maintenance of appropriate riparian vegetation. c. Contributing to the open space character and amenity of the immediate area.
iii.	Environmental asset waterway	
iv.	Network waterway	<ul style="list-style-type: none"> a. Where feasible, creating or enhancing ecological corridors for terrestrial and aquatic animals and plants.
v.	Hill waterway	<ul style="list-style-type: none"> a. Contributing to the open space character and amenity of the surrounding area. b. Maintaining or enhancing habitat for terrestrial and aquatic animals and plants.

	Water body classification (The characteristics of each water body classification are described in Appendix 6.11.5.1)	Functions of the water body setback
vi.	Environmental asset standing water body	<ul style="list-style-type: none"> a. Providing habitat for a wide range of terrestrial and aquatic animals and plants. b. Encouraging the establishment, retention and maintenance of appropriate riparian vegetation. c. Contributing to the open space character and amenity of the surrounding area. d. Supporting customary uses including mahinga kai within the water body, its margins and catchment. e. Providing recreational opportunities for the public where this is consistent with the other functions of the setback.
vii	Banks Peninsula waterway	<ul style="list-style-type: none"> a. Providing interim protection of values for waterways on Banks Peninsula that have not yet been classified. b. Maintaining or enhancing habitat for terrestrial, and aquatic animals and plants. c. Encouraging the establishment, retention and maintenance of appropriate riparian vegetation. d. Contributing to the open space character and amenity of the immediate area.

6.6.2.1.3 Policy — Management of activities in water body setbacks

- a. Where buildings, earthworks, other structures, impervious surfacing, or maintenance and enhancement works are undertaken within a water body setback, manage the activity so that:
 - i. any identified cultural significance of the water body to tangata whenua is appropriately recognised and provided for, including provision for customary access and use where applicable;
 - ii. water quality, biodiversity, and mahinga kai values are maintained or enhanced;
 - iii. connectivity between land, natural freshwater systems and the coast are retained or enhanced;
 - iv. the stability of water body banks and adjacent land is maintained and sedimentation and erosion minimised;
 - v. access for maintenance is enabled;
 - vi. the ability of water body margins, channels, or ponding areas to store and/or convey surface water safely and efficiently is not impeded;
 - vii. flood events are not exacerbated;
 - viii. adverse effects of flooding or erosion are not transferred to another site;

- ix. amenity and natural character values, including riparian planting, are retained or enhanced;
- x. activities do not, to more than a minor extent, disturb or visually detract from:
 - A. Sites of Ecological Significance listed in Schedule A of Appendix 9.1.6.1;
 - B. Outstanding Natural Landscapes identified in Appendix 9.2.9.2.2;
 - C. Outstanding Natural Features identified in Appendix 9.2.9.2.1;
 - D. Significant Features identified in Appendix 9.2.9.2.3;
 - E. Rural Amenity Landscapes identified in Appendix 9.2.9.2.4;
 - F. Areas of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8;
 - G. Heritage items or heritage settings listed in Appendix 9.3.7.2;
 - H. Significant Trees listed in Appendix 9.4.7.1;
 - I. Wāhi Tapu / Wāhi Taonga Sites of Ngai Tahu Cultural Significance identified in Schedule 9.5.6.1 and, in the case of earthworks, Kaitorete Spit (ID 64) identified in Schedule 9.5.6.2;
 - J. Ngā Wai Sites of Ngai Tahu Cultural Significance identified in Schedule 9.5.6.4;
- xi. provision is made for public access appropriate to the classification and location of the water body and having regard to:
 - A. the relationship of tangata whenua with their ancestral lands, water and sites;
 - B. protection of Sites of Ecological Significance listed in Schedule A of Appendix 9.1.6.1;
 - C. residential amenity;
 - D. Outstanding Natural Landscapes identified in Appendix 9.2.9.2.2;
 - E. Outstanding Natural Features identified in Appendix 9.2.9.2.1
 - F. bank and land stability;
 - G. public safety;
 - H. the operational or security requirements of infrastructure;
 - I. property ownership and the safe and efficient operation of rural and industrial sites.

6.6.3 How to interpret and apply the rules

- a. Classified waterbodies are identified on the Planning Maps and also in Appendix 6.11.5.4. The characteristics of each classification of water body are described in Appendix 6.11.5.1.

- b. The rules that apply within the water body setbacks are contained in the following provisions:

	Area	Zones	Provisions
i.	City and settlement area	All commercial; All industrial; All residential (except as below), including Residential Guest Accommodation; Papakāinga / Kāinga Nohoanga; All specific purpose; Open Space Metropolitan Facilities; Open Space Community Parks; Open Space Avon River Precinct / Te Papa Otakaro; Open Space Water and Margins (where adjacent to the above zones); Transport (where adjacent to the above zones)	Activity status tables (including activity specific standards) in Rule 6.6.4
ii.	Rural area	All rural; Residential Large Lot; Open Space McLeans Island; Open Space Water and Margins (where adjacent to the above zones); Transport (where adjacent to the above zones)	Activity status tables (including activity specific standards) in Rule 6.6.5
iii.	Natural area	Open Space Natural; Open Space Coastal; Open Space Water and Margins (except as above); Transport (where adjacent to the above zones)	Activity status tables (including activity specific standards) in Rule 6.6.6

- c. The rules that apply are based on the zoning of the site. For sites within the Transport and Open Space Water and Margin Zones, the applicable rules are those for the adjoining zone on the landward side of the water body excluding any other Transport or Open Space Water and Margins Zone.
- d. Activities in water body setbacks are also subject to the rules in the relevant zone chapters.
- e. The activity status tables, rules and standards in the following chapters also apply to activities in water body setbacks, where relevant:

- 5 Natural Hazards;
- 8 The other sub-chapters of General Rules and Procedures;
- 7 Transport;
- 8 Subdivision, Development and Earthworks;

- 9 Natural and Cultural Heritage;
 - 11 Utilities and Energy; and
 - 12 Hazardous Substances and Contaminated Land.
- f. Where other chapter or zone rules specify water body setback distances, those provisions supersede the provisions in sub-chapter 6.6 with regard to any matters specified.
- g. Ngā Wai Sites of Ngāi Tahu Cultural Significance are identified in sub-chapter 9.5 Schedule 9.5.6.4 and shown on aerial maps in Appendix 9.5.7.3.
- h. The following activities are exempt from Rules 6.6.4 - 6.6.6, except where specified in h. below:
- i. post holes for the erection of permitted fences;
 - ii. planting holes for trees or other vegetation;
 - iii. excavation for any wells where any necessary resource consents or building consents have been obtained;
 - iv. filling or excavation permitted pursuant to an approved building consent, except filling or excavation for building foundations;
 - v. bridges or culverts with a regional consent;
 - vi. filling or excavation permitted pursuant to the repair of earthquake damaged land;
 - vii. earthworks and structures associated with utilities permitted or consented in accordance with the provisions of Chapter 11 Utilities and Energy, and their replacement, repair or maintenance;
 - viii. earthworks associated with the maintenance, upgrade or construction of hazard mitigation and protection works, including defences against water, where undertaken by any territorial or regional authority, the Department of Conservation or the Crown;
 - ix. park management activities undertaken or coordinated by any territorial or regional authority, the Department of Conservation or Te Rūnanga o Ngāi Tahu;
 - x. vegetation management otherwise permitted in the District Plan;
 - xi. pervious surfaces;
 - xii. permitted activities in the Open Space – Water and Margins zone and the Avon River Precinct (Te Papa Otakaro) Zone except for buildings;
 - xiii. signage otherwise permitted in the District Plan;
 - xiv. construction within a building platform identified in an approved subdivision consent.
- i. The exemptions in h. above do not apply in the following circumstances:
- i. within a Ngā Wai Site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.4, the exemptions listed in h. iii-v do not apply.

- ii. in any part of the water body setback to Te Waihora/Lake Ellesmere below 1.2 metres above the 1937 Lyttelton vertical datum, the exemptions listed in h. vii and viii do not apply to dams, stopbanks, or drains.

Advice Notes:

1. Land use consents or water or discharge permits may also be required from the Canterbury Regional Council for activities in, on, under or over the bed of water bodies or within close proximity to them.
2. The Building Act requires that land and other property be protected from erosion, falling debris, slippage, subsidence, inundation, alluvion or avulsion notwithstanding any other consent required for the proposed activity.
3. Attention is drawn to District and Regional Council bylaws relating to earthworks and stormwater management.

6.6.4 Rules - Activity status tables - City and Settlement Water Body Setbacks

6.6.4.1 Area of effect

- a. The rules for city and settlement water body setbacks in Rule 6.6.4 apply within the following areas:

	Water body classification	Setback width	Area of effect	Activities controlled
i.	Downstream waterway (except Mona Vale)	30 metres	Measured from the banks of waterways indicated on the Planning Maps (see Appendices 6.11.5.2 and 6.11.5.3 for interpretation of “bank”)	Earthworks; Buildings and other structures (including impervious surfaces); Maintenance and enhancement
ii.	Downstream waterway (Mona Vale)	15 metres		
iii.	Downstream waterway (Christ’s College)	See Appendix 6.11.12.1		
iv.	Upstream waterway	10 metres		
v.	Environmental asset waterway	7 metres		
vi.	Network waterway	5 metres	Measured from the banks of waterways falling under the definition of “network waterway”	
vii.	Hill waterway	10 metres	Measured from the centreline of waterways falling under the definition of “hill waterway”	

	Water body classification	Setback width	Area of effect	Activities controlled
viii.	Environmental asset standing water body	7 metres	Measured from the banks of standing water bodies indicated on the Planning Maps (see Appendices 6.11.5.2 and 6.11.5.3 for interpretation of “bank”)	

- b. Where the water body setbacks from two different water body classifications overlap, the rules applying to the larger setback apply.

6.6.4.2 Permitted activities

Within the water body setback areas specified in Rule 6.6.4.1, the activities listed below are permitted activities if they meet the activity specific standards set out in the following table.

Activities may also be restricted discretionary or discretionary as specified in Rules 6.6.4.3 and 6.6.4.4.

Activity		Activity specific standards
Earthworks For the purposes of these rules “earthworks” excludes quarrying		
P1	Test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment.	a. Land subject to any such testing shall be reinstated within two working days of the conclusion of the testing period.
Buildings and other structures (including impervious surfaces) For the purposes of these rules “building” includes “accessory building”. The definition of building includes decks.		
P2	Use, maintenance or repair of lawfully-established buildings, fences and impervious surfaces existing at the time of notification of the District Plan and for activities otherwise permitted by the District Plan.	Nil
P3	Extensions or alterations to existing buildings at least 1.8m above ground level.	a. Where any such extensions or alterations increase the floor area of any building, they shall have a maximum additional area of 10m ² within the water body setback. b. Shall not include any struts, supports or other structures that come within 1.8m of the ground.
P4	Removal or demolition of any building or part of a building including associated earthworks.	a. No lawfully established flood protection or erosion or bank stability control structures shall be removed. b. No parts of the structure shall remain in the water body setback that could catch debris or otherwise affect land drainage.

Activity		Activity specific standards
		<p>Advice Notes:</p> <ol style="list-style-type: none"> 1. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 applies. 2. The Canterbury regional plans include provisions for earthworks in riparian margins and provisions in relation to dust control. 3. Erosion and sediment control guidance is available from the Canterbury Regional Council and may be of assistance.
P5	Lawfully-established impervious surfaces existing at the time of notification of the District Plan.	<p>a. Shall not exceed 10% of the water body setback area within any site in any zone, except an open space zone or the Transport Zone where impervious surfaces are not restricted.</p> <p>Advice Note:</p> <ol style="list-style-type: none"> 1. Standard a. above controls the percentage of the water body setback on a site that may be covered with impervious surfaces. It does not permit additional surfacing.
P6	Lawfully-established fences existing at the time of notification of the District Plan.	<ol style="list-style-type: none"> a. Shall not be built over any part of a water body. b. Shall allow access to the water body for maintenance purposes. c. Shall not be located closer to the water body bank than 3 metres or 1/3 of the normal water body setback distance whichever is the greater. d. Shall consist of no greater than 20% solid structure. <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Temporary fencing or construction hoarding remaining on a site for less than three months are exempt from the activity specific standards. 2. Where a legal road, esplanade reserve or esplanade strip exists between the water body and the fence, the activity specific standards shall not apply.
P7	Culvert crossings for network waterways.	<p>a. Shall be designed in accordance with the Council's Waterways, Wetlands and Drainage Guide.</p> <p>Advice Note:</p> <ol style="list-style-type: none"> 1. Authorisation for culvert crossings is required from the Council's Assets and

Activity		Activity specific standards
		Network Unit.
Maintenance and enhancement works		
P8	Water body bank maintenance and/or enhancement works where undertaken or authorised by any territorial or regional authority, the Department of Conservation or Te Rūnanga o Ngāi Tahu.	a. Works shall not prevent the passage of fish. b. Works shall not be undertaken in the flowing channel at spawning sites for trout and inanga. Advice Notes: 1. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 applies. 2. The Canterbury regional plans include provisions for earthworks in riparian margins and provisions in relation to dust control. 3. Erosion and sediment control guidance is available from the Canterbury Regional Council and may be of assistance.
P9	Any works related to the operation, repair or maintenance of transport infrastructure.	a. A carriageway shall not be extended closer to the water body in such a way that it permanently removes or reduces vegetation between the existing paved area and the water body. Advice Notes: 1. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 applies. 2. The Canterbury regional plans include provisions for earthworks in riparian margins and provisions in relation to dust control. 3. Erosion and sediment control guidance is available from the Canterbury Regional Council and may be of assistance.

6.6.4.3 Restricted discretionary activities

Within the water body setback areas specified in Rule 6.6.4.1, 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 6.6.7, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Earthworks:	All water body classifications a. Natural hazards – Rule 6.6.7.1

Activity	The Council's discretion shall be limited to the following matters:
<p>a. not exempt by 6.6.3 h. and not provided for by Rule 6.6.4.2 P1; and/or</p> <p>b. listed in Rule 6.6.4.2 P1 that do not meet one or more of the activity specific standards;</p> <p>other than earthworks provided for by Rule 6.6.4.4 D1 or D2.</p>	<p>b. Natural values – Rule 6.6.7.2</p> <p>c. Maintenance access – Rule 6.6.7.5</p> <p>Additional for Downstream Waterways, Upstream Waterways, Ngā Wai and Environmental Asset Standing Water Bodies</p> <p>d. Amenity and character – Rule 6.6.7.3</p> <p>e. Cultural values – Rule 6.6.7.4</p> <p>f. Public / Recreational access – Rule 6.6.7.6</p> <p>Additional for Environmental Asset Waterways</p> <p>g. Amenity and character – Rule 6.6.7.3</p> <p>h. Cultural values – Rule 6.6.7.4</p> <p>Additional for Hill Waterways</p> <p>i. Cultural values – Rule 6.6.7.4</p> <p>Exception for sites adjoining Downstream Waterways with features intervening between the site and the waterway</p> <p>j. Where a:</p> <ul style="list-style-type: none"> i. legal road; or ii. esplanade reserve; or iii. esplanade strip wider than 10 metres <p>exists between a Downstream Waterway and a site being assessed, Council's discretion with respect to that part of the site separated from the water body is restricted to Natural hazards – Rule 6.6.7.1</p>
<p>RD2</p> <p>a. New buildings, other structures or impervious surfaces not provided for by Rule 6.6.4.2 P2 - P7; and/or</p> <p>b. Buildings, other structures or impervious surfaces listed in Rule 6.6.4.2 P2 - P7 that do not meet one or more of the activity specific standards;</p> <p>other than activities provided for by Rule 6.6.4.4 D1 or D2.</p> <p>Any application arising from RD2 b., for activities listed in Rule 6.6.4.2 P5 - P7 in the setback of a network waterway or hill waterway, shall not be limited or publicly notified.</p>	<p>All water body classifications</p> <p>a. Natural hazards – Rule 6.6.7.1</p> <p>b. Natural values – Rule 6.6.7.2</p> <p>c. Maintenance access – Rule 6.6.7.5</p> <p>Additional for Downstream and Upstream Waterways, Ngā Wai and Environmental Asset Standing Water Bodies</p> <p>d. Amenity and character – Rule 6.6.7.3</p> <p>e. Cultural values – Rule 6.6.7.4</p> <p>f. Public / Recreational access – Rule 6.6.7.6</p> <p>Additional for Environmental Asset Waterways</p> <p>g. Amenity and character – Rule 6.6.7.3</p> <p>h. Cultural values – Rule 6.6.7.4</p>

Activity	The Council's discretion shall be limited to the following matters:
	<p>Additional for Hill Waterways</p> <p>i. Cultural values – Rule 6.6.7.4</p> <p>Exception for sites adjoining Downstream Waterways with features intervening between the site and the waterway</p> <p>j. Where a:</p> <p>i. legal road; or</p> <p>ii. esplanade reserve; or</p> <p>iii. esplanade strip wider than 10 metres</p> <p>exists between a downstream waterway and a site being assessed, Council's discretion with respect to that part of the site separated from the water body is restricted to Natural hazards – Rule 6.6.7.1</p>
<p>RD3 Water body bank maintenance and/or enhancement works listed in Rule 6.6.4.2 P8 that do not meet one or more of the activity specific standards; other than activities provided for by Rule 6.6.4.4 D1 or D2.</p>	<p>a. Natural hazards – Rule 6.6.7.1</p> <p>b. Natural values – Rule 6.6.7.2</p>

6.6.4.4 Discretionary activities

Within the water body setback areas specified in Rule 6.6.4.1, the activities listed below are discretionary activities.

Activity	
D1	Any activity listed in Rule 6.6.4.3, which is located adjacent to a water body identified as a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1 (other than in the Central City).
D2	<p>The extension or widening, except for maintenance purposes, of any existing roadway, adjacent footpath, or parking area directly adjoining the Open Space Water and Margins Zone along:</p> <p>a. the Avon River (Estuary – Fendalton Road), excluding the Central City;</p> <p>b. the Heathcote River (Estuary – Cashmere Stream Confluence)</p> <p>in a way that reduces the distance between the edge of the roadway, adjacent footpath, or parking area and the waterway.</p>

6.6.5 Rules - Activity status tables - Rural Water Body Setbacks

6.6.5.1 Area of effect

- a. The rules for rural water body setbacks in Rule 6.6.5 apply within the following areas:

	Water body classification	Setback width	Area of effect	Activities controlled
i.	Downstream waterway	30 metres	Measured from the banks of waterways indicated on the Planning Maps (see Appendices 6.11.5.2 and 6.11.5.3 for interpretation of “bank”)	Earthworks; Buildings and other structures (including impervious surfaces); Plantation forestry; Maintenance and enhancement
ii.	Upstream waterway	20 metres		Earthworks; Buildings and other structures (including impervious surfaces); Plantation forestry; Maintenance and enhancement
iii.	Environmental asset waterway	10 metres		Earthworks; Buildings and other structures (including impervious surfaces); Plantation forestry; Maintenance and enhancement
iv.	Network waterway	5 metres	Measured from the banks of waterways falling under the definition of “network waterway”	Earthworks; Buildings and other structures (including impervious surfaces); Maintenance and enhancement
v.	Hill waterway	15 metres	Measured from the centreline of waterways falling under the definition of “hill waterway”	Earthworks; Buildings and other structures (including impervious surfaces); Plantation forestry; Maintenance and enhancement
vi.	Environmental asset standing water body	20 metres	Measured from the banks of water bodies indicated on the Planning Maps (see Appendices 6.11.5.2 and 6.11.5.3 for interpretation of “bank”)	Earthworks; Buildings and other structures (including impervious surfaces); Plantation forestry; Maintenance and enhancement
vii.	Banks Peninsula waterway	15 metres	Measured from the banks of rivers and streams on Banks Peninsula that are not classified on the Planning Maps and do not fit the definition of hill waterway or network waterway	Earthworks; Buildings and other structures (including impervious surfaces); Plantation forestry; Maintenance and enhancement

- b. Where the water body setbacks from two different water body classifications overlap, the rules applying to the larger setback apply.

6.6.5.2 Permitted activities

Within the water body setback areas specified in Rule 6.6.5.1, the activities listed below are permitted activities if they meet any activity specific standards set out in the following table.

Activities may also be restricted discretionary, discretionary or prohibited as specified in Rules 6.6.5.3, 6.6.5.4 and 6.6.5.5.

Activity	Activity specific standards
Earthworks	

Activity		Activity specific standards
Note: For the purposes of these rules “earthworks” excludes quarrying		
P1	Any test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment.	a. Land subject to any such testing shall be reinstated within two working days of the conclusion of the testing period.
Buildings and other structures (including impervious surfaces)		
Note: For the purposes of these rules “building” includes “accessory building”. The definition of building includes decks.		
P2	Use, maintenance or repair of lawfully-established buildings, fences and impervious surfaces existing at the time of notification of the District Plan and for activities otherwise permitted by the District Plan.	Nil
P3	Extensions or alterations to existing buildings at least 1.8m above ground level.	a. Where any such extensions or alterations increase the floor area of any building, they shall have a maximum additional area of 10m ² within the water body setback. b. Shall not include any struts, supports or other structures that come within 1.8 metres of the ground.
P4	Removal or demolition of any building or part of a building including associated earthworks.	a. No lawfully established flood protection or erosion or bank stability control structures shall be removed. b. No parts of the structure shall remain in the water body setback that could catch debris or otherwise affect land drainage. Advice Notes: 1. The Council’s Water Supply, Wastewater and Stormwater Bylaw 2014 applies. 2. The Canterbury regional plans include provisions for earthworks in riparian margins and provisions in relation to dust control. 3. Erosion and sediment control guidance is available from the Canterbury Regional Council and may be of assistance.
P5	Lawfully-established impervious surfaces existing at the time of notification of the District Plan.	a. Shall not exceed 10% of the water body setback area within any site in any zone except an Open Space Zone or the Transport Zone where impervious surfaces are not restricted. Advice Note: 1. Standard a. above controls the percentage of the water body setback on a site that may be covered with impervious surfaces. It does not permit additional surfacing.
P6	Lawfully-established fences existing at the time of	a. Fences built over any part of a water body shall be no more than 20% solid structure.

Activity	Activity specific standards
notification of the District Plan.	<p>b. Shall allow access to the water body for maintenance purposes.</p> <p>c. Shall not be located closer to the water body bank than 3 metres or 1/3 of the normal water body setback width, whichever is the greater.</p> <p>d. Shall consist of no greater than 20% solid structure.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Temporary fencing or construction hoarding remaining on a site for less than three months are exempt from the activity specific standards. 2. Where a legal road, esplanade reserve or esplanade strip exists between the water body and the fence, the activity specific standards shall not apply.
P7 Water storage tanks up to 30,000 litres in capacity; water troughs; pumps and pump sheds under 10m ² GFA; and associated power poles or pipes.	Nil
P8 Culvert crossings for network waterways.	<p>a. Shall be designed in accordance with the Council's Waterways, Wetlands and Drainage Guide.</p> <p>Advice Note:</p> <ol style="list-style-type: none"> 1. Authorisation for culvert crossings is required from the Council Assets and Network Unit.
Maintenance and enhancement works	
P9 Water body bank maintenance and/or enhancement works where undertaken or authorised by any territorial or regional authority, the Department of Conservation or Te Rūnanga o Ngāi Tahu.	<p>a. Works shall not prevent the passage of fish.</p> <p>b. Works shall not be undertaken in the flowing channel at spawning sites for trout and inanga.</p> <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 applies. 2. The Canterbury regional plans include provisions for earthworks in riparian margins and provisions in relation to dust control. 3. Erosion and sediment control guidance is available from the Canterbury Regional Council and may be of assistance.
P10 Any works related to the operation, repair or maintenance of transport infrastructure.	<p>a. A carriageway shall not be extended closer to the water body in such a way that it permanently removes or reduces vegetation between the existing paved area and the water body.</p> <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 applies.

Activity	Activity specific standards
	<ol style="list-style-type: none"> 2. The Canterbury regional plans include provisions for earthworks in riparian margins and provisions in relation to dust control. 3. Erosion and sediment control guidance is available from the Canterbury Regional Council and may be of assistance.

6.6.5.3 Restricted discretionary activities

Within the water body setback areas specified in Rule 6.6.5.1, 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 6.6.7, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
<p>RD1 Earthworks:</p> <ol style="list-style-type: none"> a. not exempt by 6.6.3 g. and not provided for by Rule 6.6.5.2 P1; and/or b. listed in Rule 6.6.5.2 P1 that do not meet one or more of the activity specific standards; <p>other than earthworks provided for by Rule 6.6.5.4 D1 or Rule 6.6.5.5 PR1.</p>	<p>All water body classifications</p> <ol style="list-style-type: none"> a. Natural hazards – Rule 6.6.7.1 b. Natural values – Rule 6.6.37.2 c. Maintenance access – Rule 6.6.7.5 <p>Additional for Downstream Waterways, Upstream Waterways, Ngā Wai and Environmental Asset Standing Water Bodies</p> <ol style="list-style-type: none"> d. Amenity and character – Rule 6.6.7.3 e. Cultural values – Rule 6.6.7.4 f. Public / Recreational access – Rule 6.6.7.6 <p>Additional for Environmental Asset Waterways and Banks Peninsula Waterways</p> <ol style="list-style-type: none"> g. Amenity and character – Rule 6.6.7.3 h. Cultural values – Rule 6.6.7.4 <p>Additional for Hill Waterways</p> <ol style="list-style-type: none"> i. Cultural values – Rule 6.6.7.4 <p>Exception for sites adjoining Downstream Waterways with features intervening between the site and the waterway</p> <ol style="list-style-type: none"> j. Where a: <ol style="list-style-type: none"> i. legal road; or ii. esplanade reserve; or iii. esplanade strip wider than 10 metres exists between a downstream waterway and a site being assessed, Council's discretion with respect to that part of the site separated from the water body is restricted to Natural hazards – Rule 6.6.7.1

Activity	The Council's discretion shall be limited to the following matters:
<p>RD2</p> <p>a. New buildings, other structures or impervious surfaces not provided for by Rule 6.6.5.2 P2 - P8; and/or</p> <p>b. Buildings, other structures or impervious surfaces listed in Rule 6.6.5.2 P2 - P8 that do not meet one or more of the activity specific standards;</p> <p>other than activities provided for by Rule 6.6.5.4 D1 or Rule 6.6.5.5 PR1.</p> <p>Any application arising from RD2 b., for activities listed in Rule 6.6.5.2 P5, P6 or P8 in the setback of a network waterway or hill waterway, shall not be limited or publicly notified.</p>	<p>All water body classifications</p> <p>a. Natural hazards – Rule 6.6.7.1</p> <p>b. Natural values – Rule 6.6.7.2</p> <p>c. Maintenance access – Rule 6.6.7.5</p> <p>Additional for Downstream Waterways, Upstream Waterways, Ngā Wai and Environmental Asset Standing Water Bodies</p> <p>d. Amenity and character – Rule 6.6.7.3</p> <p>e. Cultural values – Rule 6.6.7.4</p> <p>f. Public / Recreational access – Rule 6.6.7.6</p> <p>Additional for Environmental Asset Waterways and Banks Peninsula Waterways</p> <p>g. Amenity and character – Rule 6.6.7.3</p> <p>h. Cultural values – Rule 6.6.7.4</p> <p>Additional for Hill Waterways</p> <p>i. Cultural values – Rule 6.6.7.4</p> <p>Exception for sites adjoining downstream waterways with features intervening between the site and the waterway</p> <p>j. Where a:</p> <p>i. legal road; or</p> <p>ii. esplanade reserve; or</p> <p>iii. esplanade strip wider than 10 metres</p> <p>exists between a downstream waterway and a site being assessed, Council's discretion with respect to that part of the site separated from the water body is restricted to Natural Hazards – Rule 6.6.7.1</p>
<p>RD3</p> <p>Plantation forestry, other than provided for by Rule 6.6.5.4 D1.</p>	<p>In addition to the matters of discretion for Plantation Forestry in Rule 17.8.2.4:</p> <p>a. Natural hazards – Rule 6.6.7.1</p>
<p>RD4</p> <p>Water body bank maintenance and/or enhancement works listed in Rule 6.6.4.2 P9 that do not meet one or more of the activity specific standards; other than activities provided for by Rule 6.6.5.4 D1 or Rule 6.6.5.5 PR1.</p>	<p>a. Natural hazards – Rule 6.6.7.1</p> <p>b. Natural values – Rule 6.6.7.2</p>

6.6.5.4 Discretionary activities

Within the water body setback areas specified in Rule 6.6.5.1, the activities listed below are discretionary activities.

Activity	
D1	Any activity listed in Rule 6.6.5.3, which is located adjacent to a water body identified as a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1.

6.6.5.5 Prohibited activities

Within the water body setback areas specified in Rule 6.6.5.1, the activities listed below are prohibited activities.

Activity	
PR1	<p>Damming, stopbanking, polderisation or drainage of any part of Te Waihora/Lake Ellesmere outside the bed of the lake and below 1.2 metres above the 1937 Lyttelton vertical datum except:</p> <ul style="list-style-type: none"> a. polderisation for fish-farming or for research into fisheries; b. stopbanks or drains that existed on 27 June 1986; and c. earthworks associated with the maintenance of outlets of rivers, streams, drains and stopbanks that existed on 27 June 1986.

6.6.6 Rules - Activity status tables - Natural Area Water Body Setbacks

6.6.6.1 Area of effect

- a. The rules for natural area water body setbacks in Rule 6.6.6 apply within the following areas:

	Water body classification	Setback width	Area of effect	Activities controlled
i.	Downstream waterway	30 metres	Measured from the banks of waterways indicated on the Planning Maps (see Appendices 6.11.5.2 and 6.11.5.3 for interpretation of “bank”)	Earthworks; Buildings and other structures; Maintenance and enhancement
ii.	Upstream waterway	20 metres		Earthworks; Buildings and other structures (including impervious surfaces); Maintenance and enhancement
iii.	Environmental asset waterway	20 metres		Earthworks; Buildings and other structures (including impervious surfaces); Maintenance and enhancement
iv.	Network waterway	5 metres	Measured from the banks of waterways falling under the definition of “network waterway”	Earthworks; Buildings and other structures (including impervious surfaces); Maintenance and enhancement
v.	Hill waterway	20 metres	Measured from the centreline of waterways falling under the definition of “hill waterway”	Earthworks; Buildings and other structures (including impervious surfaces)

	Water body classification	Setback width	Area of effect	Activities controlled
				surfaces); Maintenance and enhancement
vi.	Environmental asset standing water body	20 metres	Measured from the banks of water bodies indicated on the Planning Maps (see Appendix 6.11.5.2 and 6.11.5.3 for interpretation of “bank”)	Earthworks; Buildings and other structures (including impervious surfaces); Maintenance and enhancement
vii.	Banks Peninsula waterway	20 metres	Measured from the banks of rivers and streams on Banks Peninsula that are not classified on the Planning Maps and do not fit the definition of hill waterways	Earthworks; Buildings and other structures (including impervious surfaces); Plantation forestry; Maintenance and enhancement

- b. Where the water body setbacks from two different water body classifications overlap, the rules applying to the larger setback apply.

6.6.6.2 Permitted activities

Within the water body setback areas specified in Rule 6.6.6.1, the activities listed below are permitted activities if they meet the activity specific standards set out in the following table.

Activities may also be restricted discretionary, discretionary or prohibited as specified in Rules 6.6.6.3, 6.6.6.4 and 6.6.6.5.

Activity		Activity specific standards
Earthworks		
Note: For the purposes of these rules “earthworks” excludes quarrying		
P1	Any test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment.	a. Land subject to any such testing shall be reinstated within two working days of the conclusion of the testing period.
Buildings and other structures (including impervious surfaces)		
Note: For the purposes of these rules “building” includes “accessory building”. The definition of building includes decks.		
P2	Use, maintenance or repair of lawfully-established buildings, fences and impervious surfaces existing at the time of notification of the District Plan for activities otherwise permitted by the District Plan.	Nil
P3	Removal or demolition of any building or part of a building including associated earthworks.	a. No lawfully established flood protection or erosion or bank stability control structures shall be removed. b. No parts of the structure shall remain in the water body setback that could catch debris or otherwise affect land drainage.

Activity	Activity specific standards
	<p>Advice Notes:</p> <ol style="list-style-type: none"> 1. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 applies. 2. The Canterbury regional plans include provisions for earthworks in riparian margins and provisions in relation to dust control. 3. Erosion and sediment control guidance is available from the Canterbury Regional Council and may be of assistance.
<p>P4 Lawfully established fences existing at the time of notification of the District Plan.</p>	<ol style="list-style-type: none"> a. Shall not be built over any part of a water body. b. Shall allow access to the water body for maintenance purposes. c. Shall not be located closer to the water body bank than 3m or 1/3 of the normal water body setback width, whichever is the lesser. d. Shall consist of no greater than 20% solid structure. <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Temporary fencing or construction hoarding remaining on a site for less than three months are exempt from the activity specific standards. 2. Where a legal road, esplanade reserve or esplanade strip exists between the water body and the fence, the activity specific standards shall not apply.
<p>P5 Culvert crossings for network waterways.</p>	<ol style="list-style-type: none"> a. Shall be designed in accordance with the Council's Waterways, Wetlands and Drainage Guide. <p>Advice Note:</p> <ol style="list-style-type: none"> 1. Authorisation for culvert crossings is required from the Council Assets and Network Unit
<p>Maintenance and enhancement works</p>	
<p>P6 Water body bank maintenance and/or enhancement works where undertaken or authorised by any territorial or regional authority, the Department of Conservation or Te Rūnanga o Ngāi Tahu.</p>	<ol style="list-style-type: none"> a. Works shall not prevent the passage of fish. b. Works shall not be undertaken in the flowing channel at spawning sites for trout and inanga. <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 applies. 2. The Canterbury regional plans include provisions for earthworks in riparian margins and provisions in relation to dust control. 3. Erosion and sediment control guidance is available from the Canterbury Regional Council and may be of assistance.

Activity	Activity specific standards
P7 Any works related to the operation, repair or maintenance of transport infrastructure.	a. A carriageway shall not be extended closer to the water body in such a way that it permanently removes or reduces vegetation between the existing paved area and the water body. Notes: 1. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 applies. 2. The Canterbury regional plans include provisions for earthworks in riparian margins and provisions in relation to dust control. 3. Erosion and sediment control guidance is available from the Canterbury Regional Council and may be of assistance.

6.6.6.3 Restricted discretionary activities

Within the water body setback areas specified in Rule 6.6.6.1, 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 6.6.7 for each standard, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 Earthworks: a. not exempted by 6.6.3 g. and not provided for by Rule 6.6.6.2 P1; and/or b. listed in Rule 6.6.6.2 P1 that do not meet one or more of the activity specific standards; other than earthworks provided for by Rule 6.6.6.4 D1 or Rule 6.6.6.5 PR1.	All water body classifications a. Natural hazards – Rule 6.6.7.1 b. Maintenance access – Rule 6.6.7.5 c. Natural values – Rule 6.6.7.2 d. Amenity and character – Rule 6.6.7.3 e. Cultural values – Rule 6.6.7.4 f. Public / Recreational access – Rule 6.6.7.6
RD2 a. New buildings, other structures or impervious surfaces not provided for by Rule 6.6.6.2 P2 - P5; and/or b. Buildings, other structures or impervious surfaces listed in Rule 6.6.6.2 P2 - P5 that do not meet one or more of the activity specific standards; other than activities provided for by Rule 6.6.6.4 D1 or Rule 6.6.6.5 PR1. Any application arising from RD2 b., for activities listed in Rule 6.6.6.2 P4 or P5 in the setback of a network waterway or hill waterway, shall not be limited or publicly notified.	All water body classifications a. Natural hazards – Rule 6.6.7.1 b. Maintenance access – Rule 6.6.7.5 c. Natural values – Rule 6.6.7.2 d. Amenity and character – Rule 6.6.7.3 e. Cultural values – Rule 6.6.7.4 f. Public / Recreational access – Rule 6.6.7.6

Activity		The Council's discretion shall be limited to the following matters:
RD3	Water body bank maintenance and/or enhancement works listed in Rule 6.6.6.2 P6 that do not meet one or more of the activity specific standards; other than activities provided for by Rule 6.6.6.4 D1 or Rule 6.6.6.5 PR1.	a. Natural hazards – Rule 6.6.7.1 b. Natural values – Rule 6.6.7.2

6.6.6.4 Discretionary activities

Within the water body setback areas specified in Rule 6.6.6.1, the activities listed below are discretionary activities.

Activity	
D1	Any activity listed in Rule 6.6.6.3, which is located adjacent to a water body identified as a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1.

6.6.6.5 Prohibited activities

Within the water body setback areas specified in Rule 6.6.6.1, the activities listed below are prohibited activities.

Activity	
PR1	Damming, stopbanking, polderisation or drainage of any part of Te Waihora/Lake Ellesmere outside the bed of the lake and below 1.2 metres above the 1937 Lyttelton vertical datum except: <ul style="list-style-type: none"> a. polderisation for fish-farming or for research into fisheries; b. stopbanks or drains that existed on 27 June 1986; and c. earthworks associated with the maintenance of outlets of rivers, streams, drains and stopbanks that existed on 27 June 1986.

6.6.7 Rules - Matters of discretion

When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the tables in Rules 6.6.4.3, 6.6.5.3 and 6.6.6.3, and as set out for that matter below.

6.6.7.1 Natural hazards

All activities

- a. Any adverse effects on surface drainage.

- i. Earthworks, buildings, or other structures including fences, decks, posts and struts, located in water body setbacks shall not impede the capability of waterway channels or ponding areas to store or convey surface water.
 - ii. Adverse effects shall not be displaced to adjacent properties.
- b. The cumulative effect of developments adjacent to the water body on land drainage or flood risk.
- c. Any adverse effects likely as a result of tidal influences during flood periods including the potential for exacerbation of effects with sea level rise.
- d. The likely effects on the natural functioning of the water body, including any likelihood of work undertaken exacerbating inundation, erosion, alluvion or avulsion whether upstream or downstream of the site.
- e. Any beneficial effects of the proposal for the function of the water body such as decreased likelihood of blockage or improved surface drainage where these effects remain consistent with protecting the ecological health of the water body.
- f. Any functional necessity for the activity to locate within the setback.

Additional for buildings, other structures and impervious surfaces

- g. The risk of damage to buildings and property posed by natural hazards including flooding, liquefaction (including lateral spread) and slumping and the scale and likelihood of that potential damage.

Additional within a Flood Management Area:

- h. Matters of discretion that apply to buildings and/or filling and excavation in a Flood Management Area (Rules 5.5.1.5, 5.5.2.4 and 5.5.3.3, as relevant to the Flood Management Area).

6.6.7.2 Natural values

- a. Any beneficial or adverse effects on the natural qualities of the water body and the ecology of areas within and adjacent to the water body including cumulative effects.
- b. The extent to which naturalisation of the water body is achieved at the time of development or potential for naturalisation in the future is retained.
- c. Any adverse effects of discharge of sediment to the water body and the downstream receiving environment.
- d. The timing and duration of any proposed earthworks or construction and its implication for seasonal and long-term natural cycles in the water body habitat.
- e. Proximity of any proposed earthworks or buildings to significant trees listed in Appendix 9.4.7.1.
- f. The extent to which the proposal has regard to any relevant operative Council-approved master plans or management plans.

- g. The extent to which the proposal avoids, or has minimal adverse effect (including cumulative effects) on the natural values of the area, including:
 - i. biodiversity and any measures proposed to protect, enhance and provide for indigenous plants and animals;
 - ii. nesting, feeding and breeding areas;
 - iii. the habitat of threatened or protected species, both terrestrial and aquatic; and
 - iv. disruption of ecological corridors or other potential connections between ecosystems.

6.6.7.3 Amenity and character

- a. Any beneficial or adverse visual impacts on the natural form and character of the water body including landscape treatment, screening, site layout and design and preservation of viewing opportunities of the water body from adjoining sites.
- b. The degree to which the proximity or bulk of any structure dominates or otherwise detracts from the spaciousness and open character of the water body.
- c. The extent to which the proposal has regard to any relevant operative Council-approved master plans or management plans.

6.6.7.4 Cultural values

- a. Any beneficial or adverse effects on cultural practices including mahinga kai or customary use.
- b. The degree to which the proposal has had regard to the objectives and policies of the Mahaanui Iwi Management Plan.
- c. Any adverse effects on sites of archaeological significance or historic heritage.
- d. Any adverse effects on customary access where applicable.
- e. The degree to which the proposal on Māori land in the Papakāinga / Kāinga Nohoanga Zone is in accordance with Tikanga Māori.
- f. Within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification:
 - i. 9.5.5.1 – Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitorete Spit;
 - ii. 9.5.5.2 – Ngā Tūranga Tūpuna;
 - iii. 9.5.5.3 – Ngā Wai.

6.6.7.5 Maintenance access

- a. Any adverse effects on access to or along the water body for maintenance of the water body or any associated natural hazard protection works.

6.6.7.6 Public/Recreational access

- a. Any beneficial or adverse effects on legal public or recreational access to or along the water body.

6.7 Aircraft Protection

6.7.1 Introduction

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

This sub-chapter seeks to provide for the protection of aircraft so they can safely and efficiently approach, land, take-off and depart from airports, airfields or helipads. The aircraft protection provisions in the sub-chapter relate to the Christchurch International Airport and the Wigram helipad only.

The objectives, policies, rules and appendices in this sub-chapter provide for aircraft protection in the following forms:

- a. Aircraft Protection Surfaces for Christchurch International Airport - These are defined surfaces in the airspace above and adjacent to the aerodrome (see Appendix 6.11.7.1 and 6.11.7.2). Activities that protrude through these protection shafts are restricted or avoided to enable aircraft to maintain a satisfactory level of safety while manoeuvring at low altitude in the vicinity of the aerodrome.
- b. Runway End Protection Areas (REPAs) - These relate to four specific areas located at the end of the runways for the Christchurch International Airport (see Appendix 6.11.7.3). The provisions in the plan seek to avoid activities at the ends of runways that would interfere with the vision of a pilot, or exacerbate the effects of an aircraft accident. For example, the provisions seek to avoid unwanted light sources, the mass assembly of people, most buildings, and the use and storage of hazardous substances.
- c. Bird Strike Management Area (within 3 km of the thresholds of the runways at Christchurch International Airport) and new landfills – Activities that have the potential to attract birds are managed within a defined radius of Christchurch International Airport, to avoid or mitigate the potential for increased risk of bird strike on aircraft taking off and landing (see Appendix 6.11.7.5 for the extent of this area). Examples of activities the provisions seek to manage include the creation of new water bodies, fish processing plants and abattoirs within the Bird Strike Management Area, and new landfills within Christchurch District (excluding Banks Peninsula Ward).
- d. Protection Surfaces for Defence Wigram – These relate to two defined surfaces located in the airspace above and adjacent to the Wigram helipad (see Appendix 6.11.7.6). The provisions in the plan seek to avoid activities that would protrude through these protection shafts to enable helicopters to maintain a satisfactory level of safety while manoeuvring at low altitude in the vicinity of the helipad.

The provisions in this sub-chapter give effect to the Chapter 3 Strategic Directions Objectives.

6.7.2 Objective and Policies

6.7.2.1 Objective — Safe and efficient aircraft operation

- a. Aircraft are able to safely and efficiently approach, land, take-off and depart from airports, airfields or helipads.

6.7.2.1.1 Policy — Avoidance of physical obstructions

- a. Avoid physical obstructions that are not essential to aircraft operations in take-off, approach, landing or departure paths and in runway end protection areas (REPAs).

6.7.2.1.2 Policy - Avoidance or mitigation of navigational or operational impediments

- a. Avoid or mitigate the potential effects of activities that could interfere with the safe navigation and control of aircraft including activities that could interfere with visibility or increase the possibility of bird strike.

6.7.2.1.3 Policy - Risk minimisation

- a. Avoid or mitigate activities at the ends of runways that would exacerbate the effects of an aircraft accident.

6.7.3 How to interpret and apply the rules

- a. The rules that apply to activities within the areas covered by Christchurch International Airport's Protection Surfaces, Runway End Protection Areas (REPAs) and Bird Strike Management Area, and to landfills within Christchurch District excluding Banks Peninsula Ward, are contained in the activity status tables (including activity specific standards) in Rules 6.7.4.1, 6.7.4.2 and 6.7.4.3.
- b. The rules that apply to activities within the areas covered by Defence Wigram's Protection Surfaces are contained in the activity status tables (including activity specific standards) in Rule 6.7.5.1.
- c. Activities within the areas covered by Christchurch International Airport's Protection Surfaces, Runway End Protection Areas (REPAs) and Bird Strike Management Area (and landfills within Christchurch District excluding Banks Peninsula Ward), and Defence Wigram's Protection Surfaces, are also subject to the rules in the relevant zone chapters.
- d. The activity status tables, rules and standards in the following chapters also apply to activities within the areas covered by Christchurch International Airport's Protection Surfaces, Runway End Protection Areas (REPAs) and Bird Strike Management Areas (and landfills within Christchurch District excluding Banks Peninsula Ward), and Defence Wigram's Protection Surfaces, (where relevant):

5 Natural Hazards;

- 6 The other sub-chapters of General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage;
 - 11 Utilities and Energy; and
 - 12 Hazardous Substances and Contaminated Land.
- e. The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA) contain a separate code of rules for the operation, maintenance, upgrading, relocation or removal of National Grid transmission lines existing on 14 January 2010. The Regulations in the NESETA apply where such works penetrate the protection surfaces set out in 6.7.4.4 and would otherwise be prohibited by Rule 6.7.4.1.3 (PR1).

6.7.4 Rules – Christchurch International Airport

6.7.4.1 Activity status tables – Protection Surfaces

6.7.4.1.1 Permitted activities

Within the areas covered by Christchurch International Airport's Protection Surfaces as specified in Rule 6.7.4.4 and shown on the diagrams in Appendix 6.11.7.1 and 6.11.7.2, the activities listed below are permitted activities.

Activities may be restricted discretionary or prohibited as specified in Rules 6.7.4.1.2 and 6.7.4.1.3.

Activity		Activity Specific Standards
P1	Any activity not specifically provided for as a restricted discretionary or prohibited activity in Rules 6.7.4.1.2 or 6.7.4.1.3.	Nil

6.7.4.1.2 Restricted discretionary activities

Within the areas covered by Christchurch International Airport's Protection Surfaces as specified in Rule 6.7.4.4 and shown on the diagrams in Appendix 6.11.7.1 and 6.11.7.2, the activities listed below are restricted discretionary activities.

Activity		The Council's discretion shall be limited to the following matters
RD1	a. Any alteration, relocation or replacement of a tower of a National Grid transmission line existing on 14 January 2010 that penetrates the Protection Surfaces.	a. The extent to which any adverse effects on navigable airspace, representing a hazard to the safety or regularity of aircraft

Activity		The Council's discretion shall be limited to the following matters
	Any application arising from this rule shall not be publicly notified or shall be limited notified only to Christchurch International Airport Limited and the Director of the Civil Aviation Authority (absent their written approval).	<p>operations, are avoided or mitigated.</p> <p>b. The adequacy of consideration of possible alternatives.</p>

6.7.4.1.3 Prohibited activities

Within the areas covered by Christchurch International Airport's Protection Surfaces as specified in Rule 6.7.4.4 and shown on the diagrams in Appendix 6.11.7.1 and 6.11.7.2, the activities listed below are prohibited activities.

Activity	
PR1	Any part of a building, structure, tree or utility that penetrates the Protection Surfaces (other than provided for by Rule 6.7.4.1.2 RD1), except for: <ul style="list-style-type: none"> a. navigational aids for aircraft; and b. maintenance or repair works on any existing building, structure or utility, including minor upgrading of existing transmission or distribution towers where this does not increase the height or external envelope of the utility.

6.7.4.2 Activity status tables — Runway End Protection Areas

6.7.4.2.1 Permitted activities

Within the Runway End Protection Areas (REPAs) as shown in Appendix 6.11.7.3, the activities listed below are permitted activities.

Activities may be prohibited as specified in Rule 6.7.4.2.2.

Activity		Activity specific standards
P1	Any activity not specifically provided for as a prohibited activity in Rule 6.7.4.2.2.	Nil

6.7.4.2.2 Prohibited activities

Within the Runway End Protection Areas (REPAs) as shown in Appendix 6.11.7.3, the activities listed below are prohibited activities.

Activity	
PR1	Any building or utility, excluding: <ul style="list-style-type: none"> a. navigational aids for aircraft; b. structures associated with upgrades for State Highway 1; c. maintenance or repair works on any existing building or utility; d. enclosed walkways associated with vehicle parking areas which are no greater than 2.4 metres in height and 1.8 metres in width; and

Activity	
	e. the establishment or replacement of any underground utility.
PR2	Mass assembly of people.
PR3	The use or storage of hazardous substances in fuel storage facilities or for other industrial or commercial operations.
PR4	<p>Production of direct light beams or reflective glare that could interfere with the vision of a pilot excluding:</p> <ul style="list-style-type: none"> a. normal operational reflection from glass and mirrors used in motor vehicles; and b. normal operational light from motor vehicles. <p>Advice Note:</p> <p>1. Refer also to Rule 6.3.4.3 with regard to rules applying to outdoor lighting within 500 metres of the threshold of a runway at Christchurch International Airport.</p>

6.7.4.3 Activity status tables – Bird Strike Management Areas

6.7.4.3.1 Permitted activities

In the Bird Strike Management Area (within 3 km of the thresholds of the runways at Christchurch International Airport) as shown in Appendix 6.11.7.5, the activities listed below are permitted activities if they meet the activity specific standards set out in the following table.

Activities may be controlled, restricted discretionary or discretionary as specified in Rules 6.7.4.3.2, 6.7.4.3.3 or 6.7.4.3.4.

Activity		Activity specific standards
P1	Any activity not specifically provided for as a permitted, controlled, restricted discretionary or discretionary activity in Rules 6.7.4.3.1 - 6.7.4.3.4.	Nil
P2	Fish processing or packing plants, abattoirs or freezing works.	<ul style="list-style-type: none"> a. Storage, processing and disposal of all organic material takes place within enclosed buildings. b. There is no disposal of effluent onto land associated with the plant or works.
P3	<p>Creation of new water bodies (including wastewater oxidation ponds) or stormwater basins, which, either individually or in combination with other waterbodies or stormwater basins (which are wholly or partly within 0.5km of the water body or stormwater basin's edge), exceed 1000m² in area.</p> <p>Except that</p> <p>This rule does not apply to any area of a water body covered by an aviary/s.</p>	<ul style="list-style-type: none"> a. Any stormwater basin has been designed by a suitably qualified person, with experience in stormwater management systems, to the following standards: <ul style="list-style-type: none"> i. Stormwater infiltration basins shall be designed to fully drain within 48 hours of the cessation of a 2% AEP storm event; ii. Sufficient rapid soakage overflow capacity shall be provided to minimise any ponding of

Activity	Activity specific standards
	<p>stormwater outside the infiltration area(s); and</p> <p>iii. Plant species used shall be limited to those listed in Appendix 6.11.9.</p> <p>b. Any other water body has been designed by a suitably qualified person, with experience in stormwater management systems, to the following standards:</p> <p>i. Side slopes shall be at least as steep as 4V:1H except for:</p> <p>A. any side slope treated with rock armouring; or</p> <p>B. any area required for vehicle access, provided that such access has a gradient of at least 1V:8H:</p> <p>ii. No permanent island features shall be included, that could provide perching sites for birds; and</p> <p>iii. Plant species used shall be limited to those listed in Appendix 6.11.9.</p>

6.7.4.3.2 Controlled activities

In the Bird Strike Management Area (within 3 km of the thresholds of the runways at Christchurch International Airport) as shown in Appendix 6.11.7.5, the activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

Activity	The matters over which Council reserves its control:
<p>C1 Any activity listed in Rule 6.7.4.3.1 P2 that does not meet one or more of the activity specific standards. Applications must be accompanied by a bird strike risk assessment from a qualified and experienced ornithologist, and that assessment must include recommendations for appropriate conditions for mitigation of bird strike risk.</p>	<p>a. Mitigation of bird strike risk, including by design measures and operation or management procedures.</p>

6.7.4.3.3 Restricted discretionary activities

In the Bird Strike Management Area (within 3 km of the thresholds of the runways at Christchurch International Airport) as shown in Appendix 6.11.7.5, the activities listed below are restricted discretionary activities.

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

Activity		The Council's discretion shall be limited to the following matters
RD1	Any activity listed in Rule 6.7.4.3.2 C1, where the application is not accompanied by the required bird strike risk assessment.	a. Scale and significance of bird strike risk likely to be created at the location proposed.
RD2	Any activity listed in Rule 6.7.4.2.1 P3 that does not meet one or more of the activity specific standards.	b. Mitigation of bird strike risk including by design measures and operation or management procedures, direct intervention practices and monitoring

6.7.4.3.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	New landfills, excluding cleanfills, within Christchurch District excluding Banks Peninsula Ward (as shown in Appendix 2.1).

6.7.4.4 Protection Surfaces for Christchurch International Airport

- a. General explanation
 - i. The environs of Christchurch International Airport are protected by a series of protection surfaces - defined surfaces in the airspace above and adjacent to the aerodrome (see Figure 6.7.1 below and Appendix 6.11.7.1 and 6.11.7.2).
 - ii. These protection surfaces are necessary to enable aircraft to maintain a satisfactory level of safety while manoeuvring at low altitude in the vicinity of the aerodrome.
 - iii. These surfaces are in accordance with the Civil Aviation Authority of New Zealand Rule Part 139 Appendix E with surface dimensions as noted in Advisory Circular 139-6 (AC 139-6).

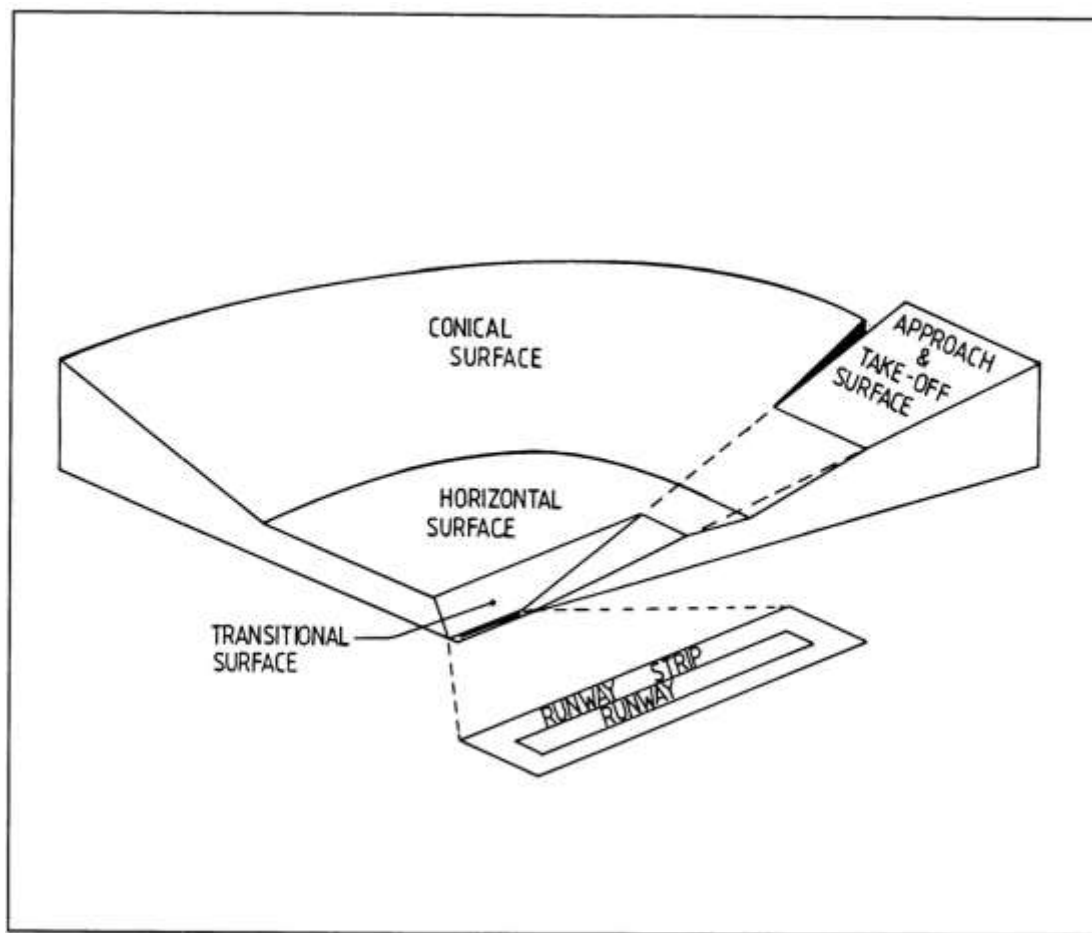


Figure 6.7.1: Illustration of categories of airport protection surfaces. From Civil Aviation Authority Advisory Circular Aerodrome Design AC139-6 Revision 4 (2011) p.55.

- b. Horizontal surface for Christchurch International Airport
 - i. The horizontal surface consists of a surface located in a horizontal plane above the aerodrome and its environs and having its outer limits at a locus of 4000 metres measured from the periphery of the runway strip.
 - ii. The inner horizontal surface is located 83 metres AMSL (45 metres above the aerodrome elevation datum (RL 38.00 AMSL)).
- c. Conical surface for Christchurch International Airport
 - i. The conical surface is a surface sloping upwards and outwards from the periphery of the horizontal surface.
 - ii. The lower edge is coincident with the periphery of the horizontal surface and rises upwards and outwards at a gradient of 1:20 to an elevation of 150 metres above the aerodrome datum level (RL 38.00 AMSL).
 - iii. The slope is measured in a vertical plane perpendicular to the periphery of the horizontal surface i.e. 5%.
- d. Approach surfaces for Christchurch International Airport

- i. Each runway has an inclined approach surface. The approach path is located within a defined area called the approach fan.
 - ii. The origin of the approach fan is an inclined plane originating at the end of the strip. The coordinates of the centre-line of the strip are shown in Appendix 6.11.7.1.
 - iii. The fan is essentially a truncated triangle with a cut-off apex line called the inner edge. The width of this inner edge is 300 metres.
 - iv. The expanding sides of the approach fan diverge at a constant rate of 1:6.6 (15%, 8° 31' 51") related to the distance from the end of the strip, and extend to a distance of 15,000 metres from the origin except that at any point on the Port Hills where the distance between the ground and the protection surface is less than 10m, the protection surface will be assumed to be at 10 metres.
 - v. The elevation of the inner edge of the approach fan is equal to the elevation of the midpoint of the threshold.
 - vi. The slope of the approach surface is 1:50 (2%, 1° 8' 45") and is measured in the vertical plane containing the centre line of the runway.
- e. Transitional surfaces for Christchurch International Airport
- i. Transitional surfaces originate along the side of the strip and part of the side of the approach surface that slopes upwards and outwards to the horizontal surface.
 - ii. From the sides of the strip and the approach surfaces, the transitional surfaces slope upwards and outwards at a gradient of 1:7, extending until they reached the horizontal surface.
- f. Take-off surfaces for Christchurch International Airport
- i. Each runway has a take-off surface. The take-off path is located within a defined area called the take-off fan which originates from the end of the runway strip.
 - ii. The take-off fan is essentially a truncated triangle with the cut-off apex line called the inner edge. The width of this inner edge is 180 metres. The distance from the inner edge to the runway ends is:
- | | |
|-----------------------|------------|
| Runway end 02 (north) | 432 metres |
| Runway end 11 (east) | 60 metres |
| Runway end 20 (south) | 60 metres |
| Runway end 29 (west) | 300 metres |
- iii. The expanding sides of the take-off fan diverge at a constant rate of 1:8 (12.5%, 7° 07' 30") related to the distance from the origin. It expands to a maximum width of 1,200 metres and then the sides remain parallel for a distance of 15,000 metres except that at any point on the Port Hills where the distance between the ground and the protection surface is less than 10 metres, the protection surface will be assumed to be at 10 metres.
 - iv. The elevation of the inner edge of the take-off fan is equal to the elevation of the midpoint of the threshold.

- v. The slope of the take-off climb is 1:62.5 (1.6%) and is measured in the vertical plane containing the centre line of the runway.

6.7.5 Rules – Defence Wigram

6.7.5.1 Activity status tables – Protection surfaces

6.7.5.1.1 Permitted activities

Within the areas covered by the Defence Wigram Protection Surfaces as specified in Rule 6.7.5.2 and shown on the diagrams in Appendix 6.11.7.6, the activities listed below are permitted activities.

Activities may be prohibited as specified in Rule 6.7.5.1.2.

Activity		Activity Specific Standards
P1	Any activity not specifically provided for as a prohibited activity in Rule 6.7.5.1.2.	Nil

6.7.5.1.2 Prohibited activities

Within the areas covered by the Defence Wigram Protection Surfaces as specified in Rule 6.7.5.2 and shown on the diagrams in Appendix 6.11.7.6, the activities listed below are prohibited activities.

Activity	
PR1	Any part of a building, utility or tree that penetrates the Protection Surfaces, except for navigational aids for aircraft.

6.7.5.2 Protection Surfaces for Defence Wigram

- a. General explanation
 - i. The environs of the New Zealand Defence Force (NZDF) land at Wigram are protected by two protection surfaces associated with the helipad safety area. The protection surfaces for the NZDF land at Wigram include two inclined approach and take-off climb surfaces with alignments suitable to different conditions (a northwest approach for use in strong northwest winds and a southwest approach that provides for safe operations during the predominant northeast wind).
 - ii. The protection surfaces are defined surfaces in the airspace above and adjacent to the helipad. These protection surfaces are necessary to enable helicopters to maintain a satisfactory level of safety while manoeuvring at low altitude in the vicinity of the helipad.
 - iii. These surfaces are in accordance with the Civil Aviation Authority of New Zealand Advisory Circular 139-8 (Revision 2, 2007), Chapter 4, paragraphs 4.1.1 to 4.1.2.

b. Approach and take-off climb surfaces for Defence Wigram

- i. The origin of the approach fans is an inclined plane originating at the edge of the helipad. The fan is essentially a truncated triangle with the cut-off apex line called the inner edge.
- ii. The elevation of the inner edge of the protection surface is the same as the highest point on the helipad.
- iii. The slope of the approach protection surfaces rise upwards at 1.8 (12.5%) from the centre edge of the helipad to an elevation of 152.4 metres.

Northwest Approach and Take-off Climb Surface

- iv. The expanding sides of the northwest protection surface diverge at a constant rate of 1:6.6 (15° 31' 51") from the helipad and extend to a distance of 1225 metres.

Southwest Approach and Take-off Climb Surface

- v. The southwest protection surface expands outwards at a gradient of 1:10 (day) and 1:6 (night) until it reaches the widths of 114.1 metres (day) and 163 metres (night). Beyond that point the sides extend parallel to a distance of 1225 metres from the helipad.

6.8 Signs

Note: Text in blue is from Decision 24 MAIL and is not the subject of this decision. Where required, consequential numbering and style changes have been made.

6.8.1 Introduction

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

This sub-chapter relates to the management of signs throughout the district. It does this by enabling the use of signs for business, infrastructure and community activities to promote their activities and maintain public safety, while controlling the potential adverse effect of signs on visual amenity values and character. The provisions in the sub-chapter give effect to the Chapter 3 Strategic Directions Objectives.

The provisions in this sub-chapter give effect to the Chapter 3 Strategic Directions Objectives.

6.8.2 Objective and policies

6.8.2.1 Objective — Signage

- a. Signage collectively contributes to Christchurch's vitality and recovery by:
 - i. supporting the needs of business, infrastructure and community activities;
 - ii. maintaining public safety; and
 - iii. enhancing the visual amenity values and character of the surrounding area, building or structures.

6.8.2.1.1 Policy - Enabling signage in appropriate locations

- a. Enable signage:
 - i. as an integral component of commercial and industrial environments, strategic infrastructure and community activities throughout the City; and
 - ii. that is necessary for public health and safety and to provide direction to the public.

6.8.2.1.2 Policy - Controlling signage in sensitive locations

- a. Ensure the character and amenity of residential, open space and rural zones are protected from adverse visual and amenity effects from large areas or numbers of signage, or off-site signage within these zones.

6.8.2.1.3 Policy - Managing the potential effects of signage

- a. In considering Policies 6.8.2.1.1 and 6.8.2.1.2, ensure that the size, number, height, location, design, appearance and standard of maintenance of signs:
 - i. do not detract from, and where possible contribute to, the character and visual amenity of the surrounding area and public realm;
 - ii. integrate within the building façade, do not detract from the integrity of the building design, and maintain the building as the primary visual element;
 - iii. are in proportion to the scale of buildings and the size of the site; and
 - iv. enhance the Central City.

6.8.2.1.4 Policy - Transport safety

- a. Ensure that signs do not cause obstruction and/or distraction for motorists and pedestrians and other road users.

6.8.2.1.5 Policy - Temporary signage and signage managed by other agencies

- a. Enable temporary signage subject to meeting basic activity and built form standards.
- b. Enable signage required or controlled through other legislation or government agencies.

6.8.2.1.6 Policy - Managing off-site signage

- a. Limit off-site signage in the sensitive zones specified in Policy 6.8.2.1.2 and to enable such signage where it:
 - i. is compatible with the surrounding environment and is located within a commercial or industrial context;
 - ii. is appropriately maintained;
 - iii. will not cause or contribute to visual clutter and other cumulative adverse effects; and
 - iv. is consistent with the outcomes sought in Policy 6.8.2.1.3.

6.8.3 How to interpret and apply the rules

- a. The rules that apply to signage in all zones are contained in:
 - i. The activity status tables (including activity specific standards) in Rule 6.8.4; and
 - ii. The built form standards in Rule 6.8.5.
- b. The rules in the relevant zone chapters also apply to signage (where relevant).
- c. The activity status tables, rules and standards in the following chapters also apply to signage (where relevant):

- 5 Natural Hazards;
- 6 The other sub-chapters of General Rules and Procedures;
- 7 Transport;
- 8 Subdivision, Development and Earthworks;
- 9 Natural and Cultural Heritage;
- 11 Utilities and Energy; and
- 12 Hazardous Substances and Contaminated Land.

Advice Notes:

1. Attention is drawn to Council by-laws that control outdoor advertisements displayed in public places such as footpaths and pedestrian malls or squares. Attention is also drawn to Council policies in the policy register regarding election campaigns, signboards in public places, and advertising on bus shelters. Where a conflict exists between a rule in the plan relating to outdoor advertisements and the provisions of any by-laws or the policy register, the rule in the Plan shall be the prevailing control.
2. Where the sign is to be erected in the Transport Zone, and regardless of that sign being a listed permitted activity or any resource consent for the sign being granted under the provisions of this chapter, the person(s) erecting the sign must get the written permission of the Council, or the New Zealand Transport Agency, (if the land in the zone is a State highway), or KiwiRail (if the land is in the rail corridor) as the owner of the land before the sign can be erected.
3. Attention is also drawn to the Advertising Standards Authority Code of Practice. The Code of Practice includes a code of ethics which specifies criteria for offensiveness and decency of advertising. The Advertising Standards Authority adjudicates in cases where there are alleged breaches of the Code of Practice. It is expected that complaints regarding offensive content of advertising will in the first instance be referred to this body.

6.8.4 Rules - Activity status tables

6.8.4.1 Permitted activities

The activities listed below are permitted activities if they meet any activity specific standards set out in the following table.

Activities may also be controlled, restricted discretionary, discretionary, or non-complying as specified in Rules 6.8.4.2, 6.8.4.3 6.8.4.4, and 6.8.4.5 below.

	Activity	Activity specific standards
P1	Any sign not specifically provided for as a permitted, controlled,	a. Relevant built form standards in Rule 6.8.5

	Activity	Activity specific standards
	restricted discretionary, discretionary or non-complying activity.	
P2	All signs permitted by Council bylaws, NZTA regulations and standards, all signs controlled by the Electoral (Advertisements of a Specified Kind) Regulations 2005, and all signs mandated under other legislation or regulation including the NESETA, as per Advice Note 1 below table.	a. Relevant built form standards in Rule 6.8.5, except that where the standards in Rule 6.8.5 conflict with Council bylaws, NZTA regulations and standards, the Electoral (Advertisements of a Specified Kind) Regulations 2005 and other regulation or legislation, the regulations and standards in the Council bylaws, NZTA regulations and standards, the Electoral (Advertisements of a Specified Kind) Regulations 2005 and other regulation or legislation shall prevail.
P3	Temporary signs advertising the following not for profit events: <ol style="list-style-type: none"> community gatherings; celebrations; non-motorized sports; and performances. 	<ol style="list-style-type: none"> Signs shall be erected no more than 4 weeks before the first day of the event. Signs shall be removed within one week of the event ending. Where the sign is in a residential zone, it shall be the only sign on the site on which it is located. Signs shall display the name and contact details of the person who erected the sign, and the date the sign was erected on the site. Relevant built form standards in Rule 6.8.5.
P4	Any sign on private land, which is not visible from a publicly accessible space or a residential, open space or transport zone.	Nil
P5	Temporary signs, or other notices, for the purposes of providing information necessary to the public about any rebuilding or recovery work occurring on, or otherwise affecting, that site.	<ol style="list-style-type: none"> Temporary signs or notices shall be removed within one month of completion of the project. Relevant built form standards in Rule 6.8.5.1.
P6	Temporary signs advertising real estate or development projects.	<ol style="list-style-type: none"> Signs may be erected for the duration of the activity, but shall be removed immediately after completion of sale or completion of the development project. In residential zones, the maximum area of signage on a site shall not exceed 3m². The built form standards in Rule 6.8.5.1.
P7	Business and building identification signs made of three dimensional letters and/or symbols in: <ol style="list-style-type: none"> residential zones (other than the Residential Guest Accommodation Zone or where located within a Character Area Overlay); 	<ol style="list-style-type: none"> The maximum symbol/lettering height shall be 200mm. No more than 30 letters and/or symbols shall be displayed on each building frontage. Letters and/or symbols shall be applied with no visible mounting structure The background shall not be differentiated from the fabric and colour of the rest of the façade Signs shall not extend above façade height.

	Activity	Activity specific standards
	<ul style="list-style-type: none"> b. the Papakāinga / Kāinga Nohoanga Zone; c. all open space and rural zones; and d. the Specific Purpose (School) Zone. 	<p>Advice Note:</p> <p>1. Where any one or more of the activity specific standards a. - e. above are not met, Rule 6.8.4.1 P1 shall apply.</p>
P8	<p>Business and building identification signs made of three dimensional letters and/or symbols in:</p> <ul style="list-style-type: none"> a. the Residential Guest Accommodation Zone, b. all commercial zones other than: <ul style="list-style-type: none"> i. the Commercial Core Zone in a Key Activity Centre where the maximum building height is 20 metres; ii. the Commercial Banks Peninsula Zone in Akaroa; iii. the Commercial Retail Park Zone; and iv. the Commercial Central City Business Zone where the signage is displayed at a height of greater than 17 metres; c. all industrial zones; and d. the Specific Purpose (Hospital), Specific Purpose (Styx Mill Road Transfer Station), Specific Purpose (Defence Wigram), Specific Purpose (Airport) and Specific Purpose (Tertiary Education) Zones. 	<ul style="list-style-type: none"> a. Letters and symbols shall not exceed a height of 500mm. b. No more than 30 letters and/or symbols shall be displayed on each building frontage. c. Letters and/or symbols shall be applied with no visible mounting structure. d. The background shall not be differentiated from the fabric and colour of the rest of the facade. e. Signs shall not extend above façade height <p>Advice Note:</p> <p>1. Where any one or more of the activity specific standards a. - e. above are not met, Rule 6.8.4.1 P1 shall apply.</p>
P9	<p>Business and building identification signs made of three dimensional letters and/or symbols in:</p> <ul style="list-style-type: none"> a. Commercial Core Zones in Key Activity Centres where the maximum building height is 20 metres; b. the Commercial Retail Park Zone; and 	<ul style="list-style-type: none"> a. Letters and symbols shall not exceed a height of 1 metre. b. No more than 30 letters and/or symbols shall be displayed on each building frontage c. Letters and/or symbols shall be applied with no visible mounting structure. d. The background shall not be differentiated from the material and colour of the rest of the facade. e. Signs shall not extend above façade height

	Activity	Activity specific standards
	c. the Commercial Central City Business Zone where the signage is displayed at a height of greater than 17 metres.	Advice Note: 1. Where any one or more of the activity specific standards a. - e. above are not met, Rule 6.8.4.1 P1 shall apply.
P10	Signs on utilities or utility structures. (See Advice Note 1 below table)	a. The total area of signs shall not exceed 10m ² per utility or utility structure b. Each sign shall be for utility operational, or utility operator identification, purposes only.
P11	Small off-site signs in: a. all residential zones; b. all commercial zones, except for the Commercial Central City Business Zone; and c. all industrial zones, except for the Industrial Park Zone (Memorial Avenue) within the 20 metre setback adjacent to Memorial Avenue.	a. Each sign shall have a maximum area, including the border, of 1.4m ² . b. No sign shall be able to be seen from any site located within a residential zone; c. Each sign shall be sealed and waterproof; d. Each sign shall be subject to a written maintenance programme, in the form set out in Appendix 6.1.1.16 to be undertaken by the operator / provider that has been lodged with the Council prior to its erection; e. No sign shall have moving parts or changing images; f. No sign shall be illuminated; g. Each sign shall have the name and address of the sign operator / provider and other contact details on the sign; h. There shall be no more than three small off-site signs on each street frontage of any site.
P12	Posters on bollards as authorised by the Council in accordance with a bollard maintenance contract.	Nil
P13	Signage in association with public walking and cycling tracks or areas of public open space that is for track marking, entrance identification, warning, direction, or interpretation of the natural or cultural environment.	a. Each sign shall be less than 0.25m ² in area where used for track marking; b. Each sign shall be less than 2m ² in area where used for track entrance identification, warning, direction, or interpretation.
P14	Any sign on Māori land in the Papakāinga / Kāinga Nohoanga Zone, except for signs that are flashing, illuminated, intermittently illuminated, with moving components, billboards, captive balloons or blimps, or off-site signs.	Nil
P15	Static and digital display billboards located on sites fronting arterial and/or collector roads within: a. the Commercial Retail Park Zone;	a. The maximum area of any single billboard shall be 18m ² . b. The maximum height shall be 9 metres.

	Activity	Activity specific standards
	b. the Specific Purpose (Airport) Zone; and c. all industrial zones, other than the Industrial Park Zone (Memorial Avenue).	c. The site shall have a minimum road frontage of 40 metres per billboard, provided that no more than 2 billboards may be erected on any single site. d. Any billboard shall not be directly visible from any place within a residential zone. e. Each billboard shall be subject to a written maintenance programme, in the form set out in Appendix 6.11.16, to be undertaken by the operator/provider, that has been lodged with the Council prior to the erection of the billboard. f. The billboard shall be located at least 50 metres from any signalised traffic intersection. In addition, for digital display billboards: g. The billboard shall result in no more than 10.0 lux spill (horizontal and vertical) of light when measured or calculated 2 metres within the boundary of any adjacent site and/or arterial and/or collector road. h. No live broadcast or pre-recorded video shall be displayed on the screen. Only still images shall be displayed with a minimum duration of 7 seconds. i. There shall be no movement or animation of the images displayed on the screen. j. The material displayed on the screen shall not contain any flashing images and the screen itself shall not contain any retro-reflective material. k. There shall be no transitions between still images apart from cross-dissolve of a maximum of 0.5 seconds. l. There shall be no sound associated with the screen and no sound equipment is to be installed as part of the screen. m. The screen shall incorporate lighting control to adjust brightness in line with ambient light levels. n. The billboard shall not be located on or adjacent to a state highway with a speed limit that is greater than 70km/hr.
P16	In the Industrial Park Zone (Memorial, Avenue), any sign within the 20 metre setback adjacent to Memorial Avenue	a. There shall be no more than two signs within the 20 metre setback for the entire zone boundary adjacent to Memorial Avenue, and each shall: <ol style="list-style-type: none"> be double sided; not exceed a total area of 10m² per side; have a maximum height above ground level of 10 metres at the top of the sign; have a maximum width of 5 metres; be for directional purposes and only contain the name of the complex, the names of businesses within the complex, access information, the

	Activity	Activity specific standards
		<p>onsite location of facilities (including carparks), and hours of operation;</p> <p>vi. not be flashing or illuminated by any means other than lights directed on to it; and</p> <p>vii. be located within 10 metres of a vehicle access point.</p>

Advice Note:

1. The National Environmental Standards for Electricity Transmission Activities Regulations 2009 (NESETA) manages the installation and modification of signs on support structures of existing transmission lines that are intended to identify a structure or owner, or intended to help with navigation or safety.

6.8.4.2 Controlled activities

The activities listed below are controlled activities if they meet any activity specific standards set out in the following table.

Unless otherwise specified, controlled activities shall not be limited or publicly notified.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

Activity	The Council's control is reserved to the following matters:
<p>C1 Signage that forms part of any new building, or addition to a building, that is subject to urban design certification under Rule 15.4.2.1 (b) and that:</p> <ol style="list-style-type: none"> a. does not meet one or more of the relevant built form standards in Rule 6.8.5; and b. is certified by a qualified urban design expert on a Council approved list as meeting the provisions / outcomes in Rule 6.8.6.1. <p>Certification shall include sufficient detail to demonstrate how the relevant provisions / outcomes in Rule 6.8.6.1 have been met.</p>	<p>a. That the signage is displayed in accordance with the urban design certification.</p>

6.8.4.3 Restricted discretionary activities

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 6.8.6, as set out in the following table.

Activity		Council's discretion shall be limited to the following matters:
RD1	Any sign listed in Rule 6.8.4.1 P1 - P15 (other than P7, P8, P9 or P15), that does not meet one or more of the activity specific standards, other than signs provided for in Rule 6.8.4.2 C1, Rule 6.8.4.3 RD2 – RD4, or discretionary or non-complying activities in Rule 6.8.4.4 and Rule 6.8.4.5. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Transport Agency where it concerns a road under its control (absent its written approval).	a. All signs and ancillary support structures - Rule 6.8.6.1
RD2	The following signs in all commercial and industrial zones (other than Commercial Banks Peninsula and Commercial Central City Business Zones) and in the Specific Purpose (Airport) Zone, other than signs provided for in Rule 6.8.4.1 P11 or P15, or Rule 6.8.4.5 NC1: a. Off-site signs, other than those provided for in Rule 6.8.4.1 P2, P3, P4, P5, P6, P12, P13 or P16; b. Flashing or intermittently illuminated signs; c. Signs with moving components; d. Signs with changing images / digital signs; and e. Captive balloons or blimps; which meet the relevant built form standards in Rule 6.8.5.	a. All signs and support structures - Rule 6.8.6.1 b. Illuminated, moving, changing, flashing or retro-reflective displays - Rule 6.8.6.2 c. Static and digital billboards – Rule 6.8.6.3
RD3	Static and digital display billboards listed in Rule 6.8.4.1 P15 that do not meet one or more of the activity specific standards in Rule 6.8.4.1 P15.	a. Static and digital billboards – Rule 6.8.6.3
RD4	Any sign listed in Rule 6.8.4.1 P16 that does not meet one or more of the activity specific standards, unless otherwise specified in Rule 6.8.4.5 NC1. Any application arising from this rule shall not be publicly or limited notified.	a. Signage adjacent to Memorial Avenue – 6.8.6.4
RD5	Small off-site signs in the Commercial Central City Business Zone that meet all the activity specific standards specified for Rule 6.8.4.1.1 P11.	a. All signs and ancillary support structures - Rule 6.8.6.1

6.8.4.4 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	The following signs in all zones, other than signs provided for in Rule 6.8.4.1 P11 or P15, Rule 6.8.4.3 RD2, RD3 or RD5, or Rule 6.8.4.5 NC1: a. Off-site signs, other than signs provided for by Rule 6.8.4.1 P2, P3, P4, P5, P6, P12, P13 or P16; b. Illuminated signs including intermittently illuminated signs; c. Signs with moving components; d. Signs with changing images/digital signs; and

	Activity
	e. Captive balloons or blimps.
D2	Signs listed in Rule 6.8.4.3 RD2 that do not meet one or more of the relevant built form standards in Rule 6.8.5.

6.8.4.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any billboard within the Industrial Park Zone (Memorial Avenue).

6.8.5 Rules - Built form standards

6.8.5.1 Measurement of the area of a sign

- a. For the purposes of measuring the area of any sign in accordance with Rule 6.8.5, a double-sided sign shall be measured as the area of one side only, being the larger of any one side (see Rule 6.11.8 - Diagram 2).

6.8.5.2 Traffic safety - applies to all signs

- a. Any sign shall be located so as not to obscure or to detract from the interpretation of any traffic sign or controls.
- b. No sign shall be located adjacent to a state highway or arterial road where any one or more of the following criteria are met:
 - i. the road has a speed limit of 70km per hour or greater; or
 - ii. the sign is located within a road boundary building setback required by a built form standard for the relevant zone; or
 - iii. the sign is located within 100 metres (in urban zones) or 200 metres (in rural or open space zones) in front of any official regulatory or warning sign or traffic signal.

Explanatory Note:

Official regulatory signs exclude street naming signs and brown information signs.

6.8.5.3 Integration with building design

- a. Any sign displayed on wall surfaces, including individual lettering, shall not obscure any window, door or architectural feature, visible from the exterior of the building.

- b. Where a sign, including a flag, extends over part of a transport zone the lowest part of the sign shall be located a minimum of 2.6 metres above ground level.

6.8.5.4 Signs attached to buildings

- a. For signage on heritage items and in heritage settings the rules in Chapter 9 also apply.
- b. The maximum area and height of signs shall be as follows:

Zone or scheduled activity	Maximum total area of signs per building	Maximum height above ground level at top of sign
All residential zones (other than Residential Guest Accommodation Zone)	0.5m², or as specified in an activity status table for permitted non-residential activities in Chapter 14 Residential Zones.	4 metres or façade height, whichever is lower
Open Space Community Parks Zone	2m²	
Open Space Water and Margins Zone and Open Space Avon River Precinct/Te Papa Ōtākaro Zone		
Open Space Natural Zone		
Rural Banks Peninsula Zone		
Open Space Metropolitan Facilities Zone	3m²	
Open Space McLeans Island Zone		
All rural zones (other than Rural Banks Peninsula Zone)	4m²	
All specific purpose zones not listed elsewhere in this table		
Commercial Banks Peninsula Zone (except Lyttelton)	Length along primary building frontage (m) x 0.2m.	6 metres or façade height, whichever is lower
Residential Guest Accommodation Zone		9 metres or façade height, whichever is lower
Commercial Banks Peninsula Zone (Lyttelton)	Length along primary building frontage (m) x 0.5m.	6 metres or façade height, whichever is lower
Commercial Local Zone		
Commercial Office Zone		
Commercial Core Zone (except where listed elsewhere in this table)		
All scheduled activities (Rule 6.5) other than service stations	Length along primary building frontage (m) x 0.5m	6 metres or façade height, whichever is lower

Zone or scheduled activity	Maximum total area of signs per building	Maximum height above ground level at top of sign
Specific Purpose (Tertiary Education)		
Commercial Central City Business Zone	Length along primary building frontage (m) x 0.5m.	9 metres or façade height, whichever is lower
Commercial Central City Mixed Use Zone		
Commercial Central City (South Frame) Mixed Use Zone		
Commercial Core Zone (Hornby, The Palms Mall only)	Length along primary building frontage (m) x 1m	Where the maximum height standard is 20 metres, 9 metres or façade height, whichever is lower. Where the maximum height standard is 12 metres, 6 metres or façade height, whichever is lower
Specific Purpose (Airport) Zone		9 metres or façade height, whichever is lower
Scheduled activities (Rule 6.5) service stations		
Commercial Retail Park Zone	Building length of primary building frontage facing roads or customer carparks (m) x 1.2m.	9 metres or façade height, whichever is lower
All industrial zones		
Commercial Core Zone (Eastgate Mall, Northlands Mall, Riccarton Mall only)	Total amount of signage 1500m ² per mall	12 metres or façade height, whichever is lower
Specific Purpose (Hospital) Zone	No limit on number and area of signs provided they are related solely to hospital activities	
Specific Purpose (Lyttelton Port) Zone	No limit on number and area of signs provided they are related solely to port activities	Façade height
Specific Purpose (Styx Mill Road Transfer Station) Zone	5% x road frontage x 1m	6 metres or façade height, whichever is lower
Specific Purpose (Defence Wigram) Zone		4 metres or façade height, whichever is lower

6.8.5.5 Projecting signs and signs attached to or on verandas

In addition to meeting the built form standards in Rule 6.8.5.4, signs mounted and affixed to or on verandas, signs mounted to the face of verandas, and signs projecting from the face of a building, shall also meet the following built form standards:

- a. Signs mounted and affixed to or on verandas (see Rule 6.11.8 - Diagrams 4 & 5)

Maximum projection into any transport zone	2.5 metres
Minimum height above ground level for the lowest part of the sign	2.6 metres
Maximum distance from veranda top surface	1.2 metres
Minimum setback from the face of the kerb	0.5 metres

- b. Signs mounted to the face of verandas (see Rule 6.11.8 - Diagram 4)

Maximum height of sign display	0.5 metres
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- c. Signs projecting from the face of a building (see Rule 6.11.8 - Diagrams 6 & 7)

Signs Parallel to the Building Face	Maximum projection from the face of the building.		0.2 metres
Signs Perpendicular to the Building Face	Maximum projection from the face of the building	Greater than 2.6m above ground level	1.2 metres
		No greater than 2.6m above ground level	0.2 metres
	Minimum setback from the face of the kerb		0.5 metres

- d. Signs shall not project forward of the face of the veranda on which they are located.
- e. Projecting signs shall only be at right angles to the building face they are fixed to.

6.8.5.6 Free-standing signs

- a. Any free-standing sign located within a heritage setting identified in Sub-chapter 9.3 is subject to Rule 9.3.4.1 P6 and Rule 9.3.4.3 RD7 and the below table does not apply.
- b. The maximum number, area, width and height of free-standing signs shall be as follows:

Zone or scheduled activity	Number of Signs per Site	Maximum total area of signs	Maximum height above ground level at top of sign
All residential zones (other than Residential Guest Accommodation Zone)	1	0.2m², or as specified in an activity status table for permitted non-residential activities in Chapter 14 Residential Zones.	4 metres
Open Space Community Parks Zone	1 for each formed vehicle access (refer to Rule 6.8.5.6 c. and d. below) and 1 for each formed pedestrian entrance (refer to	1m² per sign	
Open Space Water and Margins Zone and Open Space Avon River Precinct/Te Papa Ōtākaro Zone			

Zone or scheduled activity	Number of Signs per Site	Maximum total area of signs	Maximum height above ground level at top of sign
Open Space Natural Zone (except Orton Bradley Park)	Rule 6.8.5.6 d. below).		
Open Space Metropolitan Facilities Zone			
Open Space McLeans Island Zone			
All rural zones			
Open Space Natural Zone (Orton Bradley Park)	1	3m ²	4 metres

Zone or scheduled activity		Relating to Pedestrian Entrances			Relating to Vehicle Entrances		
		Maximum width	Maximum total area of sign	Maximum Height above ground level at top of sign	Maximum width	Maximum total area of sign	Maximum Height above Ground level at top of sign
Commercial Banks Peninsula Zone	1 for each formed vehicle access (refer to Rule 6.8.5.6 c. and d. below) and 1 for each formed pedestrian entrance (refer to Rule 6.8.5.6 d. below). (other than billboards permitted under Rule 6.8.4.1 P15)	1 metre	2m ²	2 metres	2 metres	2m ²	4 metres
Residential Guest Accommodation Zone							
Commercial Local Zone							
Commercial Office Zone							
Commercial Central City Business Zone							
All scheduled activities (Rule 6.5) other than service Stations							
All specific purpose zones, other than Specific Purpose (Lyttelton Port), Specific Purpose (Airport), and Specific Purpose (Hospital) Zones							

Zone or scheduled activity		Relating to Pedestrian Entrances			Relating to Vehicle Entrances		
Commercial Central City Mixed Use Zone		1 metre	2m ²	2 metres	2.5 metres (other than billboards permitted under Rule 6.8.4.1 P15)	18m ²	9 metres
Commercial Central City (South Frame) Mixed Use Zone							
Commercial Core Zone							
Commercial Retail Park Zone							
All industrial zones (other than the Industrial Park Zone (Memorial Avenue) - refer to Rule 6.8.5.6 e. below))							
Scheduled activities (Rule 6.5) service stations							
Specific Purpose (Lyttelton Port) Zone							
Specific Purpose (Airport) Zone							
Specific Purpose (Hospital) Zone	No limit on signs provided they are related solely to hospital activities.						

- c. Signs relating to a formed vehicle access do not need to be located at the vehicle entrance they relate to.
- d. Pedestrian and vehicle access in Rule 6.8.5.6 refer to entrances to sites not to buildings, for example, a vehicle crossing from the road to a car park, or a pedestrian entrance from the footpath into a site. Building entry and garage doors are not considered to be vehicle or pedestrian entrances when considering standards for free-standing sign under this rule.
- e. [Rules 6.8.4.1 P16, 6.8.4.3 RD4 and 6.8.4.5 NC1 apply to the Industrial Park Zone \(Memorial Avenue\). Where rules conflict, Rules 6.8.4.1 P16, 6.8.4.3 RD4 and 6.8.4.5 NC1 shall prevail.](#)

6.8.6 Rules - Matters of discretion

When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the table in Rule 6.8.4.3, and as set out for that matter below.

6.8.6.1 All signs and ancillary support structures

- a. Whether the scale, design, colour, location and nature of the signage will have impacts on the architectural integrity, amenity, character, visual coherence, and heritage values of:
 - i. the building and the veranda on which the signage is displayed and its ability to accommodate the signage;
 - ii. the surrounding area (including anticipated changes in the area);
 - iii. residential activities; and
 - iv. heritage items or heritage settings, open spaces, protected trees or areas possessing significant natural values.
- b. Whether the extent of the impacts of the signage are increased or lessened due to:
 - i. the design, dimensions, nature and colour of the sign or support structure;
 - ii. the level of visibility of the sign; and
 - iii. vegetation or other mitigating features.
- c. Whether the signage combines with existing signage on the building, the site or in the vicinity, to create visual clutter or set a precedent for further similar signage.
- d. Whether there are any special circumstances or functional needs relating to the activity, building, site or surroundings, which affect signage requirements including:
 - i. operational, safety, directional, and functional requirements;
 - ii. its size, scale or nature; and
 - iii. the length of the road frontage.
- e. Whether the signage:
 - i. enlivens a space or screens unsightly activities;
 - ii. will result in an orderly and co-ordinated display; and
 - iii. relates to the business or activity on the site and the necessity for the business or activity to identify and promote itself.
- f. For small scale grouped poster signage: The nature and extent of any management and maintenance regime in place including keeping the posters current, and the posters and sites on which they are installed clean and free of graffiti.

- g. The potential of the signage to cause distraction, or confusion to motorists and/or adversely affect traffic safety due to its location, visibility, and/or content including size of lettering, symbols or other graphics.
- h. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.

6.8.6.2 Illuminated, moving, changing, flashing or retro-reflective displays

- a. Whether the extent of the impacts of the signage are increased or lessened due to:
 - i. the frequency and intensity of intermittent or flashing light sources, and the proposed periods of illumination and frequency of image changes;
 - ii. the prominence of the sign due to its illuminated or animated nature and ability to draw the eye;
 - iii. the nature of surrounding land use activities; and
 - iv. the proximity of the display to other properties and the likely effects of such intermittent or flashing lights or changing images upon those properties and their occupants.
- b. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.

6.8.6.3 Static and digital billboards

- a. Whether the scale, design, colour, location and nature of the billboard will have impacts on the architectural integrity, amenity, character, visual coherence, and heritage values of:
 - i. the building and the veranda on which the billboard is displayed and its ability to accommodate the signage;
 - ii. the surrounding area (including anticipated changes in the area);
 - iii. residential activities; and
 - iv. heritage buildings items or heritage settings, open spaces, protected trees or areas possessing significant natural values.
- b. Whether the extent of the impacts of the billboard are increased or lessened due to:
 - i. the design, dimensions, nature and colour of the sign or support structure;
 - ii. the level of visibility of the billboard; and
 - iii. vegetation or other mitigating features.
- c. Whether the billboard combines with existing signage on the building, the site or in the vicinity, to create visual clutter or set a precedent for further similar signage.
- d. Whether the billboard:
 - i. enlivens a space or screens unsightly activities; and

- ii. will result in an orderly and coordinated display.
- e. Whether the extent of the impacts of the billboard are increased or lessened due to:
 - i. the frequency and intensity of intermittent or flashing light sources, and the proposed periods of illumination and frequency of image changes;
 - ii. the prominence of the billboard due to its illuminated or animated nature and ability to draw the eye;
 - iii. the nature of surrounding land use activities;
 - iv. the proximity of the display to other properties and the likely effects of such intermittent or flashing lights or changing images upon those properties and their occupants; and
 - v. The potential of the billboard to cause distraction, or confusion to motorists in their observance of traffic conditions, directions or controls.

6.8.6.4 Signage adjacent to Memorial Avenue

- a. The extent to which the location, area, number, height, width and illumination of outdoor advertisements adversely affects the visual amenity, character and significance of Memorial Avenue as a memorial.
- b. The degree of visual intrusion that outdoor advertisements have on the surrounding environment including adverse effects on the amenity of the surrounding area.
- c. The extent to which advertisements will result in visual clutter and the loss of visual coherence of the character and amenity of the environment.
- d. The extent to which the proposed outdoor advertisement relates to the businesses or activity on the site and within the zone.
- e. The potential effects of the outdoor advertisement on the safety of the surrounding transport network including the potential for motorists to be distracted, confused, or adversely affected.

6.9 Late Night Licensed Premises

6.9.1 Introduction

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

This sub-chapter relates to the management of late night licensed premises throughout the district. Objectives, policies, rules and matters of discretion provide for late night licensed premises, while managing the potential impacts of late night noise and traffic generation at the interface between residential and commercial zones.

The provisions in this sub-chapter give effect to the Chapter 3 Strategic Directions Objectives.

6.9.2 Objective and policies

6.9.2.1 Objective - Late-night licensed premises

- a. Late night licensed premises are provided for in a manner that:
 - i. encourages Central City late night licensed premises to locate in entertainment and hospitality precincts to support Central City recovery and vitality;
 - ii. manages adverse effects from late night licensed premises located within, or in close proximity to, residential zones to a level consistent with the intended residential amenity within that environment.

6.9.2.1.1 Policy – Late-night licensed premises

- a. Provide for late night licensed premises in the Central City to support the economic success, continued investment and vitality of the area, by:
 - i. encouraging late night licensed premises to locate in identified entertainment and hospitality precincts; and
 - ii. requiring additional acoustic insulation for sensitive activities within, or in proximity to entertainment and hospitality precincts.
- b. Discourage late night licensed premises from establishing, or operating in a manner, where adverse effects on late night amenity, including noise, would conflict with or undermine intended residential amenity within residential zones.

6.9.3 How to interpret and apply the rules

- a. The rules that apply to sale and/or supply of alcohol are contained in the activity status tables (including activity specific standards) in Rule 6.9.4.

- b. Sub-chapter 6.9 applies to the sale and/or supply of alcohol in all zones, except for the Papakāinga / Kāinga Nohoanga Zone where sub-chapter 6.9 does not apply.
- c. Activities involving the sale and/or supply of alcohol are also subject to the rules in the relevant zone chapters.
- d. The activity status tables, rules and standards in the following chapters also apply to activities involving the sale and/or supply of alcohol (where relevant):
 - 5 Natural Hazards;
 - 6 The other sub-chapters of General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage;
 - 11 Utilities and Energy; and
 - 12 Hazardous Substances and Contaminated Land.

6.9.4 Rules - Activity status tables

6.9.4.1 Permitted activities

The activities listed below are permitted activities if they meet the activity specific standards set out in the following table.

Activities may also be restricted discretionary as specified in Rule 6.9.4.2.

Activity		Activity specific standards
P1	Legal sale and/or supply of alcohol, except as specified in Rule 6.9.4.2 RD1.	Nil

6.9.4.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 6.9.5, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Sale and/or supply of alcohol between the hours of 11pm and 7am from any site located within 75m of a residential zone, other than the sale and/or supply of alcohol:	a. Amenity – Rule 6.9.5.1

Activity	The Council's discretion shall be limited to the following matters:
<ul style="list-style-type: none"> a. to any person residing on the premises; b. for consumption off the premises; c. authorised by a special licence; d. accompanying a meal served by a guest accommodation premises; and e. in a Category 2 Entertainment and Hospitality Precinct (as identified on the Central City Entertainment and Hospitality Precinct Overlay Planning Map) where the restricted hours are 11pm to 7am along Victoria Street and 1am to 7am for other Category 2 precincts. 	

6.9.5 Rules - Matters of discretion

When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the table in Rule 6.9.4.2, and as set out for that matter below.

6.9.5.1 Amenity

- a. The extent to which late-night licensed premises:
 - i. are of a character, duration, scale and intensity consistent with the anticipated residential amenity for the receiving environment particularly with regard to:
 - A. on-site and off-site noise;
 - B. traffic generation; and
 - C. anti-social behaviour;
 - ii. are consistent with other existing and/or permitted uses in the area;
 - iii. can be managed in a way that mitigates adverse effects by means such as the provision of screening, buffer areas, local topography, site layout including location of point of sale, or operational practices of activities.

6.10 Works for the Purposes of Earthquake Recovery

6.10.1 Introduction

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

This sub-chapter relates only to the management of works undertaken by the Crown, in order to complete clearance of earthquake damaged buildings and structures, site remediation, infrastructure repair, and maintenance of properties owned by the Crown, which are located on the Port Hills, at Sumner, Taylors Mistake and Boulder Bay, and around Lyttelton Harbour.

The provisions in this sub-chapter give effect to the Chapter 3 Strategic Directions Objectives.

6.10.2 How to interpret and apply the rules

- a. These rules only apply to the activities specified in the activity status tables in Rule 6.10.3, and only within the areas shown on the maps in Appendix 6.11.11.
- b. The activity status tables, rules and standards in the following sub-chapters also apply to works for the purpose of earthquake recovery provided for in sub-chapter 6.10:
 - 6.1 Noise
 - 6.3 Lighting and Glare

6.10.3 Rules - Activity status tables

6.10.3.1 Permitted activities

The activities listed below are permitted activities if they meet the activity specific standards set out in the following table.

Activities may also be non-complying activities as specified in Rule 6.10.3.2.

Activity		Activity specific standards
P1	Any works, including ancillary hazard mitigation works, carried out or commissioned by the Crown in order to complete clearance of earthquake damaged buildings	<ol style="list-style-type: none"> a. The works shall be designed, supervised and certified by a Chartered Professional Engineer with experience in structural and geotechnical engineering, b. Where the works to be carried out include the removal or modification of foundations or retaining walls or require the modification of the land surface then they shall be certified by a Chartered Professional Engineer with experience in geotechnical engineering, or a Professional Engineering Geologist (IPENZ Registered).

Activity	Activity specific standards
and structures, site remediation, infrastructure repair, and maintenance of properties owned by the Crown on [the date the Plan becomes operative] and which are located within the mapped area shown in Appendix 6.11.11	<p>c. At least 7 working days prior to commencing any work on the site, including preparatory works:</p> <ul style="list-style-type: none"> i. written notice shall be provided to the Council informing it of the location of the works and the name and contact details of the supervising engineer. This notice shall include a site-specific work plan identifying potential hazards and how they will be avoided, remedied or mitigated; and ii. written notice shall be provided to any occupier of a residential dwelling adjoining the site to inform them that the works will be taking place, the expected duration of the works and provide contact details of the site supervisor; and iii. a sign shall be erected at the front of the property including the name and contact details of the site supervisor. <p>d. A statement of professional opinion completed by a Chartered Professional Engineer with experience in structural and geotechnical engineering, or a Professional Engineering Geologist (IPENZ Registered) shall be provided to the Council within 3 months of the works being completed to the effect that the works and land stability will meet all applicable standards and requirements and be suitable for its intended purpose. This shall include as-built plans of the works.</p> <p>e. Works shall be commenced prior to December 2019 and shall be completed by 1 July 2020.</p> <p>f. Fill shall consist of clean fill.</p>

6.10.3.2 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity listed in Rule 6.10.3.1 P1 that does not meet one or more of the activity specific standards.

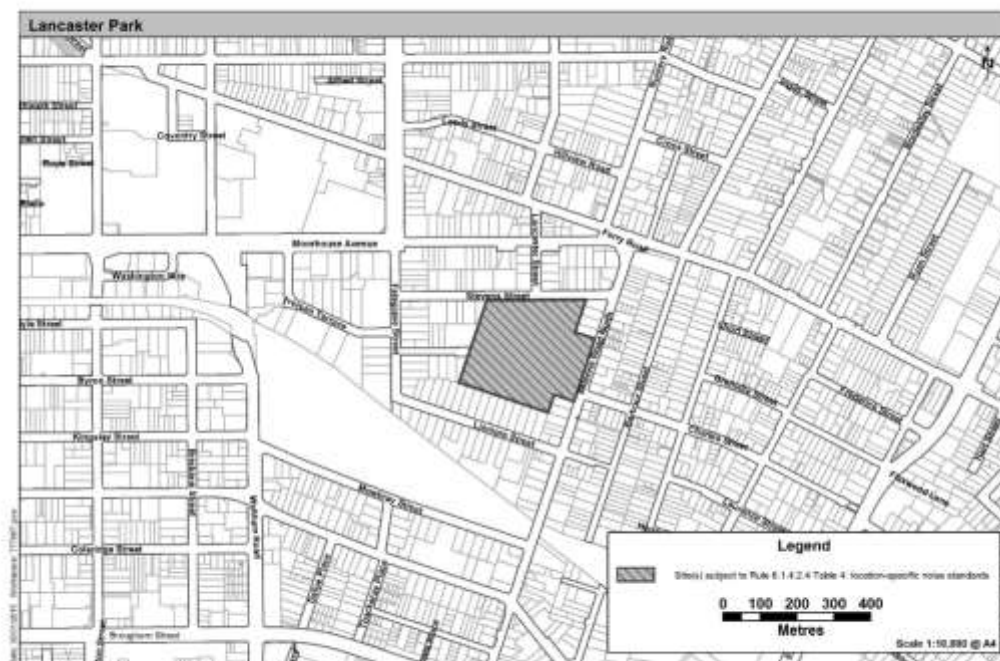
6.11 Appendices

Add the following to Sub-chapter **6.11 Appendices**:

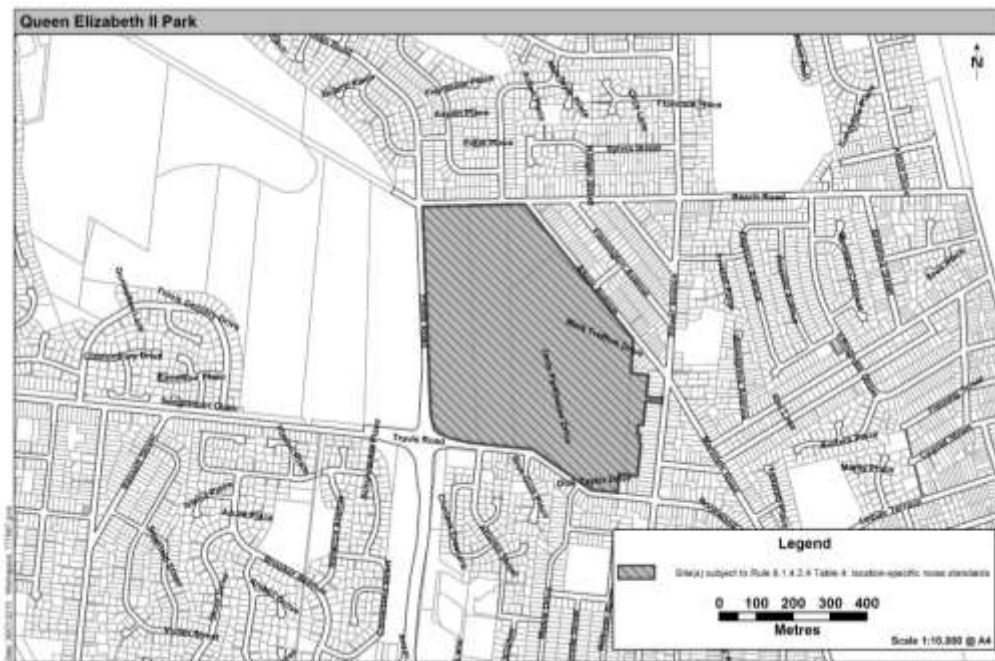
6.11.3 Sites with Location-Specific Noise Rules — Maps

[Refer to Directions for amendments]

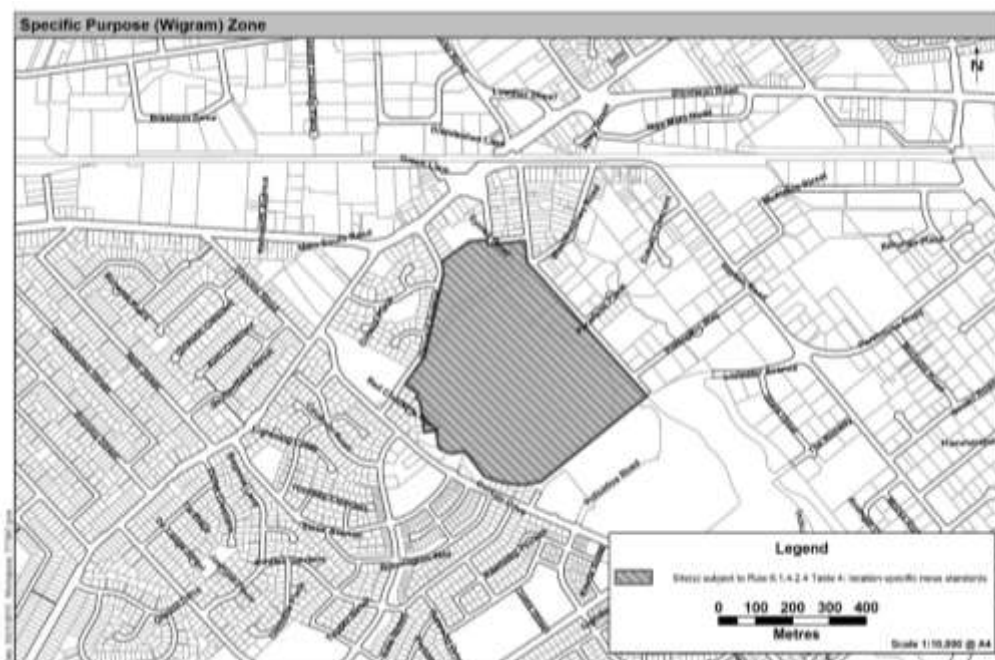
6.11.3.1 Lancaster Park



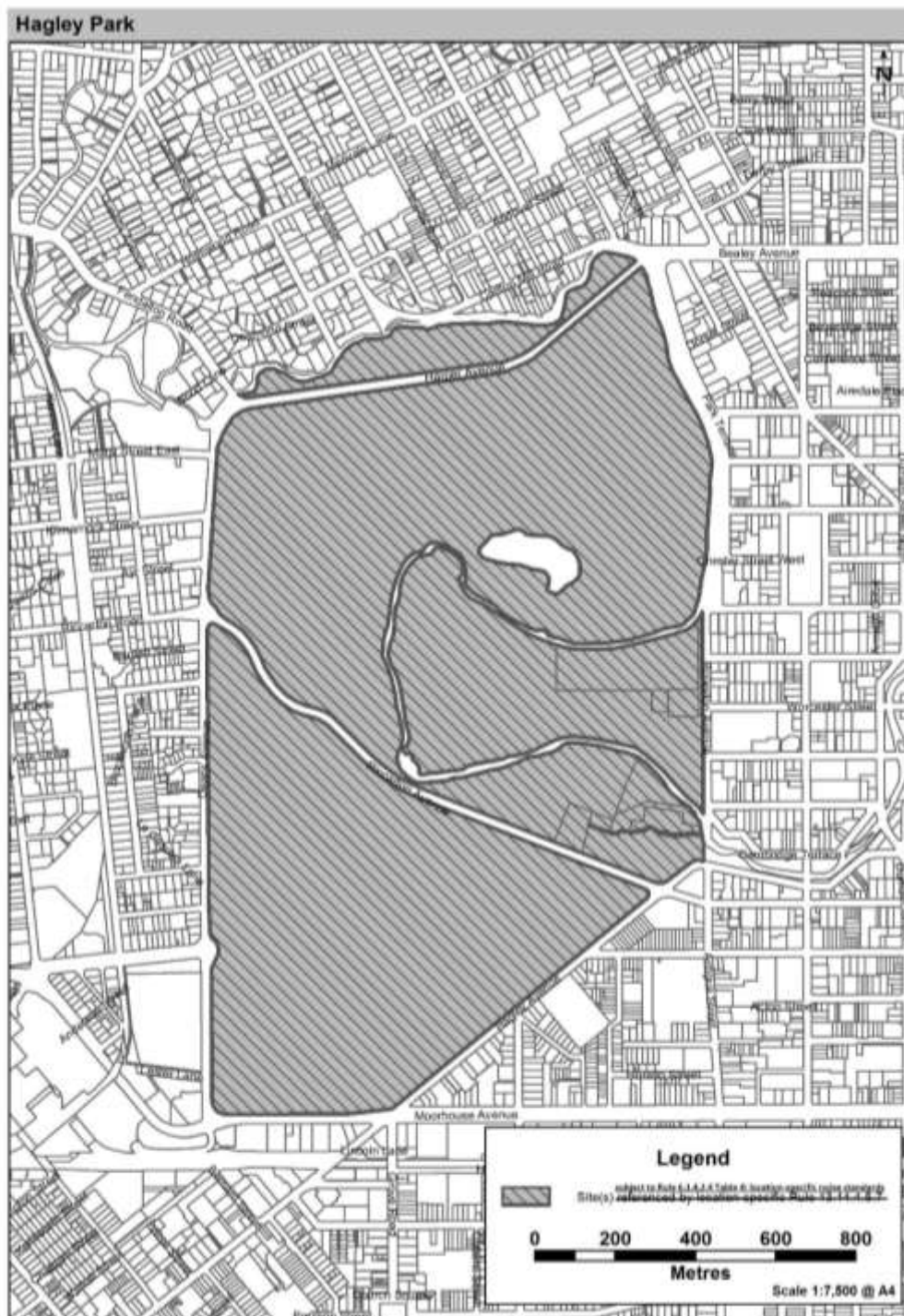
6.11.3.2 Queen Elizabeth II Park



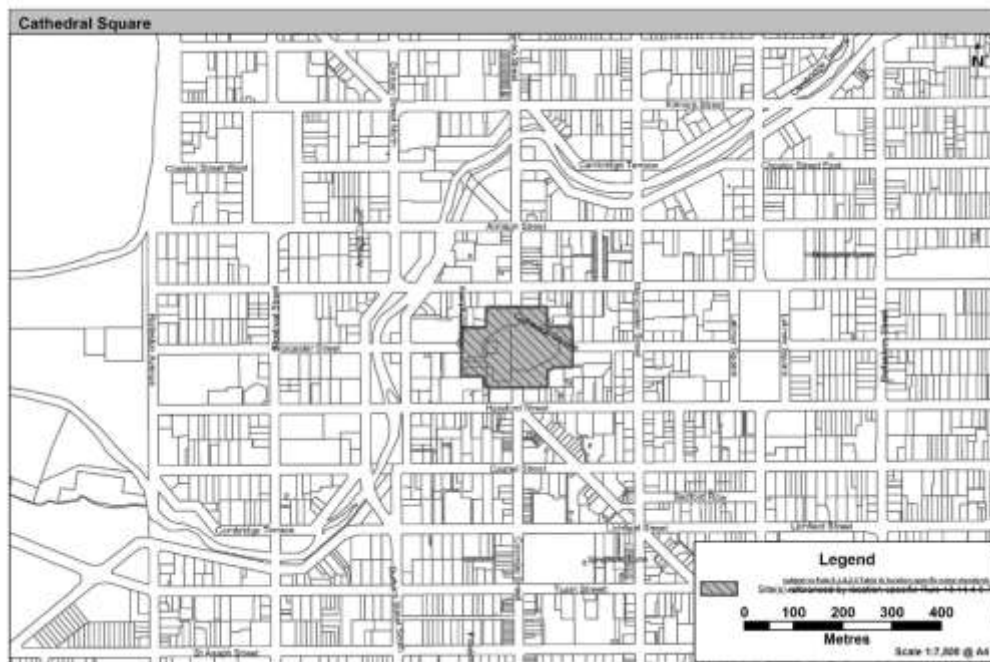
6.11.3.3 Specific Purpose (Wigram) Zone



6.11.3.7 Hagley Park



6.11.3.8 Cathedral Square



6.11.3.9 Victoria Square



6.11.4 Noise Attenuation Construction Requirements

6.11.4.1 Noise Attenuation Construction Requirements to achieve 30 dB Dtr,2m,nT,w + Ctr

Building Element	Minimum Construction Requirement
External walls of habitable spaces (refer Note 1)	<p>Walls with cladding: Minimum not to be less than 25 kg/m² being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs).</p> <p>Assumes minimum 100mm wall cavity. Minimum exterior cladding to be 20mm timber or 9mm compressed fibre cement sheet over timber frame (100mm x 200mm). Fibrous acoustic blanket (Batts or similar) required in cavity for all exterior walls. Interior: One layer of 13mm gypsum plasterboard (refer to Note 1 below).</p> <p>Mass walls: 190mm concrete block, strapped and lined internally with 9.5mm gypsum plaster board OR 150mm concrete wall.</p>
Windows of habitable spaces (refer Note 2)	Windows of up to 35% of floor area: 10/12/6 double glazing or 14 mm laminate glass or glazing systems of equivalent acoustic performance.
	Window areas greater than 35% of floor area will require a specialist acoustic report to show conformance with the insulation rule.
	Frames to be new aluminium window frames with compression seals or equivalent.
Pitched roof (refer Note 3)	<p>Cladding: 0.55mm profiled steel or tiles or 6mm corrugated fibre cement.</p> <p>Frame: Timber truss with 100mm acoustic blanket. Fibrous acoustic blanket (Batts or similar) required for all ceilings with combined mass of less than 25 kg/m².</p> <p>Ceiling: 13mm gypsum plaster board.</p>
Skillion roof (refer Note 3)	<p>Cladding: 0.55mm profiled steel or 6mm fibre cement</p> <p>Sarking: 20mm particle board (no gaps).</p> <p>Frame: 100mm gap with acoustic blanket.</p> <p>Ceiling: two layers of 9.5mm gypsum plaster board (no through ceiling lighting penetrations unless correctly acoustically rated). Fibrous acoustic blanket (Batts or similar) required for all ceilings with combined mass 25kg/m².</p>
External Door to habitable spaces	Solid core door (min 24kg/m ²) with weather seals (where the door is exposed to exterior noise).

Advice Notes:

- Where exterior wall cladding has a mass of greater than 25kg/m² (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard
- Ventilation requirements shall be in compliance with Rule 6.1.7.2.1 a.viii.

3. In determining the insulation performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the jointing, capping and guttering detail used in normal construction.

6.11.4.2 Noise Attenuation Construction Requirements to achieve 35 dB Dtr,2m,nT,w + Ctr

Building Element	Minimum Construction Requirement
External walls of habitable spaces (refer Note 1)	<p>Either:</p> <p>External cladding with a surface mass not less than 23 kg/m²; Ex 100 x 50 timber framing at 600 mm centres; Fibrous thermal insulation; Internal lining of one layer 13mm thick high density Gypsum board (minimum 12 kg/m²).</p> <p>Or:</p> <p>Any wall construction utilising at least 50 mm thick concrete; Secondary timber strapping or wall framing not less than 50 mm thick lined with at least 10 mm thick gypsum board; and Fibrous thermal insulation.</p>
Windows of habitable spaces (refer Note 2)	<p>4/12/4 thermal double glazing; with 6mm thick secondary pane at least 75mm from the outer glazing; and Windows to be new aluminium frames with fixed panes or opening sashes with full compression seals.</p>
Pitched roof (refer Note 3)	<p>Profiled longrun steel or tiles, with minimum steel thickness of 0.4mm; Timber trusses at minimum 800mm centres; Fibrous thermal insulation; and Ceiling lining of one layer 13mm thick high density Gypsum board (minimum 12kg/m²).</p>
Skillion roof (refer Note 3)	<p>Profiled long-run steel or tiles, with minimum steel thickness of 0.4mm; Timber framing at minimum 600 centres; Fibrous thermal insulation; Ceiling lining of two layers 13mm thick high density Gypsum board (minimum 12kg/m² each layer); and Minimum cavity between roof and ceiling 200mm.</p>
External Door to habitable spaces	Specific acoustic design required.

Advice Notes:

1. Where exterior wall cladding has a mass of greater than 25kg/m² (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.
2. Ventilation requirements shall be in compliance with 6.1.7.2.1 a.viii..

3. In determining the insulation performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the jointing, capping and guttering detail used in normal construction.

6.11.5 Water Body Classifications and Interpretation

6.11.5.1 Characteristics of water body classifications

	Classification	Characteristics of water body
i.	Downstream waterway	<ul style="list-style-type: none"> Downstream sections of large rivers with wide beds, continuous flow, extensive floodplains and, in many cases, tidal reaches. Significant ecological values; or part of a catchment with significant ecological values and capable of enhancement or restoration. Contribute significantly to the character and amenity of the surrounding area and the district for the benefit of both the general public and private property owners. This contribution could include: landscape values; sense of openness and spaciousness; and recreational opportunities. In many cases, significant cultural values and associations and either existing or the potential for mahinga kai and customary use.
ii.	Upstream waterway	<ul style="list-style-type: none"> The upper to middle reaches of rivers and major streams with wide floodplains. The upper reaches may be intermittently dry but the middle reaches have continuous flow. High ecological values including significant riparian planting; or part of a catchment with high ecological values and capable of enhancement or restoration. High amenity and landscape values providing a sense of openness and spaciousness; and, in some instances, recreational opportunities. Potential cultural values and associations and opportunities for mahinga kai or customary use.
iii.	Environmental asset waterway	<ul style="list-style-type: none"> Tributary or engineered waterways with some identifiable ecological and amenity values and/or a strong potential for enhancement. Some are intermittently dry. Most environmental asset waterways have identifiable floodplains and may be susceptible to flood risk. Moderate amenity values including spaciousness, privacy, tranquillity and natural landscape values.
iv.	Network waterway	<ul style="list-style-type: none"> Generally engineered or modified waterways with limited existing ecological values but some potential for enhancement. Flooding of surrounding land is generally a result of obstruction of the waterway rather than a significant natural floodplain. Amenity values for property owners and immediate neighbours are generally incidental to the drainage functions of the waterway.
v.	Hill waterway	<ul style="list-style-type: none"> See also the definition of “Hill waterway”. Steep waterways sometimes with seasonally dry channels.

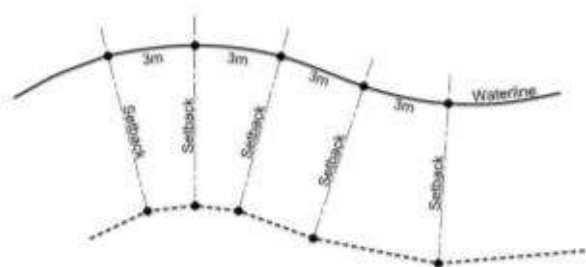
	Classification	Characteristics of water body
		<ul style="list-style-type: none"> Wildlife values may be limited because of the steep gradient, past erosion and rapid and/or ephemeral flow of some of these waterways, however, well-developed riparian planting is necessary to control erosion. Some hill waterways provide habitat and support ecological corridors to downstream receiving environments. Hill waterways contribute to the open space and natural landscape character of the Port Hills and Banks Peninsula. Potential in some instances for recreational and customary use opportunities.
vi.	Environmental asset standing water body	<ul style="list-style-type: none"> Lakes or ponds with significant existing ecological values (or part of a catchment with significant ecological values and capable of restoration). High amenity and landscape values for the general public as well as private landowners, providing a sense of openness and spaciousness and recreational opportunities. Potential cultural values and associations including opportunities for mahinga kai or customary use. Provides water treatment, and therefore ecosystem functioning to immediate and downstream receiving environments
vii.	Banks Peninsula waterway	<ul style="list-style-type: none"> This is an interim classification for rivers and streams on Banks Peninsula that do not meet the definition of hill waterways and have not already been otherwise classified.

6.11.5.2 Measurement of water body setbacks

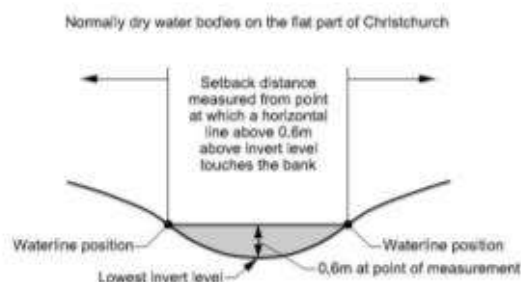
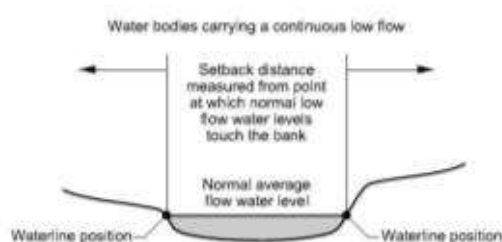
All setbacks specified shall be measured from:

	Water body classification	Setback measured from:
a.	Upstream waterway; Downstream waterway; Environmental asset waterway; Network waterway	The bank of the water body (see Appendix 6.11.5.3 for interpretation)
b.	Hill waterway	The centreline of the waterway
c.	Environmental asset standing water body	The bank of the water body (see Appendix 6.11.5.3 for interpretation) except for constructed water bodies where the point at which the peak 1/50-year design water surface touches the banks should be used.

6.11.5.3 Interpretation of banks of water bodies



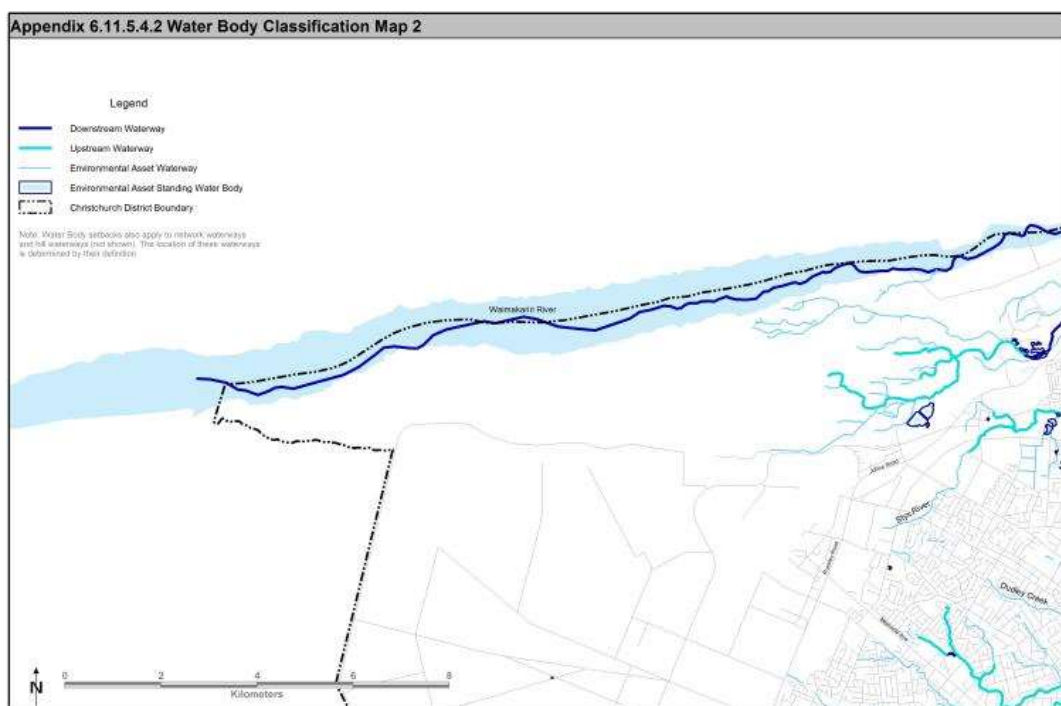
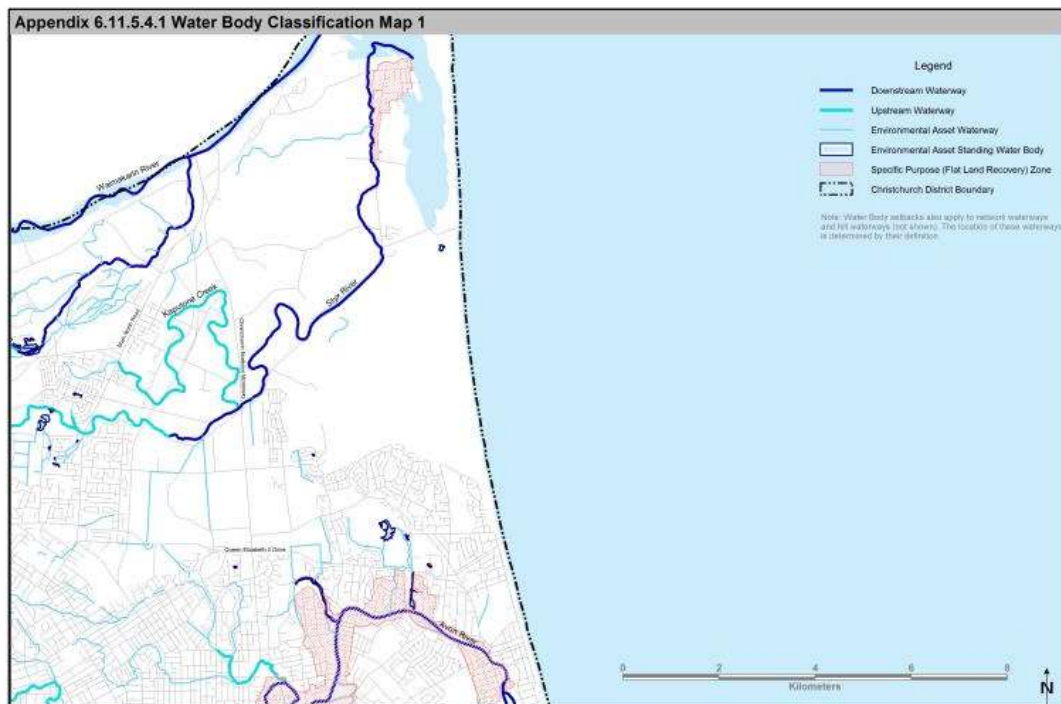
Where the waterline position follows a meandering alignment setback distance shall be measured along a line that is as nearly as practicable radial to the curvature of the waterline, and at 3m intervals along the waterline as illustrated.



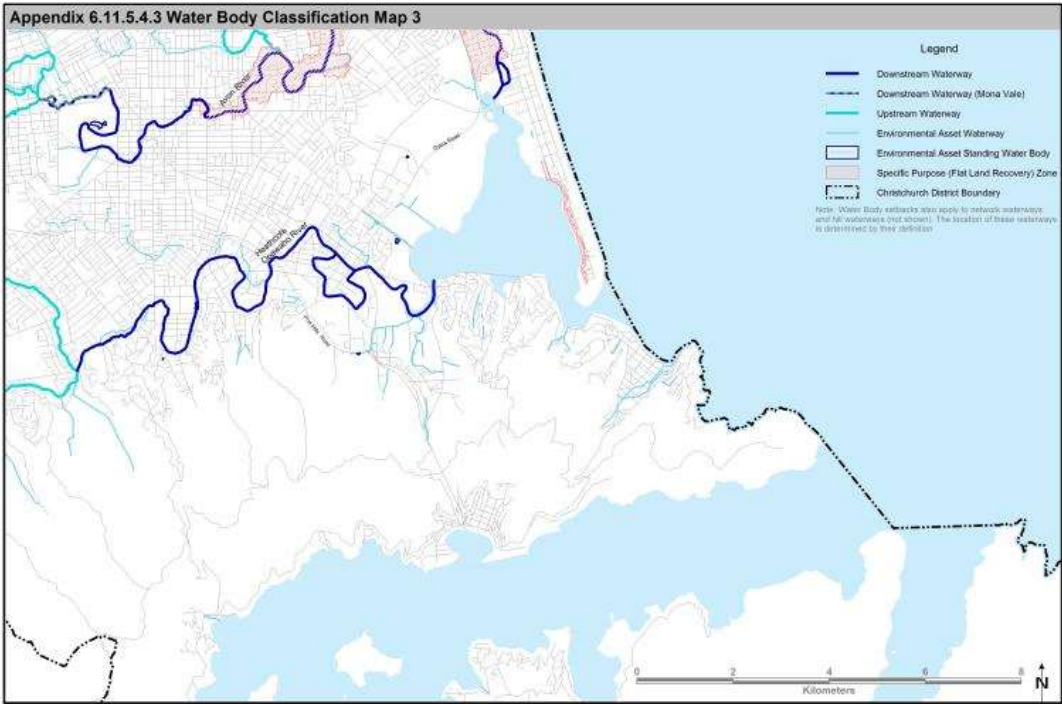
Measurement of bank of an environmental asset standing water body - The bank of an environmental asset standing water body shall be measured from the edge of the bed as defined in Section 2 of the RMA.

6.11.5.4 Maps of Water Body Classifications

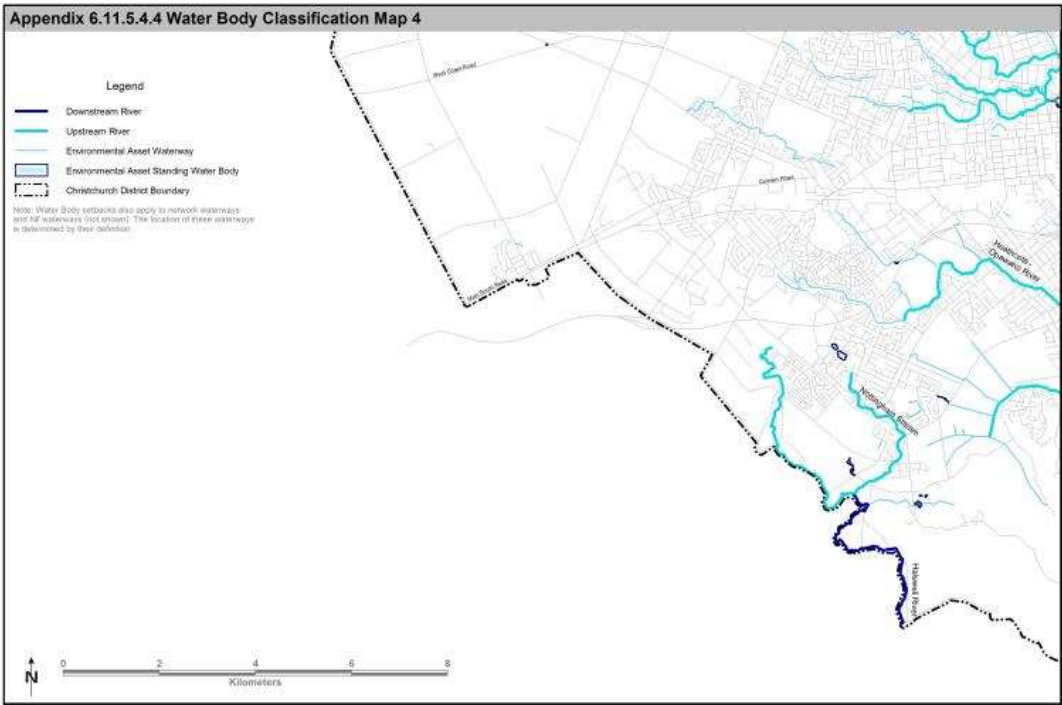
[Refer to Directions for amendment]



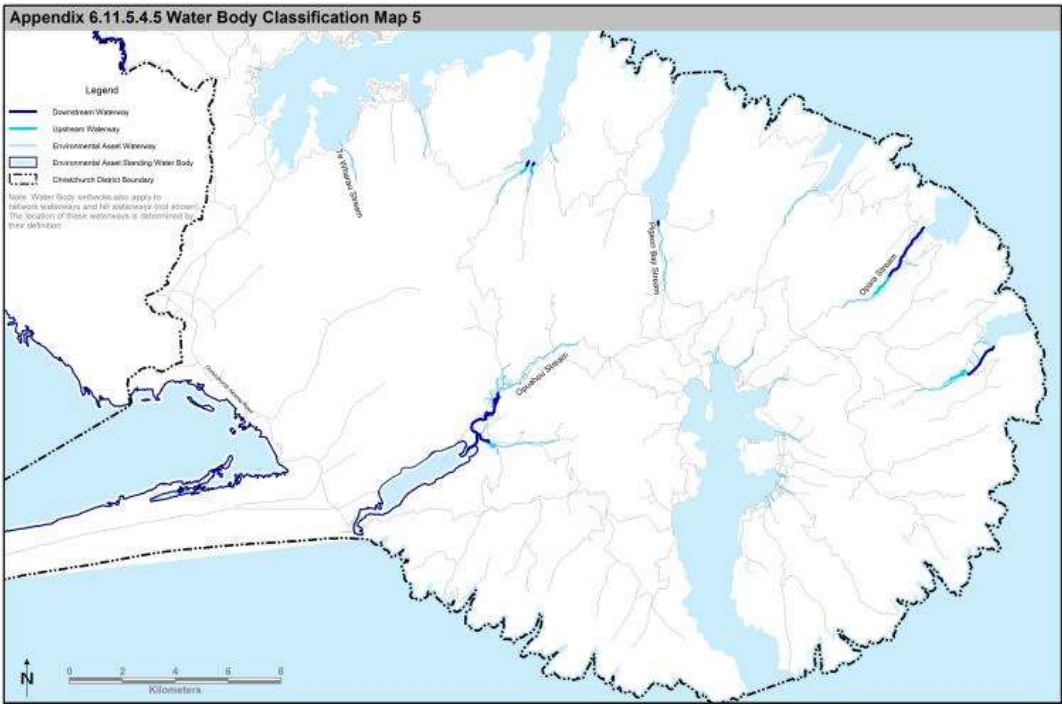
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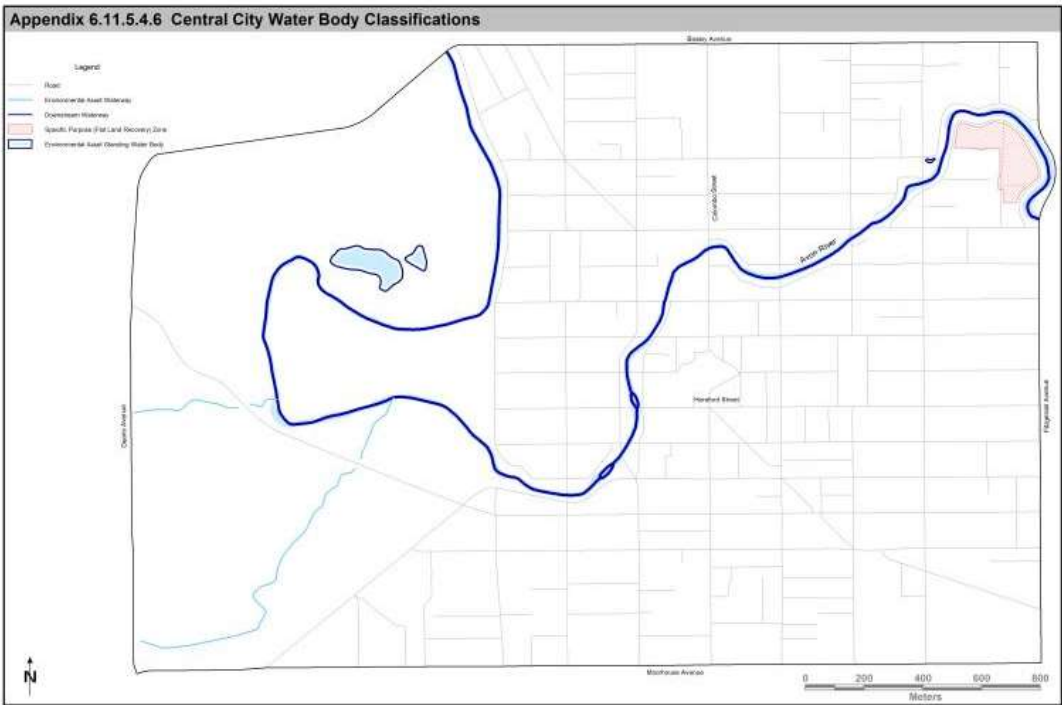
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6.11.6 Landscaping and Tree Planting – Rules and Guidance

The provisions in Part B of this Appendix are for information and guidance only and are not statutory rules. They have been incorporated to assist in the choice of species suitable for planting in particular site conditions, and to help ensure the Council's requirements are successfully achieved.

Part A: Tree requirements - statutory requirements

1. Tree Size

- a. Any tree required under Landscaped Area rules shall be:
 - i. not less than two metres high at the time of planting;
 - ii. a species capable of reaching a minimum height at maturity of eight metres.

Note: Trees listed in Part B of this appendix would meet this clause.

2. Tree protection

- a. Any trees required under Landscaped Area rules shall be located within a landscaping strip, or within a planting protection area, with a minimum dimension or diameter of 1.5 metres.
- b. No more than 10% of any landscaping strip required under Landscaped Area rules, or any planting protection area, shall be covered with any impervious surfaces.
- c. Landscaping strips or planting protection areas adjacent to a road boundary, or adjacent to or within a car parking area, shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least one metre from any tree.

3. Maintenance of trees and landscaping

- a. Any landscaping or trees required under Landscaped Area rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

4. Trees in the vicinity of the National Grid

- a. Trees and vegetation planted in the vicinity of the National Grid shall be selected and maintained to ensure that the Electricity (Hazards from Trees) Regulations 2003 are not breached.

Part B: Tree species — information and guidance only, non-statutory requirements

- a. The lists of trees and shrubs contained in Sections 1 to 3 of this Part are considered suitable for Christchurch conditions.
- b. Section 2 of this Part specifies the suitability of the trees that meet the requirements in Part A for particular conditions, these being:
 - i. trees suitable for moist/wet soil conditions;
 - ii. trees suitable for dry soil conditions;
 - iii. frost tender trees;
 - iv. trees suitable for coastal areas;
 - v. trees suitable for car parking/ paved areas etc;
 - vi. trees susceptible to wind damage/ breakages;
 - vii. trees with aggressive root system (relevant to driveways and underground services);
 - viii. trees prone to common diseases.
- c. More detailed descriptions and requirements for each tree can be obtained from various plant manuals or by seeking advice from the Christchurch City Council City Arborist or Nursery Supervisor. It should be noted that the tree size ranges are estimates for trees that are planted in highly modified environments, e.g. streets, car parks, pedestrian malls, storm water swales. Trees planted in parks or large gardens are expected to grow larger.
- d. The shrubs listed in Section 3 are considered suitable for planting between trees in landscaped strips.

Section 1 — Trees considered suitable for Christchurch conditions

1.1 Deciduous broadleaved trees

Common name	Botanical name	Height range	Canopy spread range
English oak	<i>Quercus robur</i>	15m-20m	10m-15m
Red oak	<i>Quercus rubra</i>	15m-20m	10m-15m
Hills oak	<i>Quercus elipsoidalis</i>	15m-20m	10m-15m
Scarlet oak	<i>Quercus coccinea</i>	15m-20m	10m-15m
Evergreen oak	<i>Quercus ilex</i>	15m-20m	10m-15m
Turkey oak	<i>Quercus cerris</i>	15m-20m	10m-15m
Algerian oak	<i>Quercus canariensis</i>	15m-20m	10m-15m
Willow oak	<i>Quercus phellos</i>	15m-20m	10m-15m

Common name	Botanical name	Height range	Canopy spread range
Sawtooth oak	<i>Quercus acutissima</i>	15m-20m	10m-15m
Turkish hazel	<i>Corylus collurna</i>	10m-15m	6m-10m
European beech	<i>Fagus sylvatica</i>	15m-20m	10m-15m
Copper or purple beech	<i>Fagus sylvatica purpureum</i> (and 'Riversii')	15m-20m	10m-15m
Weeping beech	<i>Fagus sylvatica pendula</i>	15m-20m	6m-10m
Dawyck beech	<i>Fagus sylvatica</i> 'Dawyck'	10m-15m	3m-6m
Purple Dawyck beech	<i>Fagus sylvatica</i> 'Dawyck Purple'	10m-15m	3m-6m
American beech	<i>Fagus grandifolia</i>	15m-20m	10m-15m
Common ash	<i>Fraxinus excelsior</i>	15m-20m	10m-15m
American ash	<i>Fraxinus americana</i>	15m-20m	10m-15m
Fraxinus 'Green Glow'	Fraxinus 'Green Glow'	15m-20m	10m-15m
Green ash	<i>Fraxinus pennsylvanica</i>	15m-20m	10m-15m
Golden ash	<i>Fraxinus excelsior</i> 'Jaspidea' (or 'Aurea')	15m-20m	10m-15m
Tupelo	<i>Nyssa sylvatica</i>	15m-20m	6m-10m
Horsechestnut	<i>Aesculus hippocastanum</i>	15m-20m	10m-15m
Seedless horsechestnut	<i>Aesculus plantierensis</i>	15m-20m	10m-15m
Walnut	<i>Juglans regia</i>	15m-20m	10m-15m
Common lime	<i>Tilia x europaea</i>	15m-20m	10m-15m
Large leaved lime	<i>Tilia platyphyllos</i>	15m-20m	10m-15m
Small leaved lime	<i>Tilia cordata</i>	15m-20m	10m-15m
Weeping silver lime	<i>Tilia petiolaris</i>	15m-20m	10m-15m
Silver lime	<i>Tilia tomentosa</i>	15m-20m	10m-15m
Liquidambar 'Worplesdon'	Liquidambar 'Worplesdon'	15m-20m	10m-15m
London plane	<i>Platanus acerifolia</i>	15m-20m	10m-15m
Oriental plane	<i>Platanus orientalis</i>	15m-20m	10m-15m
Autumn glory plane	<i>Platanus orientalis insularis</i>	15m-20m	10m-15m
Cut leaf plane	<i>Platanus orientalis digitata</i>	15m-20m	10m-15m
Norway maple	<i>Acer platanoides</i>	15m-20m	10m-15m
Variegated Norway maple	<i>Acer platanoides</i> 'Drummondii'	10m-15m	10m-15m
Acer 'Bloodgood'	Acer 'Bloodgood'	3m-10m	6m-10m
Trident maple	<i>Acer burgerianum</i>	15m-20m	10m-15m
Paper bark maple	<i>Acer griseum</i>	3m-10m	6m-10m

Common name	Botanical name	Height range	Canopy spread range
Field maple	<i>Acer campestre</i>	10m-15m	10m-15m
Red maple	<i>Acer rubrum</i>	15m-20m	10m-15m
Paper birch	<i>Betula papyrifera</i>	15m-20m	10m-15m
Black birch	<i>Betula nigra</i>	15m-20m	10m-15m
Swedish birch	<i>Betula pendula dalecarlica</i>	15m-20m	10m-15m
Himalayan birch	<i>Betula jaquemontii</i>	15m-20m	10m-15m
Tulip tree	<i>Liriodendron tulipifera</i>	15m-20m	15m-20m
Chinese tulip tree	<i>Liriodendron chinensis</i>	15m-20m	15m-10m
Maidenhair tree (male only)	<i>Ginkgo biloba</i>	15m-20m	6m-10m
Hornbeam	<i>Carpinus betulus</i>	15m-20m	10m-15m
Common alder	<i>Alnus glutinosa</i>	15m-20m	10m-15m
Italian alder	<i>Alnus cordata</i>	15m-20m	10m-15m
Grey alder	<i>Alnus incana</i>	15m-20m	10m-15m
Red alder	<i>Alnus rubra</i>	15m-20m	10m-15m
Indian bean tree	<i>Catalpa bignonioides</i>	15m-20m	10m-15m
Weeping willow	<i>Salix babylonica</i>	15m-20m	15m-20m
Golden weeping willow	<i>Salix x chrysocoma</i>	15m-20m	15m-10m

1.2 Coniferous trees

Common name	Botanical name	Height	Canopy spread range
Wellingtonia	<i>Sequoiadendron giganteum</i>	20m-25m	10m-15m
Californian redwood	<i>Sequoia sempervirens</i>	20m-25m	10m-15m
Spanish fir	<i>Abies pinsapo</i>	10m-15m	6m-10m
Atlantica cedar	<i>Cedrus atlantica</i>	15m-20m	10m-15m
Western red cedar	<i>Thuja plicata</i>	15m-20m	6m-10m
Swamp cypress	<i>Taxodium distichum</i>	15m-20m	6m-10m
Bhutan cypress	<i>Cupressus torulosa</i>	15m-20m	6m-10m
Monkey puzzle/ Chile pine	<i>Araucaria araucana</i>	15m-20m	6m-10m
Totara	<i>Podocarpus totara</i>	10m-15m	6m-10m
Dawn redwood	<i>Metasequoia glyptostroboides</i>	15m-20m	6m-10m
Japanese cedar	<i>Cryptomeria japonica</i>	15m-20m	6m-10m

1.3 Other evergreens

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

1.4 Palms

Common name	Botanical name	Height range	Canopy spread range
Chusan palm	Trachycarpus fortunei	10m-15m	3m-6m

1.5 Native trees

Common name	Botanical name	Height range	Canopy spread range
Totara	Podocarpus totara	10m-15m	6m-10m
Kahikatea/white pine	Podocarpus dacrydioides	10m-15m	6m-10m
Rimu	Dacrydium cupressinum	10m-15m	6m-10m
Red beech	Nothofagus fusca	10m-15m	6m-10m
Silver beech	Nothofagus menziesii	10m-15m	6m-10m
Black beech	Nothofagus solandri var. solandri	10m-15m	6m-10m
Mountain beech	Nothofagus solandri var. cliffortioides	10m-15m	6m-10m
Miro	Prumnopitys ferruginea	10m-15m	3m-6m
Matai	Prumnopitys taxifolia	10m-15m	3m-6m
Pohutukawa	Metrosideros excelsa	TBC	TBC

Section 2- Suitability of trees for particular conditions

2.1 Trees for wet soil conditions

(in order of tolerance to wetness)

Common name	Botanical name	Height range	Canopy spread range
Swamp cypress	Taxodium distichum	15m-20m	6m-10m
Moosewood	Acer pensylvanicum	15m-20m	10m-15m
Red maple	Acer rubrum	15m-20m	10m-15m
Tupelo	Nyssa sylvatica	15m-20m	6m-10m
Kahikatea/ White pine	Dacrycarpus acrydioides	10m-15m	6m-10m
Alder (most species)	Alnus species	15m-20m	10m-15m
Hills oak	Quercus elipsoidalis	15m-20m	10m-15m
English oak	Quercus robur	15m-20m	10m-15m
Black birch	Betula nigra	15m-20m	10m-15m
Willow (most species)	Salix species	15m-20m	15m-20m
Lombardy poplar(shelterbelts)	Populus italica ‘Nigra’	15m-20m	6m-10m
Common ash	Fraxinus excelsior	15m-20m	10m-15m
Green ash	Fraxinus pennsylvanica	15m-20m	10m-15m
Dawn redwood	Metasequoia glyptostroboides	15m-20m	6m-10m

2.2 Trees suitable for dry soil

Common name	Botanical name	Height range	Canopy spread range
Native			
Totara	Podocarpus totara	10m-15m	6m-10m
Exotic			
Field maple	Acer campestre	10m-15m	10m-15m
Norway maple	Acer platanoides	15m-20m	10m-15m
Indian horse chestnut	Aesculus indica	15m-20m	10m-15m
Hornbeam	Carpinus betulus	10m-15m	10m-15m
Atlantic cedar	Cedrus atlantica	15m-20m	10m-15m
Hop hornbeam	Ostrya carpinifolia	10m-15m	6m-10m
Mediterranean hackberry	Celtis australis	15m-20m	6m-10m

Common name	Botanical name	Height range	Canopy spread range
American hackberry	<i>Celtis occidentalis</i>	15m-20m	6m-10m
Bay laurel	<i>Laurus nobilis</i>	10m-15m	6m-10m
Algerian oak	<i>Quercus canariensis</i>	15m-20m	10m-15m
Hills oak	<i>Quercus elipsoidalis</i>	15m-20m	10m-15m
Turkey oak	<i>Quercus cerris</i>	15m-20m	10m-15m
Cork oak	<i>Quercus suber</i>	15m-20m	10m-15m
Evergreen oak	<i>Quercus ilex</i>	15m-20m	10m-15m
Californian redwood	<i>Sequoia sempervirens</i>	15m-20m	10m-15m
Alder (tolerant of dry and wet soils)	<i>Alnus species</i>	15m-20m	10m-15m
Arizona ash	<i>Fraxinus velutina</i>	15m-20m	10m-15m

2.3 Frost tender trees suitable for Sumner, Redcliffs and frost free hill areas

Common name	Botanical name	Height range	Canopy spread range
Scarlet gum	<i>Eucalyptus ficifolia</i>	3m-10m	6m-10m
Monkey puzzle	<i>Araucaria araucana</i>	15m-20m	6m-10m
Pohutukawa	<i>Metrosideros excelsa</i>	10m-15m	10m-15m

2.4 Trees suitable for Christchurch coastal areas

Common name	Botanical name	Height range	Canopy spread range
Native			
Totara	<i>Podocarpus totara</i>	10m-15m	6m-10m
Matai	<i>Prumnopitys taxifolia</i>	10m-15m	3m-6m
Exotic			
Field maple	<i>Acer campestre</i>	10m-15m	10m-15m
Horse chestnut	<i>Aesculus hippocastanum</i>	15m-20m	10m-15m
Monkey puzzle	<i>Araucaria araucana</i>	15m-20m	6m-10m
Japanese cedar	<i>Cryptomeria japonica</i>	15m-20m	6m-10m
Common ash	<i>Fraxinus excelsior</i>	15m-20m	10m-15m
Bay laurel	<i>Lauris nobilis</i>	10m-15m	6m-10m
Bull bay	<i>Magnolia grandiflora</i>	10m-15m	6m-10m
Oriental plane	<i>Platanus orientalis</i>	15m-20m	10m-15m

Common name	Botanical name	Height range	Canopy spread range
Cork oak	Quercus suber	15m-20m	10m-15m
Evergreen holm oak	Quercus ilex	15m-20m	10m-15m
Algerian oak	Quercus canariensis	15m-20m	10m-15m
English oak	Quercus robur	15m-20m	10m-15m
Cork oak	Quercus suber	15m-20m	10m-15m
Californian redwood	Sequoia sempervirens	20m-25m	10m-15m
Macrocarpa (shelterbelts only)			
Western red cedar			
Monterey pine (shelterbelts only)	Pinus radiata	15m-20m	15m-20m
Maritime pine (shelterbelts only)	Pinus pinaster	15m-20m	10m-15m
Stone pine (shelter belts only)	Pinus pinea	15m-20m	10m-15m
Norfolk pine	Araucaria heterophylla	15m-20m	10m-15m
Whitebeam	Sorbus aria 'Lutescens'	10m-15m	6m-10m

2.5 Trees suitable for car parks, paved surfaces and buildings

Common name	Botanical name	Height range	Canopy spread range
Common lime	Tilia x europaea	15m-20m	10m-15m
Large leaved lime	Tilia platyphyllos	15m-20m	10m-15m
Silver lime	Tilia tomentosa	15m-20m	10m-15m
Tulip tree	Liriodendron tulipifera	15m-20m	15m-20m
Mediterranean hackberry	Celtis australis	15m-20m	6m-10m
American hackberry	Celtis occidentalis	15m-20m	6m-10m
Field maple	Acer campestre	15m-20m	10m-15m
Norway maple	Acer platanoides	15m-20m	10m-15m
Variegated norway maple	Acer platanoides 'Drumondii'	10m-15m	10m-15m
Red maple	Acer rubrum	15m-20m	10m-15m
Fraxinus 'Green Glow'	Fraxinus 'Green Glow'	15m-20m	10m-15m
Green ash	Fraxinus pennsylvanica	15m-20m	10m-15m
American ash	Fraxinus americana	15m-20m	10m-15m
Common ash	Fraxinus excelsior	15m-20m	10m-15m
London plane	Platanus acerifolia	15m-20m	10m-15m
Oriental plane	Platanus orientalis	15m-20m	10m-15m

Common name	Botanical name	Height range	Canopy spread range
Algerian oak	Quercus canariensis	15m-20m	10m-15m
English oak	Quercus robur	15m-20m	10m-15m
Liquidambar ‘Worplesdon’	Liquidambar ‘Worplesdon’	15m-20m	10m-15m
Tupelo	Nyssa sylvatica	15m-20m	6m-10m

2.6 Trees particularly susceptible to wind damage/branch breakage

Common name	Susceptibility
Wattle	Weak branch unions
Acer negundo (box elder)	Brittle branches, weak branch unions
Agonis (myrtle)	Weak branch unions
Banksia integrifolia	Weak branch unions
Eucalyptus	Heavy end weighted branches can cause branch breakage, summer branch drop
Gleditsia triacanthos (honey locust)	Weak branches
Paulownia tomentosa (epaulette tree)	Weak branch unions, brittle branches
Poplar	Weak branch unions
Liquidambar	Heavy weak branch forks and brittle timber prone to wind damage when in full leaf
Claret ash (and other ash species excepting common and manna ash)	Weak forks, brittle timber
Willow (all species)	Brittle timber, heavy foliage, summer branch drop
Pinus radiata	Wind and snow damage
Cupressus macrocarpa	Wind and snow damage
Cedar (all species)	May suffer loss of large branches in winds and snow when mature

The above trees should not be precluded from plantings entirely but thought should be given to siting them in more sheltered positions away from buildings and public thoroughfares.

2.7 Trees with particularly aggressive root systems

- a. The roots of all trees have the potential to cause damage to structures, underground services and sealed/paved surfaces if planted too close to them. For example, most trees have a tendency to develop roots under shallow sealed surfaces often causing cracking or lifting.
- b. Properly constructed planting pits that allow for adequate root growth along with the use of a combination of structural soils (or root cells) and permeable asphalt

surrounding the planting pit will alleviate this problem. Please contact the Christchurch City Council City Arborist for more information.

- c. The roots of all trees will follow moisture trails from leaking drainage systems (usually old earthenware pipes) and enter them. However, most modern drainage pipes made of synthetic materials with greatly improved joint sealing should be able to withstand all but the direct expansion pressure of trees growing right next to them. In addition tree roots will not extend in to heavily compacted soils. Soils around underground services need to be heavily compacted so that roots will not enter them. To be on the safe side, medium to large sized trees should be situated at least 3.0 metres from all drainage pipes except that if a tree root barrier is used then trees can be planted up to 1.5 metres from drainage pipes. A modern reinforced concrete slab building foundation constructed to withstand earthquake forces should not be affected by tree roots, except possibly where a larger tree is growing right against it. The older type of foundation, which ran around the perimeter of the building only, is much more at risk and even smaller growing trees should not be planted too close.
- d. Commonly planted tree species more frequently associated with damage to the above structures are as follows:
 - i. Willows
 - ii. Poplars
 - iii. Eucalyptus
 - iv. Pinus radiata
 - v. Cuppressus macrocarpa
 - vi. Horsechestnut
 - vii. Maples and sycamore
 - viii. Ash.

2.8 Trees prone to diseases common in Christchurch

Common name	Diseases prone to
Ornamental crabapples, plums, cherries and rowans etc	Silver leaf disease, particularly when pruned or wounded
Cypress, thuja, juniper (and forms)	Leaf webber insect
Cypress, thuja, juniper (and forms)	Cypress canker
Native lacebark	Gall mite
London plane	Anthrachnose (leaf and twig blight)
Cherry, pear, plum	Flowering thorns and white beam cherry/pear slug
Weeping willow	Honey fungus root rot
Upright willow	Bacterial die-back
Spruce	Needle/leaf defoliating insect

Common name	Diseases prone to
Wattles (<i>Racosperma dealbata</i> & <i>baileyana</i>)	Rust fungi galls
Maple	Formopsis (twig dieback)

2.9 Trees suitable for shelter belts and tree planting for visual screening of quarry activities

Common Name	Botanical Name
Atlantic cedar	<i>Cedrus atlantica</i>
Deodar Cedar	<i>Cedrus deodara</i>
Lawsons Cypress	<i>Chamaecyparis lawsoniana</i>
Japanese Red Cedar	<i>Cryptomeria japonica</i>
Monterey Cypress	<i>Cupressus macrocarpa</i>
Southern Mahogany	<i>Eucalyptus botrioides</i>
White Peppermint Gum	<i>Eucalyptus linearis</i>
Monterey Pine	<i>Pinus radiata</i>
Lemonwood	<i>Pittosporum eugenioides</i>
Kohuhu	<i>Pittosporum tenuifolium</i>
Totara	<i>Podocarpus totara</i>
Lombardy Poplar	<i>Populus italica</i>
Chinese Willow	<i>Salix matsudana</i>
Leyland Cypress	<i>X Cuprocyparis leylandii</i>

Section 3: Species of shrubs for planting in landscaping strips – information and guidance only, non-statutory requirements

Common name	Botanical Name
Native Shrubs	
	<i>Astelia</i> spp
	<i>Brachyglottis greyi</i>
	<i>Chionocloa flavicans</i>
	<i>Coprosma</i> spp
	<i>Corokia</i> spp
	<i>Hebe</i> spp
Whiteywood	<i>Melicytus ramiflorus</i>
Red matipo	<i>Myrsine australis</i>

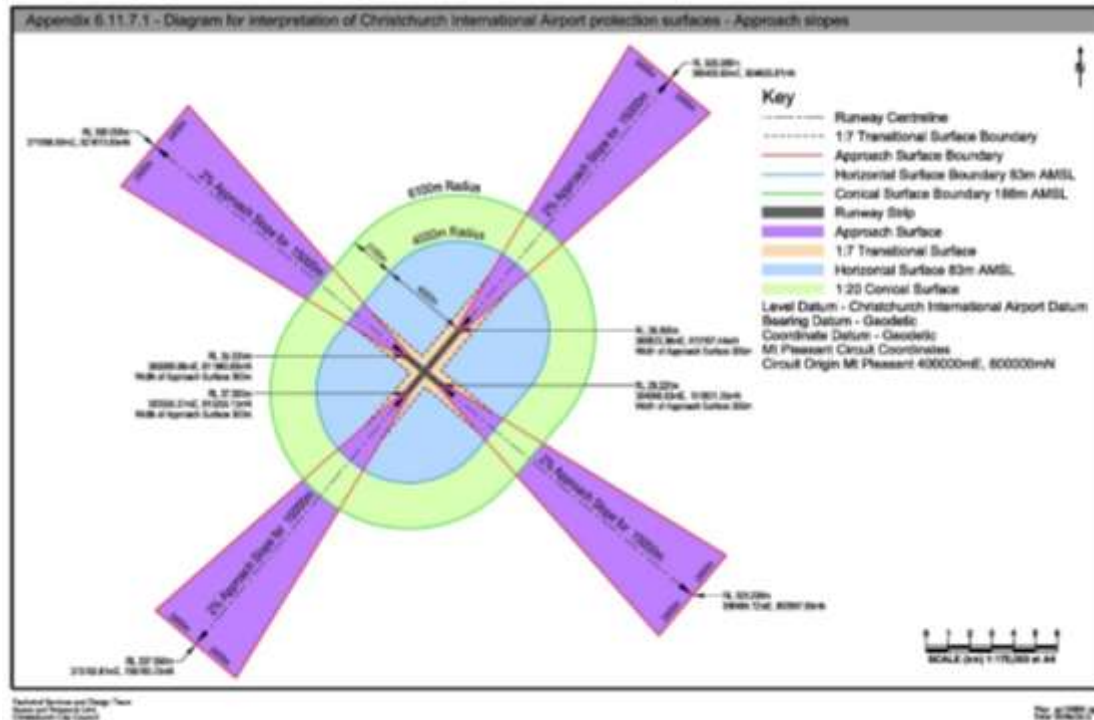
Common name	Botanical Name
Kawakawa	<i>Piper excelsum</i>
	<i>Pittosporum</i> 'Mountain Green'
Five finger	<i>Pseudopanax arboreus</i>
	<i>Pseudopanax</i> 'Cyril Watson'
Lancewood	<i>Pseudopanax crassifolius</i>
Toothed Lancewood	<i>Pseudopanax ferox</i>
	<i>Pseudowintera</i> 'Red Leopard'
Prostrate Kowhai	<i>Sophora prostrata</i>
Exotic Shrubs	
	<i>Abelia</i> spp
	<i>Acer</i> spp
Japanese laurel	<i>Aucuba japonica</i>
Barbary	<i>Berberis</i> spp
	<i>Boronia</i> spp
Bottlebrush	<i>Callistemon</i> spp
Camelia	<i>Camelia</i> spp
Carpet rose	<i>Rosa</i> 'Carpet Rose'
	<i>Ceanothus</i> spp
Chinese plumbago	<i>Ceratostigma willmotianum</i>
Mexican orange blossom	<i>Choisya ternata</i>
Breath of heaven	<i>Coleonema pulchrum</i>
	<i>Correa</i> spp
Winter Hazel	<i>Corylopsis spicata</i>
Smoke bush	<i>Cotinus</i> spp
	<i>Daphne</i> spp
	<i>Deutzia</i> spp
	<i>Erica</i> spp
	<i>Escallonia</i> spp
Japanese laurel	<i>Fatsia japonica</i>
	<i>Forsythia</i> spp
	<i>Gardenia</i> spp
	<i>Hydrangea</i> spp
	<i>Leucodendron</i> spp

Common name	Botanical Name
	Leucospermum spp
	Loropetalum spp
Star Magnolia	Magnolia stallata
	Michelia doltsopa
Port Wine Michelia	Michelia figo
	Nandina 'Gulf Stream'
Red Robin	Photonia x fraseri
Lily of the Valley	Pieris japonica
	Protea spp
	Rhododendron
Rosemary	Rosmarinus officinalis
Waratah	Telopea spp
	Weigelia florida
Shrubs for Low Screening (3 metres-5 metres height)	
Natives	
Taupata	Coprosma repens
Ake ake	Dodonea viscosa
Purple ake ake	Dodonea viscosa 'Purpurea'
Broadleaf	Griselinia spp
Narrow leafed houhere	Hoheria angustifolia
Kanuka	Kunzea ericoides
Whiteywood	Melicytus ramiflorus
Manuka	Leptospermum scoparium
Fragrant olearia	Olearia fragrantissima
Mountain holly	Olearia ilicifolia
Golden akeake	Olearia paniculata
Kawakawa	Piper excelsum
Lemonwood	Pittosporum eugenoides
Kohupu	Pittosporum tenuifolium
Karo	Pittosporum crassifolium
Exotics	
Bottlebrush	Callistemon spp
Camelia	Camelia spp

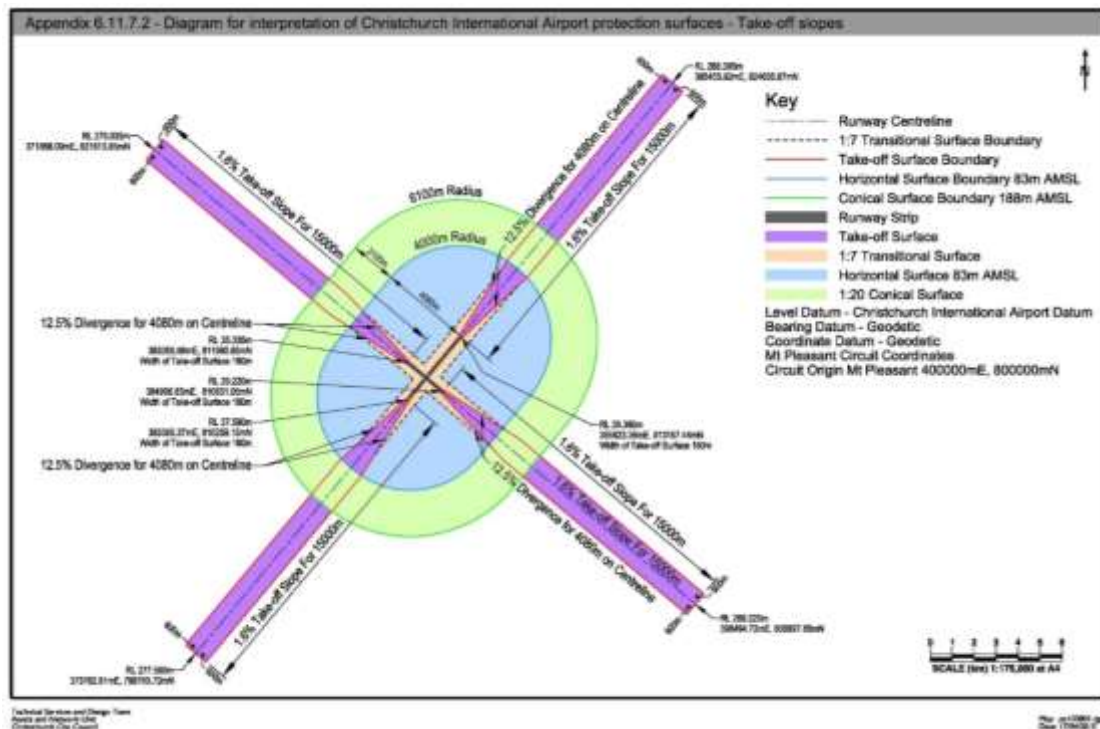
Common name	Botanical Name
	Ceanothus spp
Smoke bush	Cotinus spp
Japanese aralia	Fatsia japonica
	Michelia doltsopa
Red robin	Photonia x fraseri
	Protea spp
	Rhododendron

6.11.7 Aircraft Protection – Diagrams and Maps

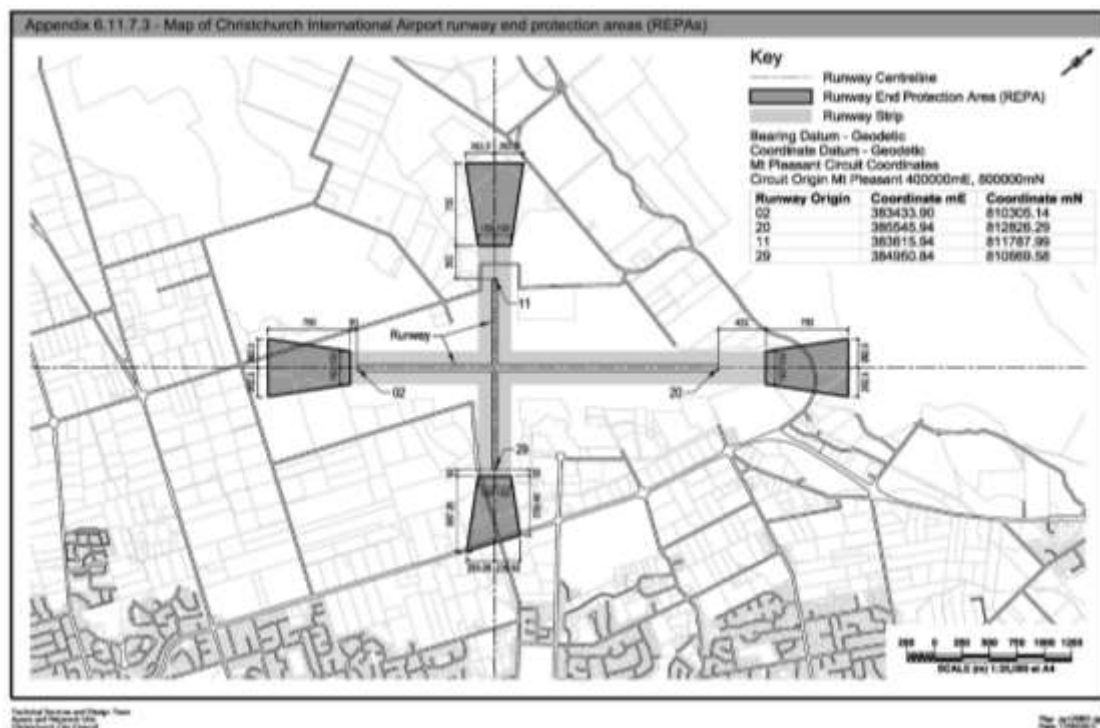
6.11.7.1 Diagram for Interpretation of Christchurch International Airport Protection Surfaces - Approach Slopes



6.11.7.2 Diagram for Interpretation of Christchurch International Airport Protection Surfaces – Take-off Slopes

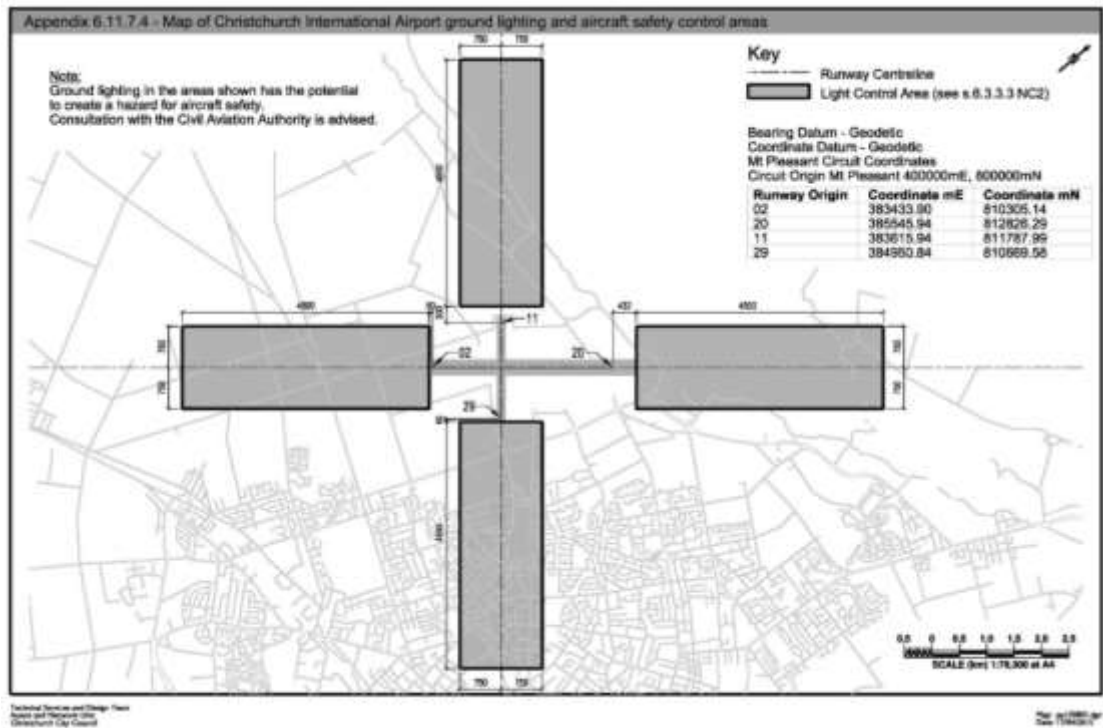


6.11.7.3 Map of Christchurch International Airport Runway End Protection Areas (REPAs)



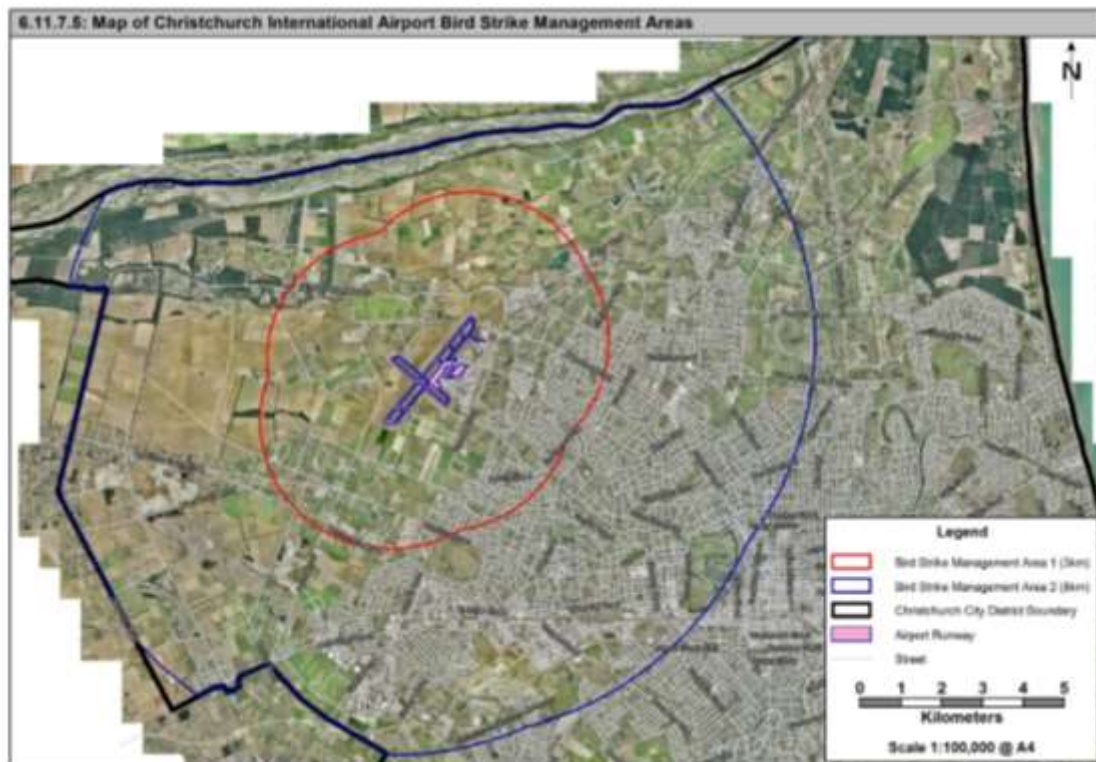
6.11.7.4 **Map of Christchurch International Airport Ground Lighting and Aircraft Safety Control Areas**

[Refer to Directions for amendment]

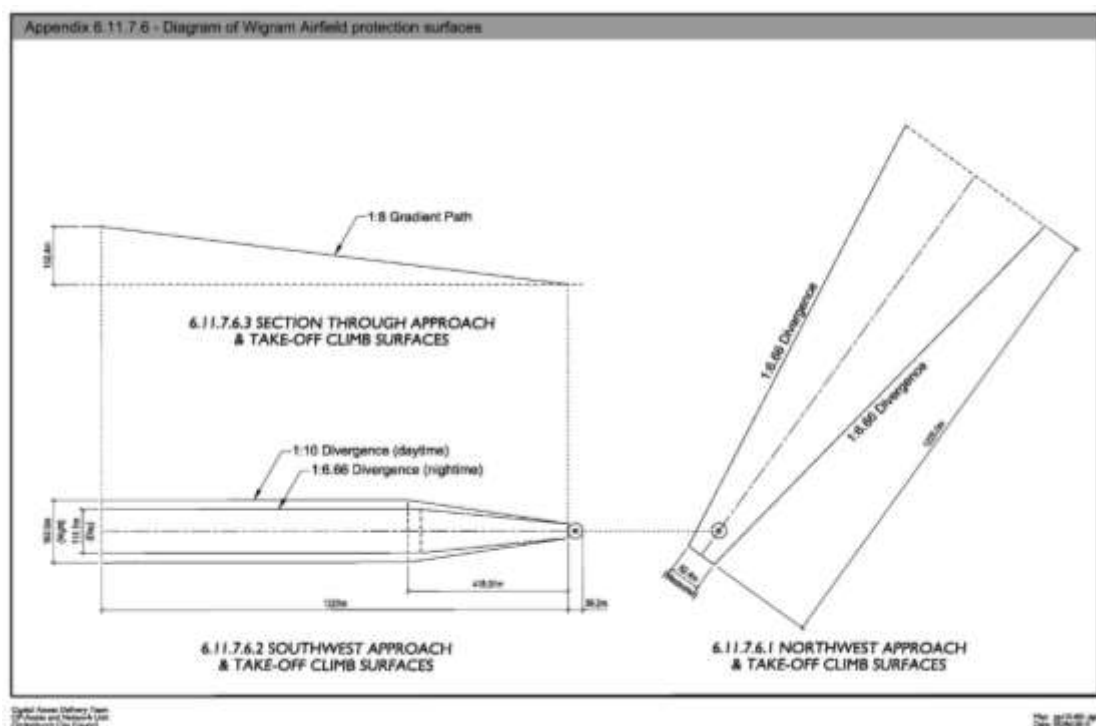


6.11.7.5 **Map of Christchurch International Airport Bird Strike Management Area (within 3km of the thresholds of the runways)**

[Refer to Directions for amendments]

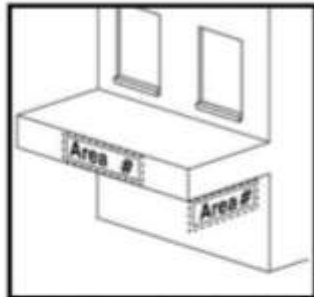


6.11.7.6 Diagram of Defence Wigram Protection Surfaces

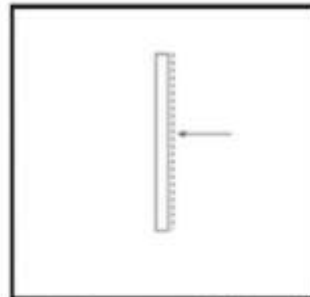


6.11.8 Signage

Diagrams



1. Imaginary rectangle enclosing a sign

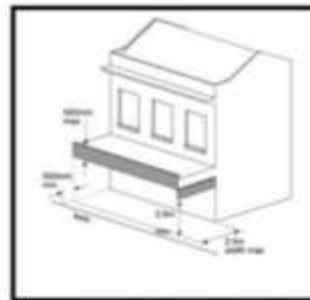


2. Display on two sided sign where area calculated as being one side or face only.

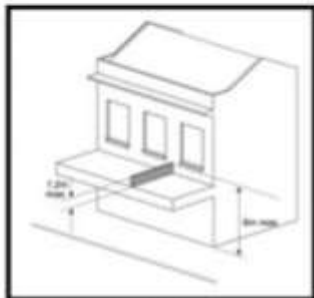
Note: Plan view looking on top of display



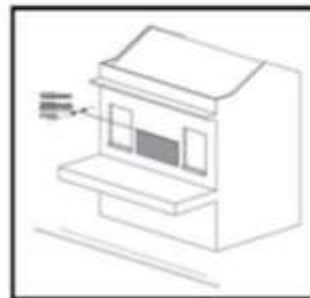
3. Sign conflicts with architectural features



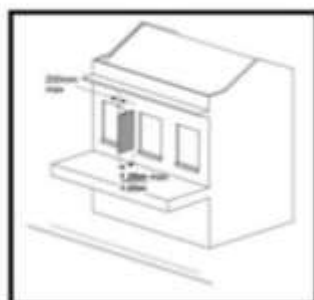
4. Display under a verandah
Display on the face of a verandah



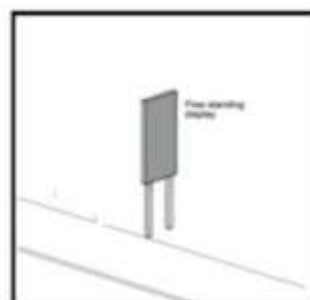
5. Display fixed above a verandah



6. Display against the face of a building



7. Display projecting from the face of a building



8. Free standing display

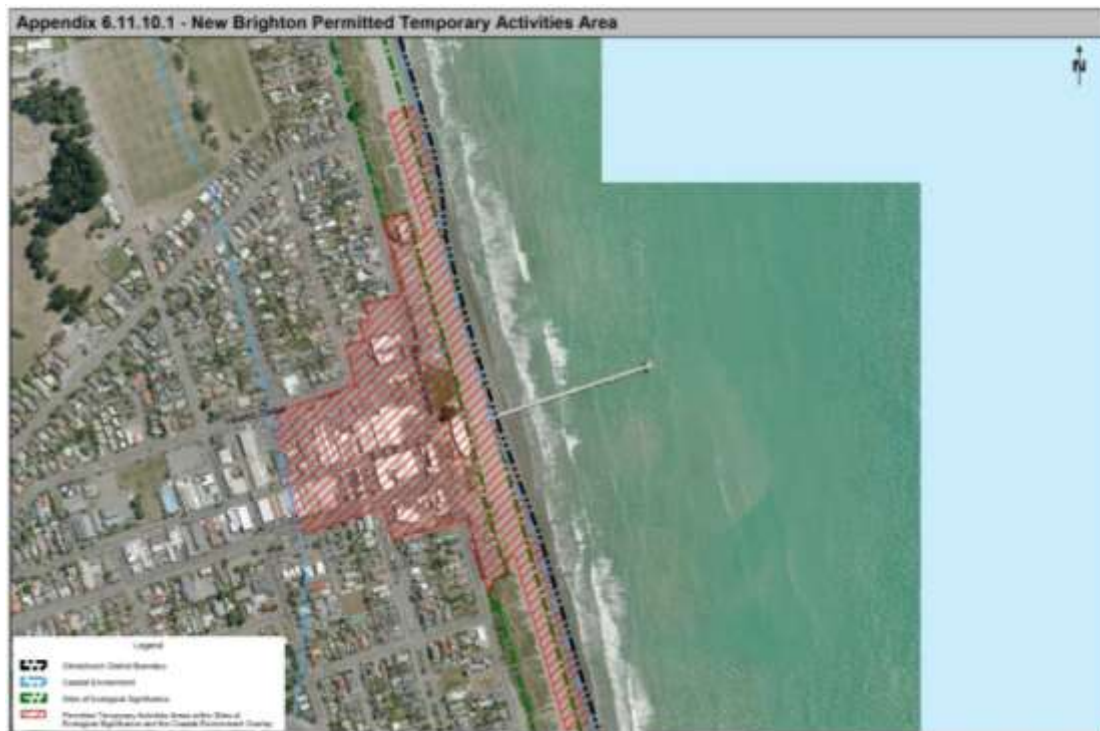
6.11.9 Plant Species for Water Bodies and Stormwater Basins in the Birdstrike Management Area in Appendix 6.11.7.5

Edge of Water body / Wetland	
Botanical name	Common name
Schoenoplectus validus / tabernaemontani	lake club rush / kapungawha
Eleocharis acuta	spike sedge
Carex germinata	makura
Schoenus pauciflorus	bog rush
Polystichum vestitum	prickly shield fern
Juncus pallidus	tussock rush / wiwi
Cyperus ustulatus	umbrella sedge
Lower Bank	
Botanical name	Common name
Anemanthele lessoniana	wind grass
Astelia fragrans	bush lily / kakaha
Coprosma propinqua	mikimiki
Dianella nigra	ink berry / turutu
Plagianthus divaricatus	swamp ribbonwood
Upper Bank	
Botanical name	Common name
Aristotelia serrata	makomako / wineberry
Carpodetus serratus	marbleleaf / putaputaweta
Coprosma rotundifolia	roundleaved coprosma
Dodonea viscosa (frost tender)	akeake
Eleocarpus hookerianus	pokaka
Griselinia littoralis	kapuka / broadleaf
Hebe salicifolia	koromiko
Hoheria angustifolia	narrow leaved lacebark
Kunzea ericoides	kanuka
Leptospermum scoparium	manuka
Lophomyrtus obcordata	rohutu / NZ myrtle
Myrsine australis	mapou
Myrsine divaricata	weeping mapou

Pittosporum eugenioides	lemonwood
Pittosporum tenuifolium	matipo
Plagianthus regius	lowland ribbonwood
Podocarpus totara	totara
Prumnopitys taxifolia	matai
Pseudowintera colorata	peppertree
Sophora microphylla	kowhai

6.11.10 Sites with Location-Specific Temporary Activities Rules - Maps

6.11.10.1 New Brighton Permitted Temporary Activities Area



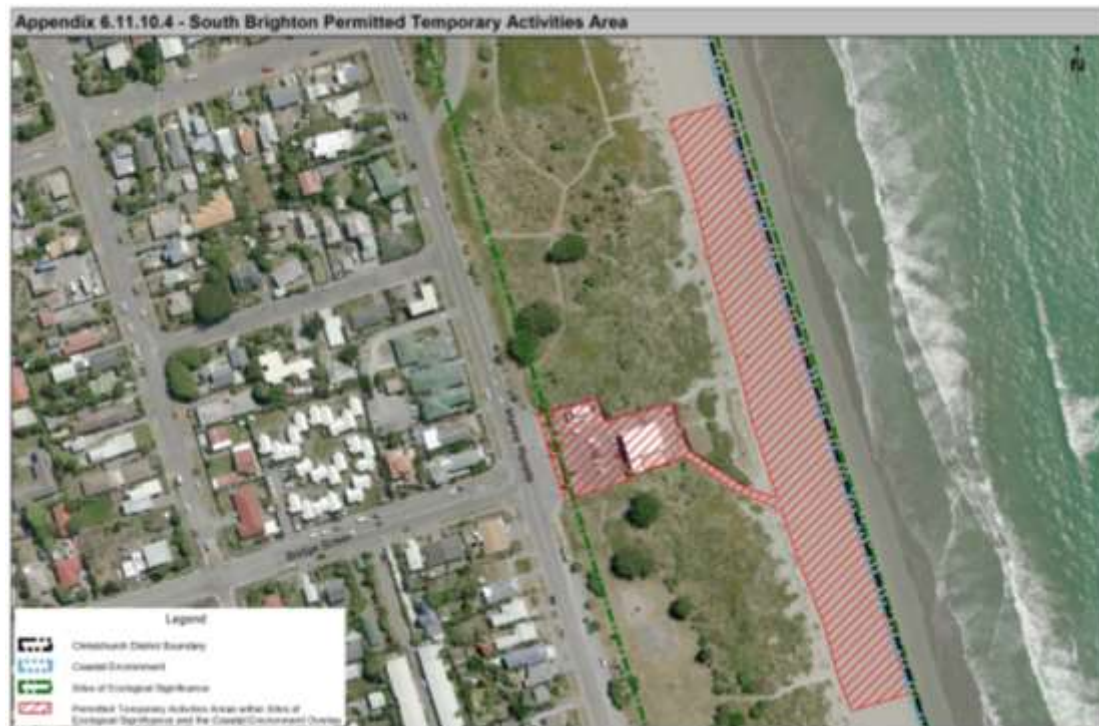
6.11.10.2 Taylors Mistake Permitted Temporary Activities Area



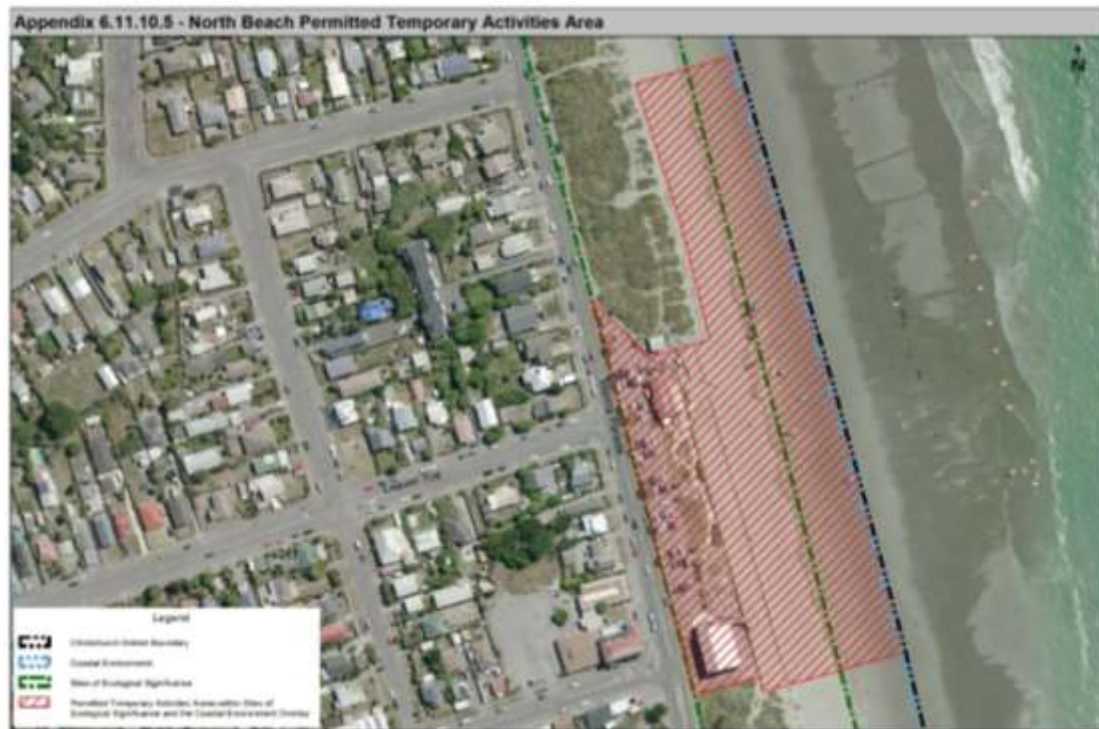
6.11.10.3 Sumner Permitted Temporary Activities Area



6.11.10.4 South Brighton Permitted Temporary Activities Area

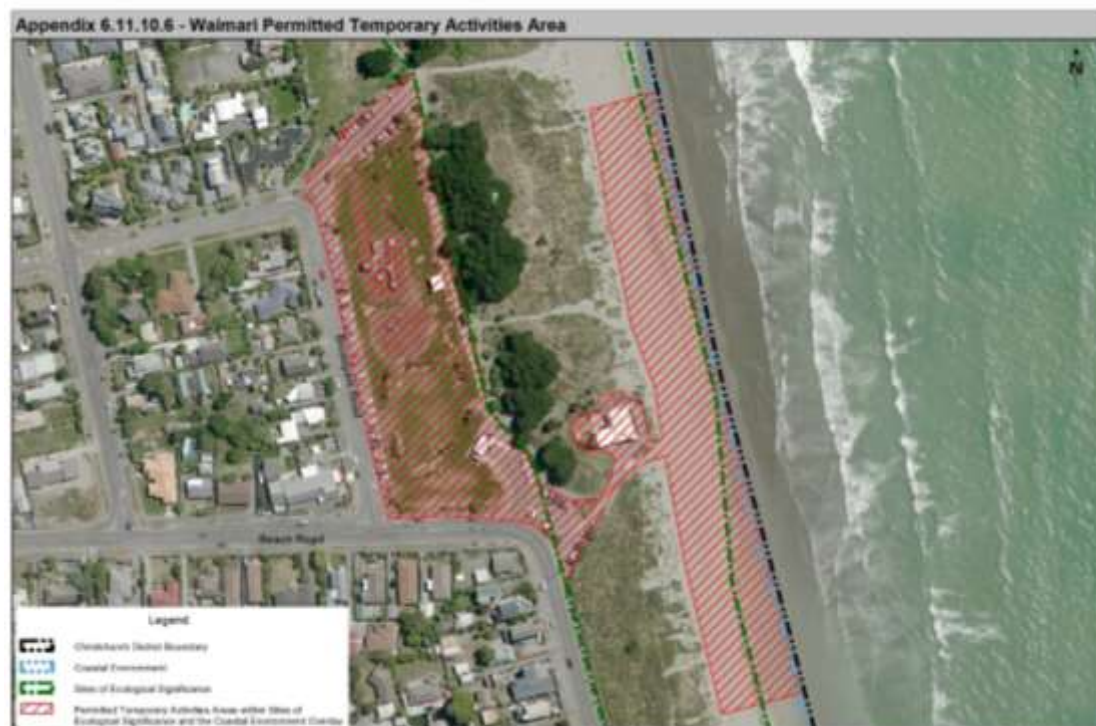


6.11.10.5 North Beach Permitted Temporary Activities Area



6.11.10.6 Waimairi Permitted Temporary Activities Area

[Refer to Directions for amendments]

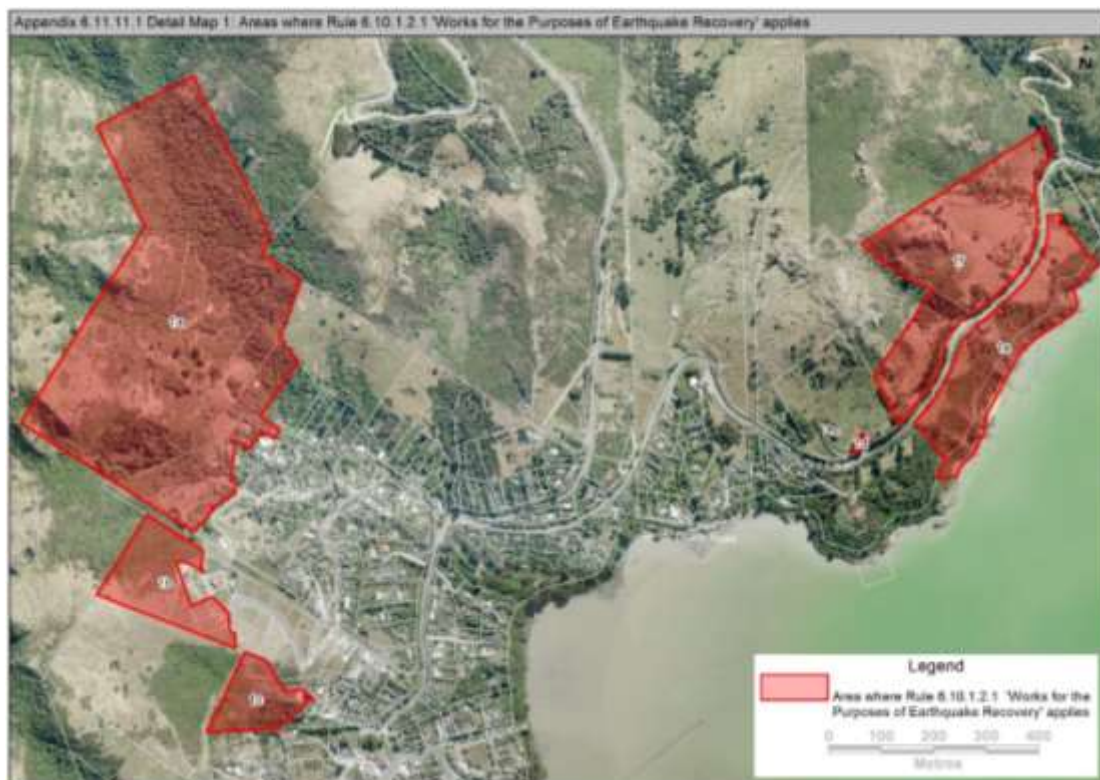


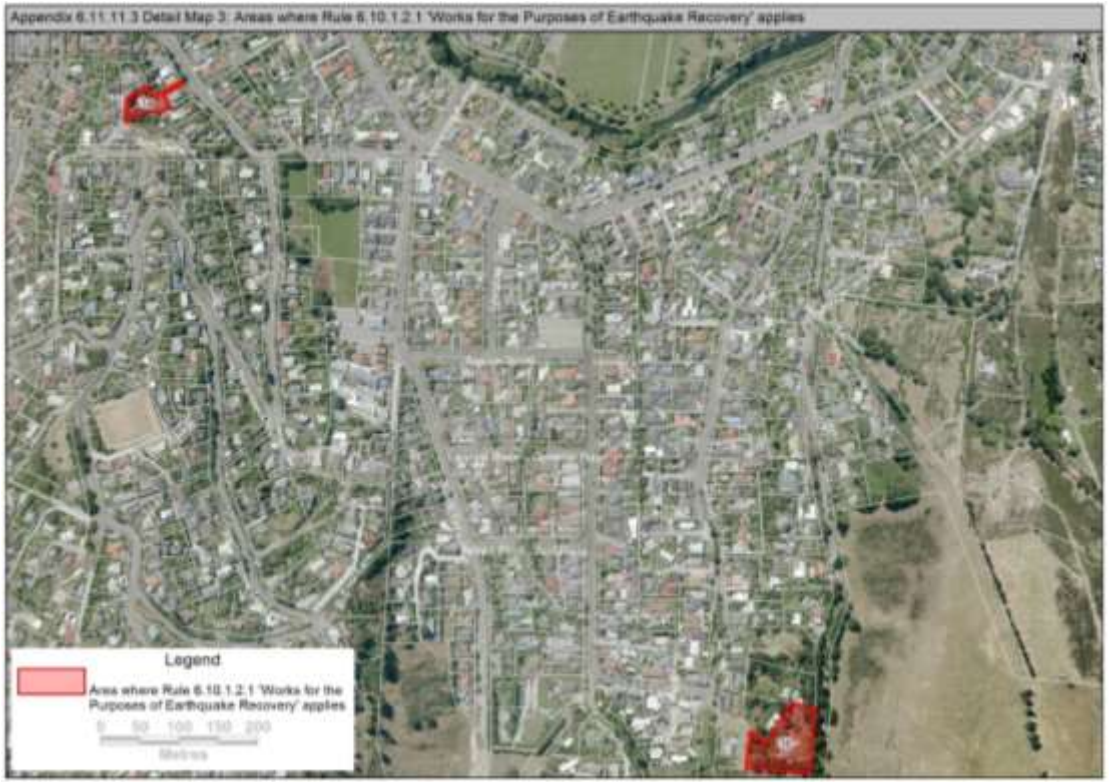
6.11.10.7 Spencer Park Permitted Temporary Activities Area

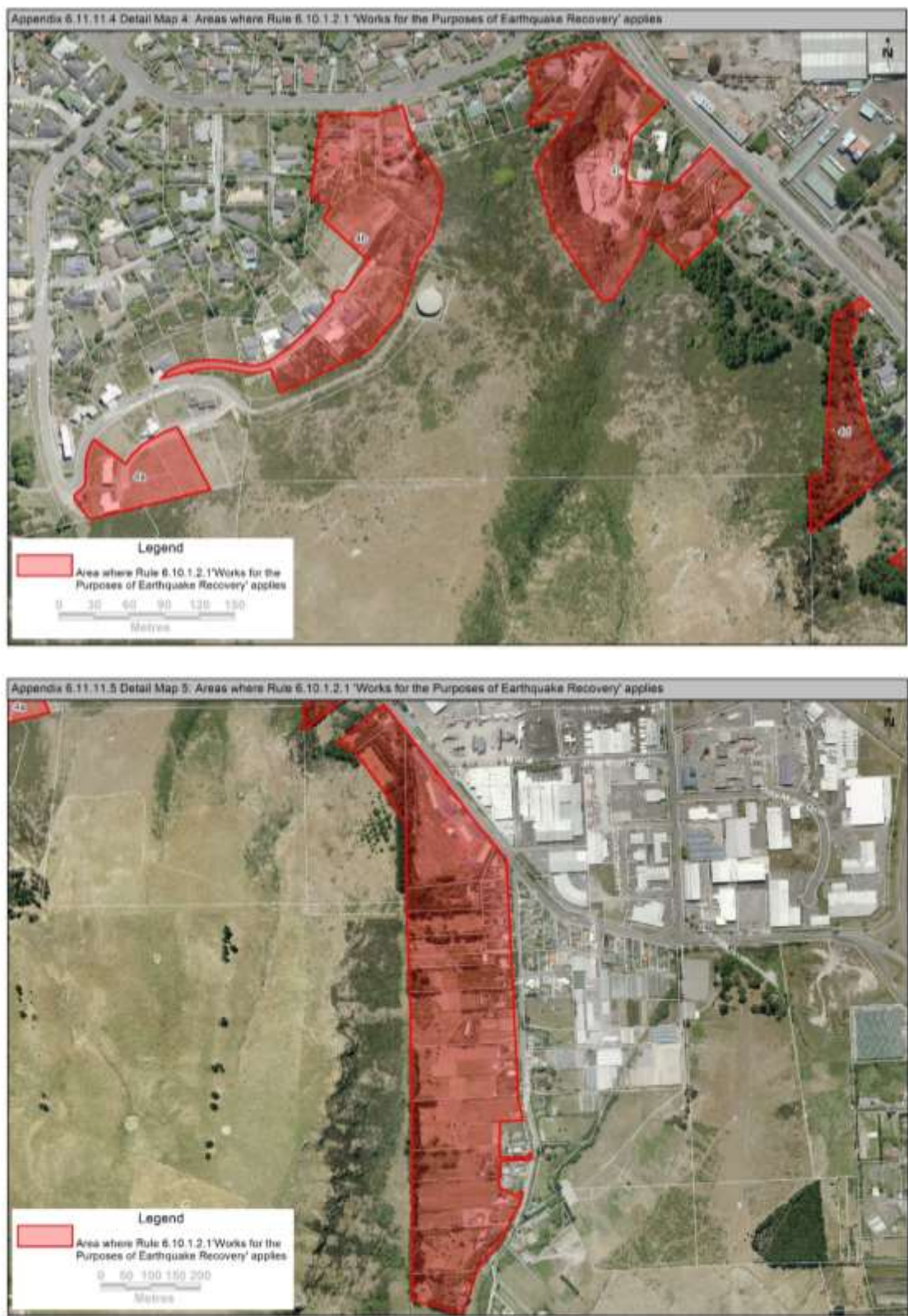


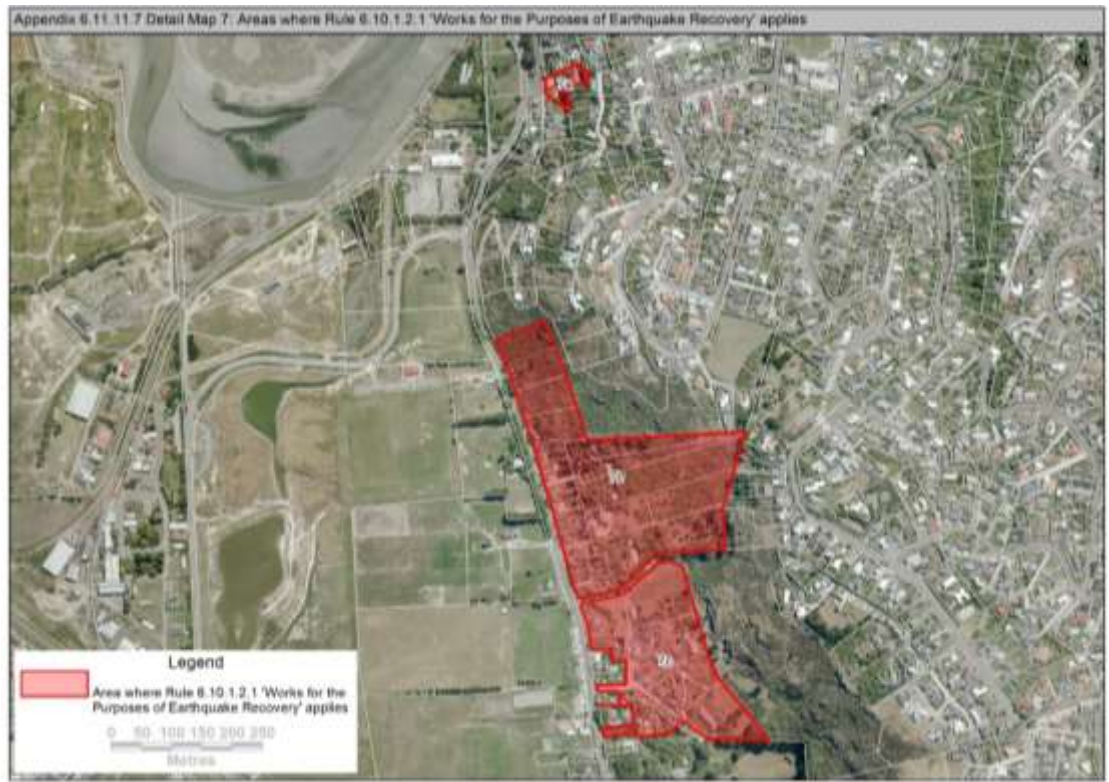
6.11.11 Maps for Works for the Purposes of Earthquake Recovery

[Refer to Directions for amendments]



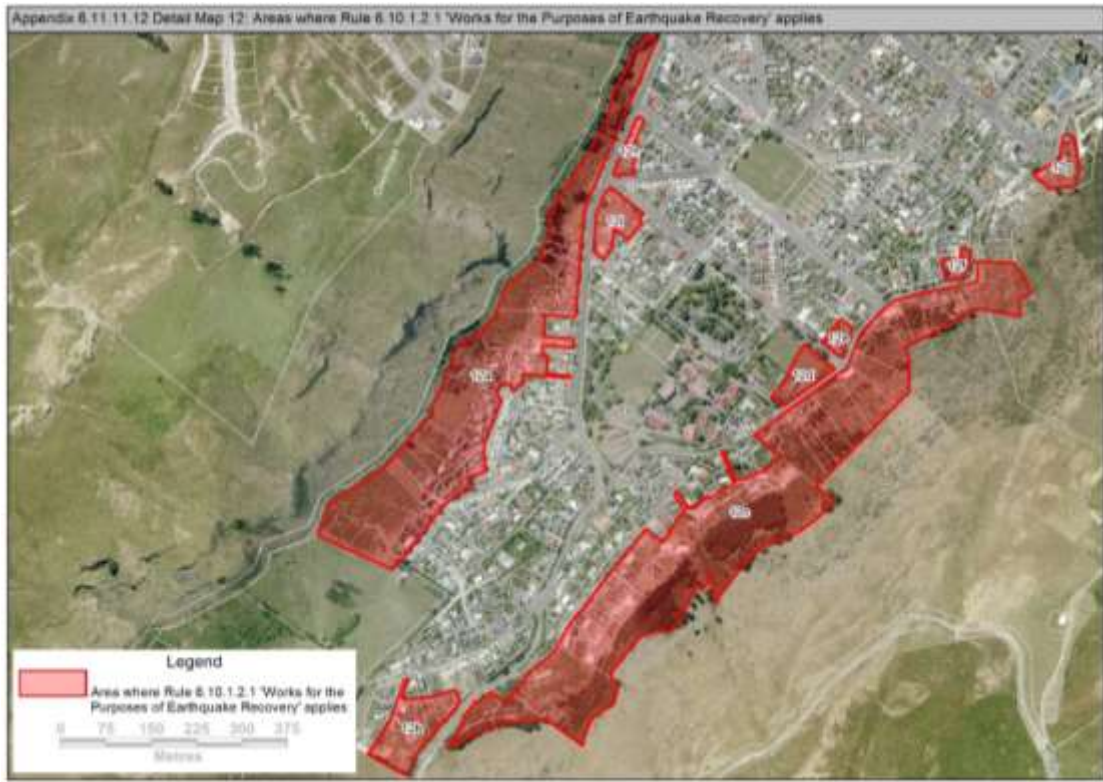


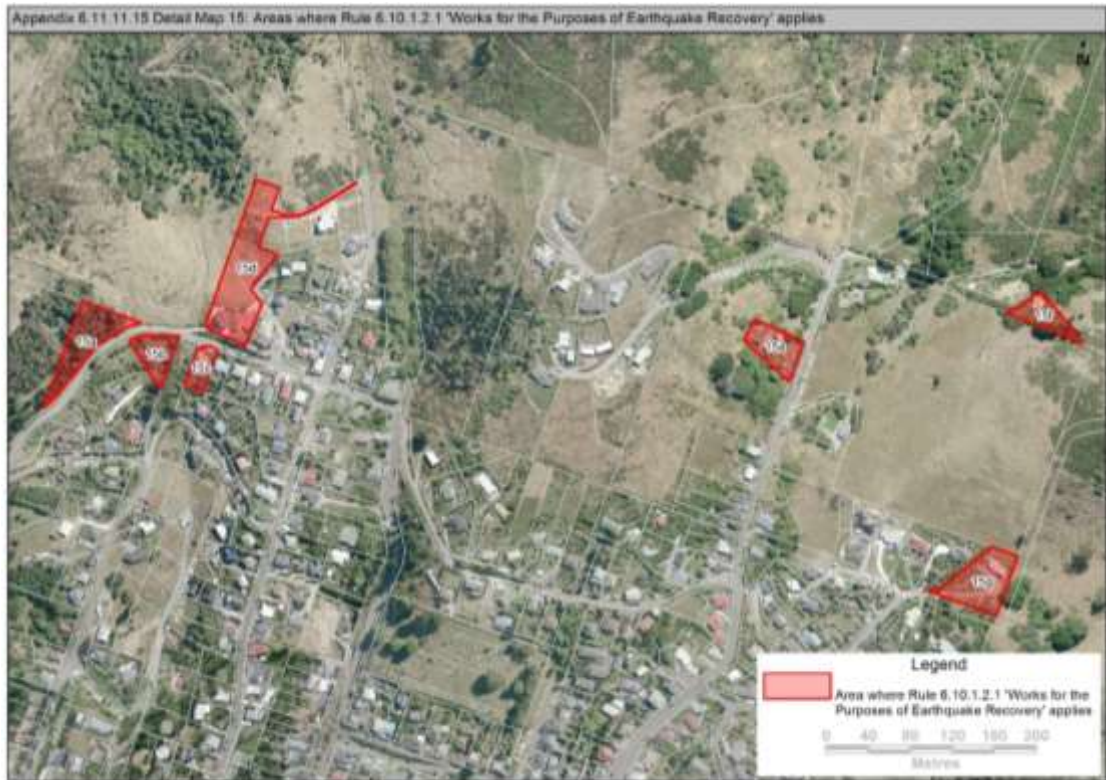


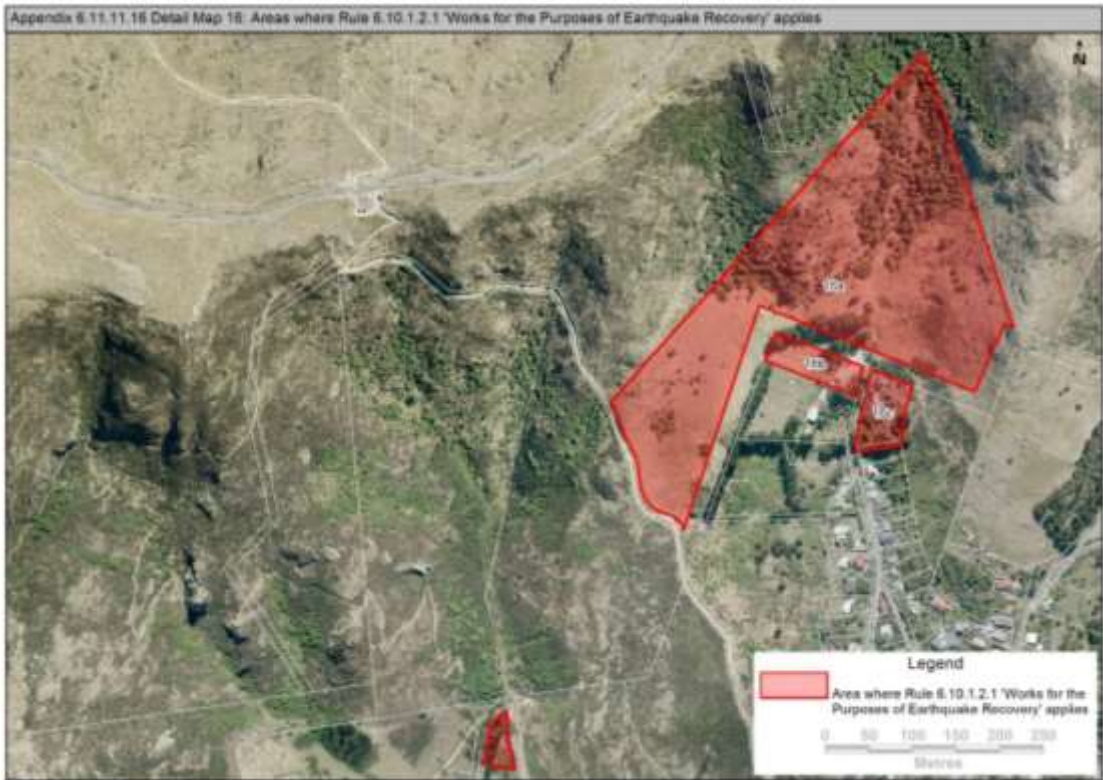








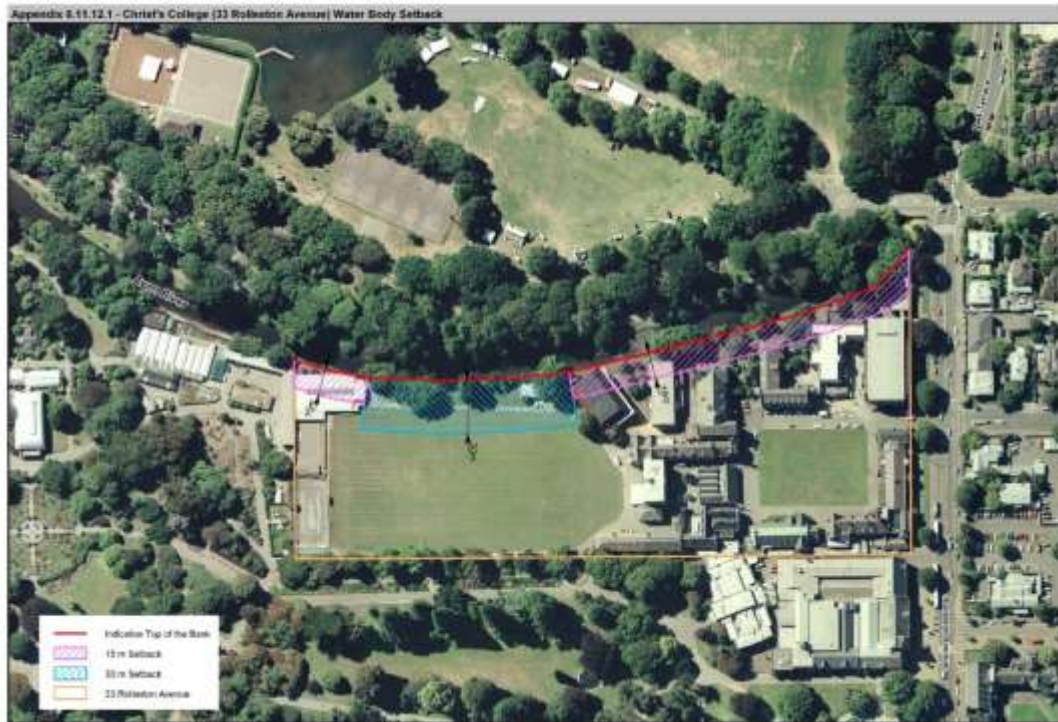






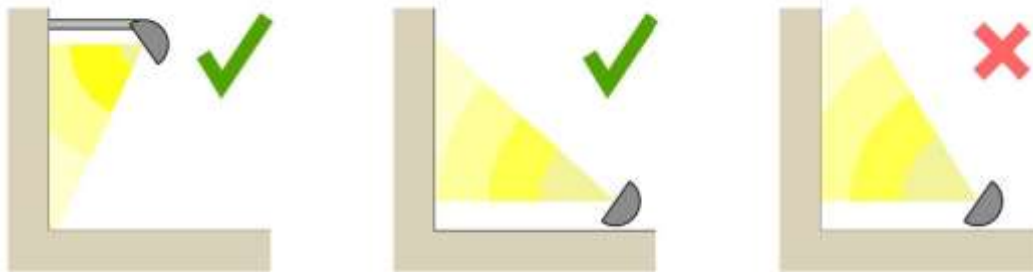
6.11.12 Sites with Location-Specific Water Body Setback Rules – Maps

6.11.12.1 Christ's College

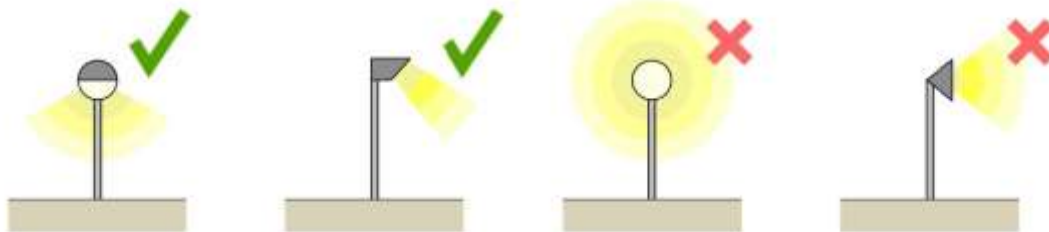


6.11.13 Lighting Design Guidance

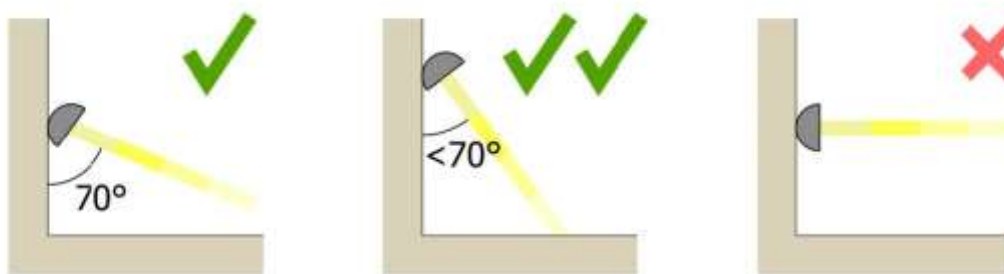
1. Lighting should be directed to illuminate the target area. Preferably lighting should be directed downwards, but where there is no alternative shields and baffles can be used to minimise light spill.



2. Lighting should minimise unnecessary spread of light near to or above the horizontal.



3. Where there is a risk of glare to a potential observer, the main beam angle should be directed at or below 70°.



6.11.14 Airport Noise Management Plan

- a. The Airport Noise Management Plan required by Rule 6.1.6.2.7.1 shall:
 - i. document noise management actions including ongoing investigations, methods, processes and resources to provide for:
 - A. the management of aircraft operations and on-wing engine testing to ensure compliance with Rules 6.1.6.2.5 a.i. and ii. and 6.1.6.2.6 a.i.-iv.; and
 - B. consideration of alternative methods of noise management and mitigation to achieve the reduction of noise effects from all aspects of aircraft operations including on-wing engine testing; and
 - C. engine maintenance ground run procedures to be implemented in conjunction with all aircraft operators or their agents, including:
 1. compliance with Rule 6.1.6.2.6 a.i.-iv., including documentation required by Rule 6.1.6.2.6 a.v.-vii.; and
 2. procedures which will encourage Antarctic and NZDF engine testing on the wing to occur between the hours of 0700 to 1900.
 - ii. provide the details of a noise monitoring programme to maintain compliance with Rules 6.1.6.2.5 a.iii.-iv. and 6.1.6.2.6 a.v.-vii. and, in particular, the following:
 - A. the monitoring, recording, verification and calculation of aircraft operation and on-wing engine testing noise levels;
 - B. the preparation of the annual Aircraft Operations and On-wing Engine Testing Noise Monitoring Reports and quarterly On-wing Engine Testing Report;
 - C. the preparation of the AANC maps, showing actual noise contours in 1 dB increments from 55 dB to 70 dB Ldn; and
 - D. the review of the software used for predicting aircraft operational noise and the software used for predicting engine testing noise, at least once every five years to determine whether the models and/or software require updating.
 - iii. establish dispute resolution procedures.
 - iv. establish a procedure for transparently and expediently responding to any complaints received in relation to noise from aircraft operations and on-wing engine testing.
 - v. require the maintenance of a website that provides for the transparent and accessible display of:
 - A. the current version of the Airport Noise Management Plan as required by Rule 6.1.6.2.7.1;
 - B. the Noise Monitoring Reports and On-wing Engine Testing Report, for the previous year, required by Rules 6.1.6.2.5 and 6.1.6.2.6, including a summary of noise monitoring conducted, and the AANC;

- C. a 7-day rolling report of noise from on-wing engine testing over the previous seven days updated daily and identifying all tests undertaken both within the Ldn limits and those exempted, including reasons for the tests exempted;
 - D. a summary of complaints received annually and a description of actions taken to address complaints.
- vi. document schedules of:
- A. acoustic treatment implemented over the last calendar year as required by Rule 6.1.6. 2.7.2; and
 - B. acoustic treatment offered, where the conditions of the offer required by section b. of Appendix 6.11.15 have not yet been met.

6.11.15 Acoustic Treatment Programme

- a. The Acoustic Treatment Programme shall include the following:
 - i. a map showing one decibel contours from 55 dB Ldn to 70 dB Ldn as based on the Air Noise Boundary and Air Noise Contour lines shown on the Planning Maps;
 - ii. calculation of indoor design sound levels based on the external noise environment taken from the nearest Ldn contour line shown on the map produced under a. above, and /or on the Engine Testing Noise Contour lines shown on the Planning Maps;
 - iii. a schedule of residential units existing as at [the date of this Chapter becoming operative] and located within the Rural Urban Fringe and Rural Waimakariri Zones, that are partly or wholly located within either:
 - A. the 65 dB Ldn Annual Aircraft Noise Contour as shown in the Aircraft Operations Noise Monitoring Report provided annually to the Council in accordance with Rule 6.1.6.2.5 a.iv.; or
 - B. the 65 dB and 60 dB Ldn Engine Testing Noise Contours shown on the Planning Maps,

identifying the external design sound level for each residential unit, those properties that have received treatment and those properties yet to be treated, including the likely timeframe for this to occur;
 - iv. procedures for communicating to owners of existing residential units when their property becomes eligible for acoustic treatment, and for making the formal offers for that treatment in accordance with Rule 6.1.6.2.7.2 b. - d.;
 - v. procedures for installation of acoustic treatment in accordance with Rule 6.1.6.2.7.2 c. - f., and for documenting correspondence with property owners;
 - vi. a schedule of standard acoustic treatment options and approved installers;
 - vii. procedures for reviewing and updating the Acoustic Treatment Plan for existing residential units.
- b. The formal offers of acoustic treatment by the Airport Operator shall include conditions requiring that the owners of the residential units shall:
 - i. authorise the proposed acoustic treatment, including any construction details associated with the proposed acoustic treatment, before any treatment commences;
 - ii. provide reasonable access to the property to enable the installation work to be scoped and carried out efficiently;
 - iii. notify the Airport Operator when the work has been signed off as completed;
 - iv. enter into a covenant with the Airport Operator, which shall apply to existing and successive property owners and occupiers. The covenant shall include the following:

- A. obligations on the Airport Operator for the installation of acoustic treatment up to and including the noise levels anticipated from future aircraft operations;
- B. obligations on property owners and occupiers and their successors to ensure that treatment measures are not lessened nor removed from the premises after installation.

6.11.16 Sign Maintenance Plan

A maintenance plan shall be prepared in accordance with the following:

- a. Principles:
 - i. The maintenance plan shall ensure that works are undertaken in accordance with the objectives and policies of the District Plan;
- b. The maintenance plan shall:
 - i. Specify the first date of inspection by the operator(s)/providers(s) of the sign.
 - ii. Specify the maximum intervening period between inspections of the sign by the operator(s)/providers(s) of the sign.
 - iii. Specify that the operator(s)/providers(s) of the sign will make a record of any observed damage, including but not limited to graffiti, vandalism, and water damage, during inspections required under b.i. and b.ii. and provide a copy of that record to the Council within 5 working days of the inspections under b.i. and b.ii..
 - iv. Provide an undertaking by the operator(s)/providers(s) of the sign to the Council, that any damage, including but not limited to graffiti, vandalism, and water damage, will be rectified by the sign's operator(s)/providers(s) within 5 working days of the inspections under b.i. and b.ii..
- c. Preparation:
 - i. The maintenance plan shall be prepared and signed by the operator(s)/provider(s) of the sign.
- d. Certification / Approval:
 - i. The Council shall certify that the maintenance plan (or any subsequent amendments) is in accordance with Clauses a. - c. above.

Chapter 14 Residential – incorporating amendments from General Rules Decision (Residential Guest Accommodation Zone)

The chapter is amended by our decision as follows.

This Version is based on Decision 51 Natural and Cultural Heritage - Chapter 14 Residential, and includes all minor corrections and decisions up until Decision 51.

Red text shows amendments from General Rules Decision.

14.1 Objectives and Policies

Amend **Objective 14.1.6**, **Table 14.1.1.1a** and **Policy 14.1.6.7**, as shown:

14.1.6 Objective – Non-residential activities

- a. Residential activities remain the dominant activity in residential zones, whilst also recognising the need to:
 - i. provide for community facilities and home occupations which by their nature and character typically need to be located in residential zones; and
 - ii. restrict other non-residential activities, unless the activity has a strategic or operational need to locate within a residential zone **or is existing guest accommodation on defined sites.**

Note: this objective and its subsequent policies do not apply to brownfield sites.

Amend **Table 14.1.1.1a** (following **Policy 14.1.1.1**) by adding the following row:

Residential Guest Accommodation Zone	Comprises a number of sites situated in residential locations that were previously either zoned or scheduled for guest accommodation purposes in earlier district plans and continue to be used for guest accommodation. The zone provides for the ongoing operation, intensification or redevelopment of these established activities, compatible with the character and amenity of adjoining residential zones.
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14.1.6.7 Policy – Guest accommodation

- a. **In the Accommodation and Community Facilities Overlay**, provide for guest accommodation within defined arterial locations that:
 - i. are within walking distance of the central City and suburban commercial centres;
 - ii. front onto core public transport routes; and
 - iii. are not dominated by residential development.
- b. **In the Residential Guest Accommodation Zone**, provide for the ongoing operation, intensification or redevelopment of existing guest accommodation sites defined in other locations, compatible with the character and amenity of adjoining residential zones.

14.1A How to interpret and apply the rules

- a. The rules that apply to activities in the various residential zones are contained in the activity status tables (including activity specific standards) and built form standards in:
 - i. Rule 14.2 – Residential Suburban Zone and Residential Suburban Density Transition Zone;
 - ii. Rule 14.3 – Residential Medium Density Zone;
 - iii. Rule 14.4 – Residential Banks Peninsula Zone;
 - iv. Rule 14.5 – Residential Hills Zone;
 - v. Rule 14.7 – Residential Large Lot Zone;
 - vi. Rule 14.8 – Residential Small Settlement Zone;
 - vii. Rule 14.9 – Residential New Neighbourhood Zone;
 - viii. Rule 14.10 – Residential Guest Accommodation Zone;
 - ix. Rule 14.13 – Residential Central City Zone; and
 - x. Rule 14.14 - Matters of control and discretion.
- b. In relation to the Residential Guest Accommodation Zone, each site has been grouped into Group A, B and C sites in Appendix 14.15.11, depending on its residential context. For any activities (other than guest accommodation and permitted activities on the YMCA site), the applicable rules for permitted and restricted discretionary activities are those that apply in the zone listed for that site in Appendix 14.15.11, including activity specific standards, built form standards and matters of discretion.
- c. Rules that apply to the use of the enhanced development mechanism and the community housing redevelopment mechanism are contained in the activity status tables (including activity specific standards) and built form standards in:
 - i. Rule 14.11 – Enhanced development mechanism; and
 - ii. Rule 14.12 – Community housing redevelopment mechanism.

The areas that show where the community housing redevelopment mechanism (CHRM) can be utilised are shown on Planning Maps 18, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37 and 45.

The rules that define where the enhanced development mechanism can be used are contained in the qualifying standards in Rule 14.11.2.

The information that is required for resource consent applications utilising the community housing redevelopment mechanism is set out in Rule 14.12.4, and for the enhanced development mechanism, in Rule 14.11.5

On any particular eligible site, the provisions of the community housing redevelopment mechanism may apply, or the provisions of the zone in which the site is located may apply.

On any particular eligible site, the provisions of the enhanced development mechanism may apply, or the provisions of the zone in which the site is located may apply.

- d. Area specific rules also apply to activities in the following areas:

- i. Residential Suburban Zone and Residential Suburban Density Transition Zone:
 - A. Wigram, within the area of the diagram shown on Figure 6 (generally bounded by RNZAF Bequest Land, Awatea Road, and the Wigram aerodrome and runway);
 - B. Peat Ground Condition Constraint Overlay
 - C. Prestons Road Retirement Village Overlay;
 - D. adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads;
 - E. adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road;
 - F. Existing Rural Hamlet Overlay;
 - G. Stormwater Capacity Constraint Overlay;
 - H. Residential land abutting the western boundary of the Industrial Park Zone at Russley Road / Memorial Avenue;
 - I. Mairehau final development area shown on Figure 5;
 - J. Accommodation and Community Facilities Overlay; and
 - K. Character Area Overlay.
- ii. Residential Medium Density Zone:
 - A. Residential Medium Density Zone Higher Height Limit and Site Density Overlay at Deans Avenue;
 - B. Residential Medium Density Zone Wigram (Figure 6);
 - C. Sumner Master Plan Overlay (Appendix 14.15.6);
 - D. Sites with frontage to Bealey Avenue, Fitzgerald Avenue or Deans Avenue (south of Blenheim Road);
 - E. Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 Appendix 15.10.4;
 - F. Accommodation and Community Facilities Overlay; and
 - G. Character Area Overlay.
- iii. Residential Banks Peninsula Zone:
 - A. Lyttelton Port Influences Overlay; and
 - B. Character Area Overlay.
- iv. Residential Hills Zone:
 - A. Character Area Overlay.

Note: In addition, there may be some areas where area specific rules are provided only under the built form standards.

- e. The activity status tables and standards in the following chapters also apply to activities in all residential zones:
- 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage;
 - 11 Utilities and Energy; and
 - 12 Hazardous Substances and Contaminated Land.
- f. Where the word “facility” is used in the rules (e.g. spiritual facility), it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

Similarly, where the word/phrase defined include the word “activity” or “activities”, the definition includes the land and/or buildings for that activity unless stated otherwise in the activity status tables.

14.10 Rules – Residential Guest Accommodation Zone

14.10.1 Activity status tables

14.10.1.1 Permitted activities

The activities listed below are permitted activities in the Residential Guest Accommodation Zone if they meet any activity specific standards set out in this table, and in relation to Rule 14.10.1.1 P1 and P3 the applicable built form standards in Rule 14.10.2.

Activities may also be restricted discretionary or discretionary as specified in Rules 14.10.1.2 and 14.10.1.3.

Activity		Activity specific standards
P1	Guest accommodation	<ul style="list-style-type: none"> a. Guest accommodation located in the 50 dB Ldn Air Noise Contour shall be designed and constructed to comply with the indoor design sound levels contained in Appendix 14.15.4. b. Any ancillary retail activity (excluding food and drink for on-site consumption) shall occupy no more than 250m², or 25% of the GFA of all buildings on the same site, whichever is the lesser.
P2	Any activity or facility (other than an activity listed in Rule 14.10.1.1 P1 or P3) permitted in the zone listed for that site in Appendix 14.15.11.	<ul style="list-style-type: none"> a. The activity or facility shall comply with the activity specific standards and built form standards applicable in the zone listed for that site in Appendix 14.15.11.
P3	<p>On the YMCA site listed as GA18 in Appendix 14.15.11:</p> <p>Recreation activities, and any of the following activities which are ancillary to guest accommodation and/or recreation activities on the site:</p> <ul style="list-style-type: none"> a. Education activities; b. Health care facility; c. Offices and administration facilities; d. Parking areas; e. Retail activity; and f. Public meeting rooms and conference facilities. 	Nil

14.10.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as specified, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 14.10.1.1 P1 or P3 that does not meet activity specific standard a.	a. Acoustic insulation - Rule 14.14.9
RD2	Any activity listed in Rule 14.10.1.1 P1 or P3 that does not meet activity specific standard b.	a. Retail activity in the Residential Guest Accommodation Zone – Rule 14.14.39
RD3	Any activity or facility (other than an activity listed in Rule 14.10.1.1 P1 or P3) listed as a restricted discretionary activity in the zone listed for that site in Appendix 14.15.11.	a. The matters of discretion for the activity or facility as set out in the zone listed for that site in Appendix 14.15.11.
RD4	New buildings, or additions to existing buildings, for an activity listed in Rule 14.10.1.1 P1 or P3 that do not meet the built form standard in Rule 14.10.2.1 – Urban design	a. Residential design principles – Rule 14.14.1
RD5	Buildings for an activity listed in Rule 14.10.1.1 P1 or P3 that do not meet the built form standard in Rule 14.10.2.2 - Maximum site coverage Any application arising from this rule shall not be limited or publicly notified.	a. Site density and site coverage – Rule 14.14.2 and for the Commodore Hotel site only: b. Scale of activity - Rule 14.14.5 (h).
RD6	Buildings for an activity listed in Rule 14.10.1.1 P1 or P3 that do not meet the built form standard in Rule 14.10.2.3 - Maximum building height	a. Impacts on neighbouring property – Rule 14.14.3
RD7	Buildings for an activity listed in Rule 14.10.1.1 P1 or P3 that do not meet the built form standard in Rule 14.10.2.4 - Minimum building setback from road boundaries Any application arising from this rule shall not be limited or publicly notified.	a. Street scene - road boundary building setback, fencing and planting - Rule 14.14.18
RD8	Buildings for an activity listed in Rule 14.10.1.1 P1 or P3 that do not meet the built form standard in Rule 14.10.2.5 - Minimum internal boundary setbacks	a. Impacts on neighbouring property - Rule 14.14.3 b. Minimum building, window and balcony setbacks – Rule 14.14.19
RD9	Buildings for an activity listed in Rule 14.10.1.1 P1 or P3 that do not meet the built form standard in Rule 14.10.2.6 - Daylight recession planes	a. Impacts on neighbouring property - Rule 14.14.3
RD10	Buildings for an activity listed in Rule 14.10.1.1 P1 or P3 that do not meet the built form standard in Rule 14.10.2.7 - Fences and screening Any application arising from this rule shall not be limited or publicly notified.	a. Street scene - road boundary building setback, fencing and planting - Rule 14.14.18

RD11	Buildings for an activity listed in Rule 14.10.1.1 P1 or P3 that do not meet the built form standard in Rule 14.10.2.8 - Landscaped areas and trees	a. Tree and garden planting in the Residential Guest Accommodation Zone – Rule 14.14.38
RD12	Any activity listed in Rule 14.10.1.1 P1 or P3 that does not meet the built form standard in Rule 14.10.2.9 – Vehicle access restrictions	a. Traffic generation and access safety – Rule 14.14.6
RD13	Any activity listed in Rule 14.10.1.1 P1 or P3 that does not meet the built form standard in Rule 14.10.2.10 - Water supply for firefighting Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval).	a. Water supply for firefighting - Rule 14.14.8

14.10.1.3 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted or restricted discretionary activity.

14.10.2 Built form standards

14.10.2.1 Urban design

- a. New buildings, and additions to existing buildings, shall not result in the following:

Applicable to:	Standard
All sites	Any new building or additions to existing buildings, including all accessory buildings, fences and walls associated with that development, shall not result in: <ul style="list-style-type: none"> a. any new building with a GFA greater than 500m²; or b. any new building with a building length greater than 15 metres which is located within 30 metres of a site boundary; or c. any addition to an existing building with a building length greater than 10 metres which is located within 30 metres of a site boundary.

14.10.2.2 Maximum site coverage

- a. The maximum percentage of the net site area covered by buildings on the following sites as identified in Appendix 14.15.11 shall be:

Applicable to:	Standard
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Group A and B sites	45%
Group C sites	55%

14.10.2.3 Maximum building height

- a. The maximum height of any building on the following sites as identified in Appendix 14.15.11 shall be:

Applicable to:	Standard
Group A sites (excluding the Commodore Hotel)	9 metres, or 11 metres provided the roof has a pitch of more than 22 degrees
Group A (Commodore Hotel)	15 metres
Group B sites	11 metres
Group C sites	As shown on the Central City Maximum Building Height Planning Map.

14.10.2.4 Minimum building setback from road boundaries

- a. The minimum building setback from road boundaries on the following sites as identified in Appendix 14.15.11 shall be:

Applicable to:	Standard
Group A and B sites	4.5 metres
Group C - All sites except as specified below.	2 metres
Group C – Peterborough, Montreal and Latimer sites	4.5 metres
Group C – Avon site	2 metres for all road frontages, except on Hurley Street where 4.5 metres is required.

14.10.2.5 Minimum internal boundary setbacks

- a. The minimum building setback from an internal boundary on the following sites as identified in Appendix 14.15.11 shall be:

Applicable to:	Standard
Group A sites	6 metres from a residential or open space zone boundary. 3 metres from all other zone boundaries.
Group B and C sites	3 metres from any zone boundary

- b. The minimum setback for any balcony or living area window at first floor level or above from an internal boundary shall be:

Applicable to:	Standard
All sites	4 metres from any zone boundary

14.10.2.6 Daylight recession planes

- a. Where an internal site boundary adjoins a residential zone, buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level at the internal boundaries on the following sites as identified in Appendix 14.15.11, in accordance with the following:

Applicable to:	Applicable provisions
Group A sites	Rule 14.2.3.6 (Residential Suburban Zone) and Diagram A in Appendix 14.15.2
Group B sites	Rule 14.3.3.6 (Residential Medium Density Zone) and Diagram C in Appendix 14.15.2
Group C sites	Rule 14.13.3.2 (Residential Central City Zone) and the diagram in Appendix 14.15.2C

- b. Where the building is located in a Flood Management Area, the exemptions in Rule 5.5.1.3 apply (for activities P1-P4 in Table 5.5.1.1b).

Note: Refer to Appendix 14.15.2 for permitted intrusions.

14.10.2.7 Fences and screening

- a. The maximum height of any fence in the setback from a road boundary on a local road shall be:

1.	Where at least 50% of the fence is visually transparent	1.8 metres
2.	Where less than 50% of the fence is visually transparent	1.0 metre

- b. The maximum height of any fence in the setback from a road boundary on any collector road or arterial road, shall be 1.8 metres.
- c. a. and b. above shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential, or residential and commercial or industrial.

Note: For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

- d. Parking areas shall be separated from road boundaries, open space or adjoining residential zones by fencing or landscaping that meets the requirements in a. above. Where landscaping is used, it shall have a minimum depth of 1.5 metres.
- e. Any space designated for outdoor storage shall be fully screened by buildings, fencing or landscaping from adjoining sites or open space zones, roads and adjoining outdoor living spaces to a height of 1.8 metres, and shall not be located within the road and internal boundary setbacks specified in Rules 14.10.2.4 and 14.10.2.5.

14.10.2.8 Landscaped areas and trees

- a. Planting shall be provided as follows:

Applicable to:	Standard
Area adjoining the road frontage of all sites.	<p>a. Minimum density of one tree for every 10 metres of road frontage or part thereof, distributed across the frontage.</p> <p>b. Trees to be planted within a 2 metre wide landscape strip.</p> <p>c. All landscaping and trees shall accord with the provisions in Appendix 16.11.6.</p>
Area adjoining residential and open space zones of any site.	<p>a. Minimum density of one tree for every 10 metres of the shared boundary or part thereof, distributed across the boundary.</p> <p>b. All landscaping and trees shall accord with the provisions in Appendix 16.11.6.</p>

Advice Note: Screening provisions in Rule 14.10.2.7 also provide for landscaping.

14.10.2.9 Vehicle access restrictions

- a. There shall be no vehicle access in the following locations as identified in Appendix 14.15.11:
- Group C (Avon only) - no access to Hurley Street or Bangor Street.
 - Group B (Chateau on the Park only) - no access to Deans Avenue.

14.10.2.10 Water supply for firefighting

- a. Sufficient water supply and access to water supplies for fire-fighting shall be made available to all activities via Council's urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008).

14.14 Matters of control and discretion

Insert the following:

14.14.5 Scale of activity

- a. Whether the scale of activities and their impact on residential character and amenity are appropriate, taking into account:
 - i. the compatibility of the scale of the activity and the proposed use of the buildings with the scale of other buildings and activities in the surrounding area;
 - ii. the ability for the locality to remain a predominantly residential one; and
 - iii. the appropriateness of the use in meeting needs of residents principally within the surrounding living environment.
- b. The adverse effects of additional staff, pedestrian and traffic movements during the intended hours of operation on:
 - i. the character of the surrounding living environment; and
 - ii. noise, disturbance and loss of privacy of nearby residents.
- c. For home occupations, whether the non-compliance is an integral and necessary part of the home occupation.
- d. For residential units with more than 6 bedrooms, whether there should be a limit on the number of bedrooms over 6 bedrooms based on the impact on the surrounding neighbourhood and residential character.
- e. The ability to avoid, remedy or appropriately mitigate any adverse effects of the extended hours of operation; and other factors which may reduce the effect of the extended hours of operation, such as infrequency of the activity or limited total hours of operation.
- f. The opportunity the activity provides to support an existing nearby commercial centre.
- g. The opportunity the activity provides to support and compliment any existing health related or community activities in the surrounding area.
- h. For Residential Guest Accommodation Zone sites only, the extent to which any additional bedrooms and quantum of floorspace proposed avoids adverse effects on the function and recovery of the Central City.

14.14.38 Tree and garden planting in the Residential Guest Accommodation Zone

- a. Whether there is sufficient tree and garden planting to provide a balance between buildings and hard surfacing, taking into account:
 - i. the effect of any reduced tree planting in terms of the scale and visual appearance or dominance of the buildings on the site;

- ii. visibility of the site from adjoining sites and the likely effect of any reduction in tree planting standards for the amenity of neighbouring sites;
- iii. any compensating factors for reduced tree planting, including the nature of planting proposed, or the location of activities (including heritage items) on the site;
- iv. the use of indigenous species endemic to the area;
- v. the visual appearance of the site in terms of the length of road frontage or any unusual characteristics of the site;
- vi. the adverse effect of the reduced tree planting on the Garden City image and the quality of the amenity of the site and neighbourhood;
- vii. the ability to retain large existing trees have been retained on the site so that overall the site provides a visual balance between buildings and landscaping, despite a reduction in the actual number of trees; and
- viii. the tree planting provided is evenly distributed across the site.

14.14.39 Retail activity in the Residential Guest Accommodation Zone

- a. Whether any retailing would have significant adverse effects on any adjoining residential properties, particularly in terms of traffic generation.
- b. Whether the scale of retailing proposed would adversely affect existing suburban commercial centres or the Central City.
- c. The likely impacts of additional retailing on access and the safety and efficiency of the road network.
- d. The potential for general retailing to become a dominant activity on the site.

14.15 Appendices

Add the following:

14.15.11 Appendix – Grouping of Residential Guest Accommodation Zone Sites

The following table sets out the groupings for Residential Guest Accommodation Zone sites for the purpose of determining the applicable zone rules for permitted and restricted discretionary activities (other than for guest accommodation and permitted activities on the YMCA site).

The Residential Guest Accommodation Zone site locations are contained in the figures following this table.

ID	Name	Address	Legal Description	Zones applicable to Rule 14.10.1.1 P2 and Rule 14.10.1.2 RD3
Group A Sites (sites located in a lower density residential environment, typically zoned Residential Suburban)				
GA1	Wigram Base	14 Henry Wigram Dr	Lot 82 DP 81079	Residential Suburban
GA2	Wigram Lodge	15 Sioux Ave	Lot 1 DP 81926	
GA3	Garden Hotel	110 Marshland Rd	Lot 2 DP 456038	
GA4	Redwood Hotel	340 Main North Rd	Lot 10 DP 60941	
GA5	Racecourse Hotel	116-118 Racecourse Rd	Lot 1 DP 301568, Lot 2 DP 301568	
GA6	Commodore Hotel	447-449 and 455 Memorial Ave	Lot 1 DP 28781, Lot 2 DP 74459	
Group B Sites (sites located in a medium density residential environment, generally zoned Residential Medium Density)				
GA7	Quality Hotel Elms	456 Papanui Rd	Lot 2 DP 29110, Pt Lot 13 DP 959	Residential Suburban Density Transition
GA8	Addington Court Motel	197 Lincoln Rd	Lot 1 DP 79547	Residential Medium Density
GA9	Chateau on the Park	189 Deans Ave	Lot 1 DP51050, Lot 1 DP6807	
Group C Sites (sites adjoining Central City Residential Zone)				
GA10	Peterborough (George Hotel)	54 Park Terrace	Lot 2 DP12364, Lot 1 DP37827, Lots 1 - 6 DP27448, Lot 2 DP1973, Pt Rs 125 Canterbury District, Sections 127 and 128	

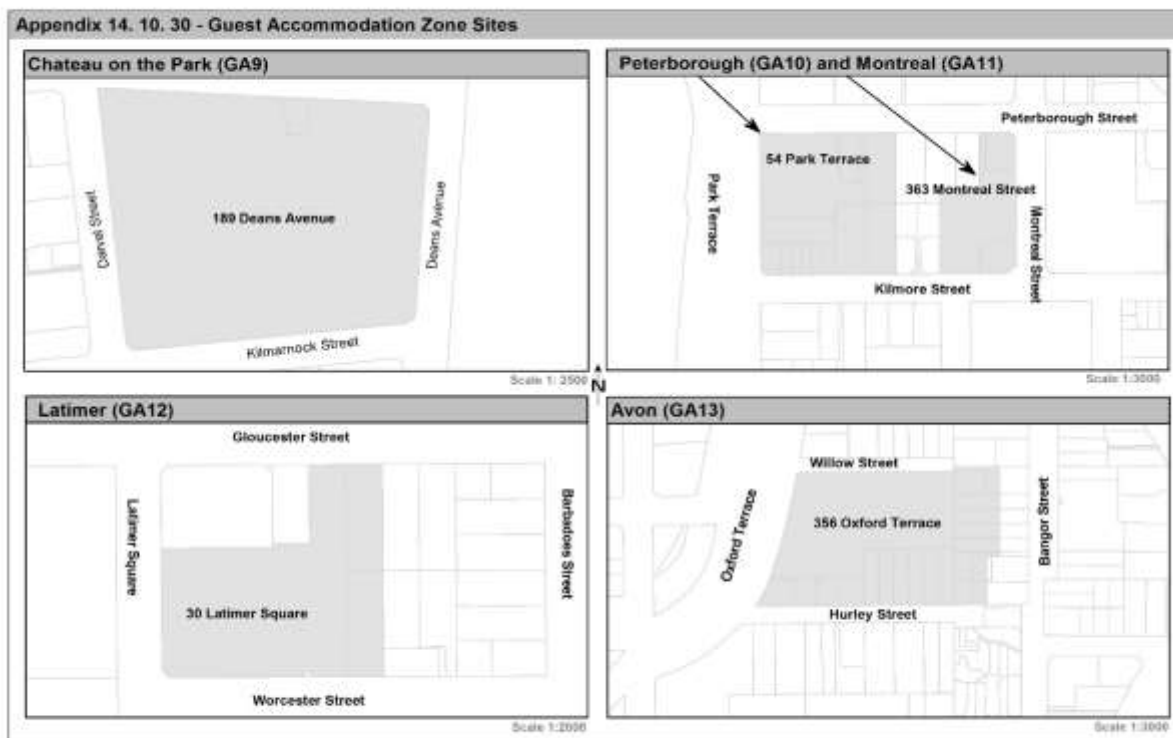
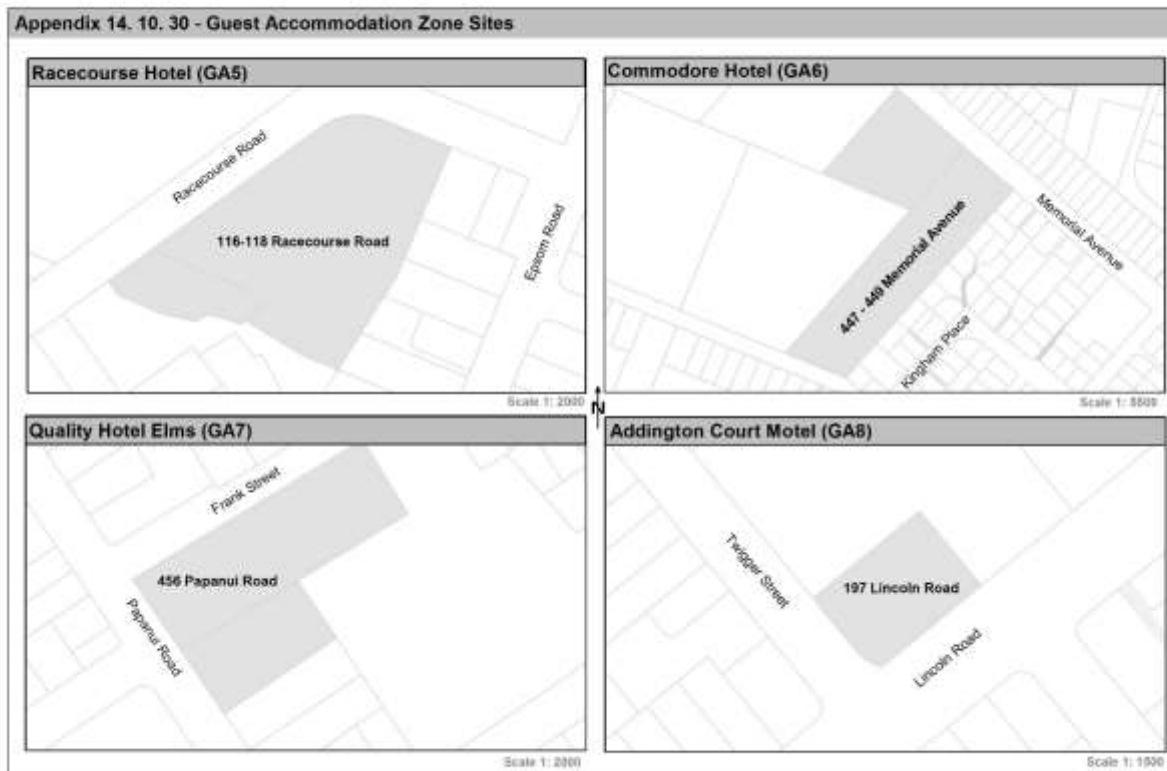
			Christchurch Town.	Residential Central City
GA11	Montreal (Hotel Montreal)	363 Montreal Street	Lot 2 DP473673, Lot 2 DP81571, Lot 2 DP480221, Lot 1 DP480221	
GA12	Latimer (Rydges)	30 Latimer Square	Lot 1 DP 338487 Lot 7 DP1189 Lot 18, DP1189	
GA13	Avon	356 Oxford Terrace	Lots 1,2,3,4 DP 1907, Pt Lots 7,7,8,8,9,9 DP 281, Lot 1 DP 28239, Pt Lot 1 DP 432, Lot 1 DP 432, Pt Lot 2 DP 48542, Lots 1,2 DP 7045, Pt Res 28, 77 Christchurch Town	
GA14	Windsor Private Hotel	52 Armagh St	Sec 1 SO 13661	
GA15	Hall	294 Barbadoes St	Pt TR 16 ChCh City CT 316-191	
GA16	Round the World Backpackers	314 Barbadoes St	Lot 2 DP 33590	
GA17	Stonehurst Accommodation	241-263 Gloucester St	Lot 2 DP 80988, Pt Secs 640,642,642 Christchurch Town, Lots 1, 2 DP 7888, Lot 1 DP 410496, Lot 2 DP 410496	
GA18	YMCA	12 Hereford Street	Lots 1,2,3 DP 25197, Lot 1 DP 46151, Pt Sec 441 Christchurch Town	
GA19	YHA Hereford Street	36 Hereford Street	Sec 457 Christchurch Town	
GA20	Foley Towers	208 Kilmore Street	Lot 1 DP 60425	
GA21	YHA Worcester Street	5 Worcester Street	Pt TR 364, 366, 368 CT 176/48	

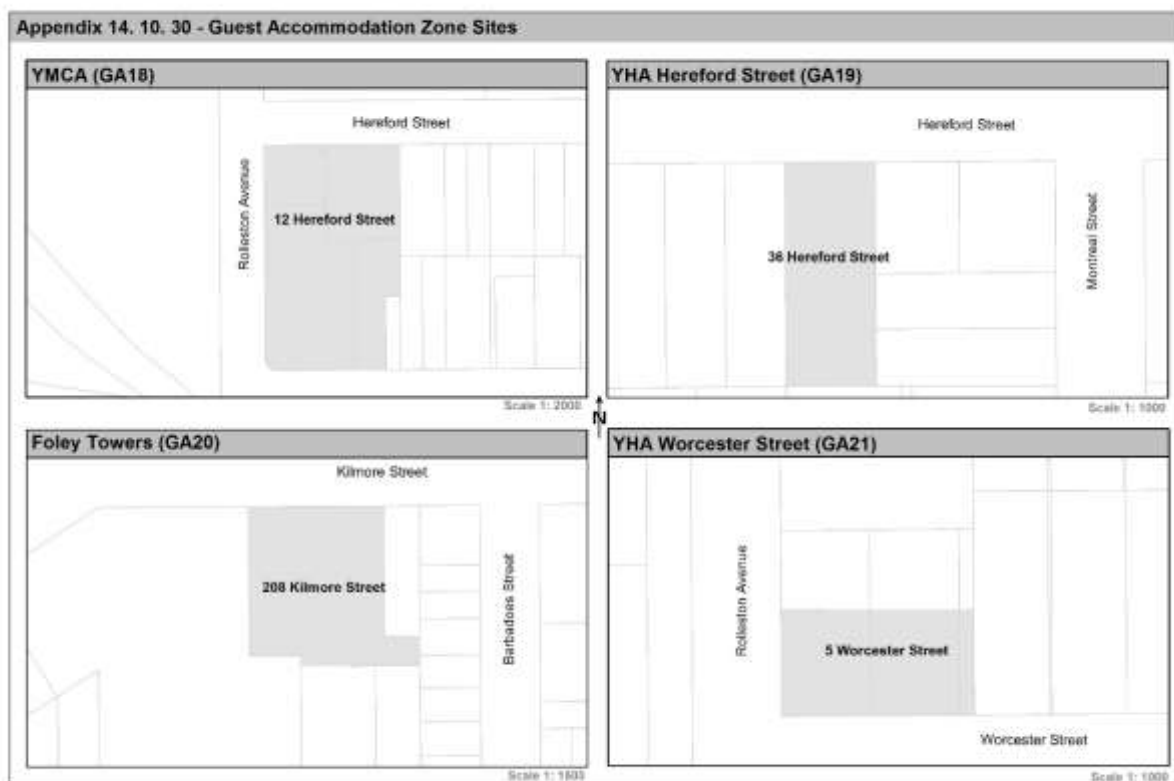
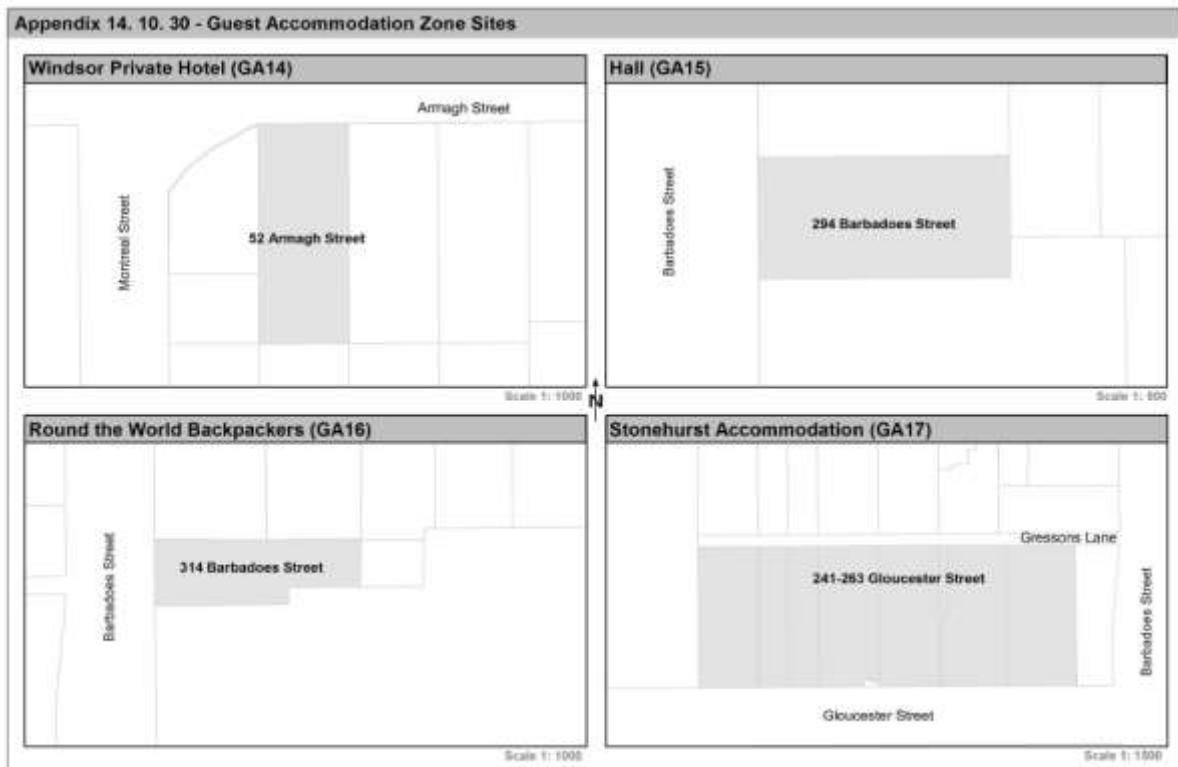
GA22	Vagabond Backpackers	232 Worcester St	Pt Res 55 Christchurch Town	
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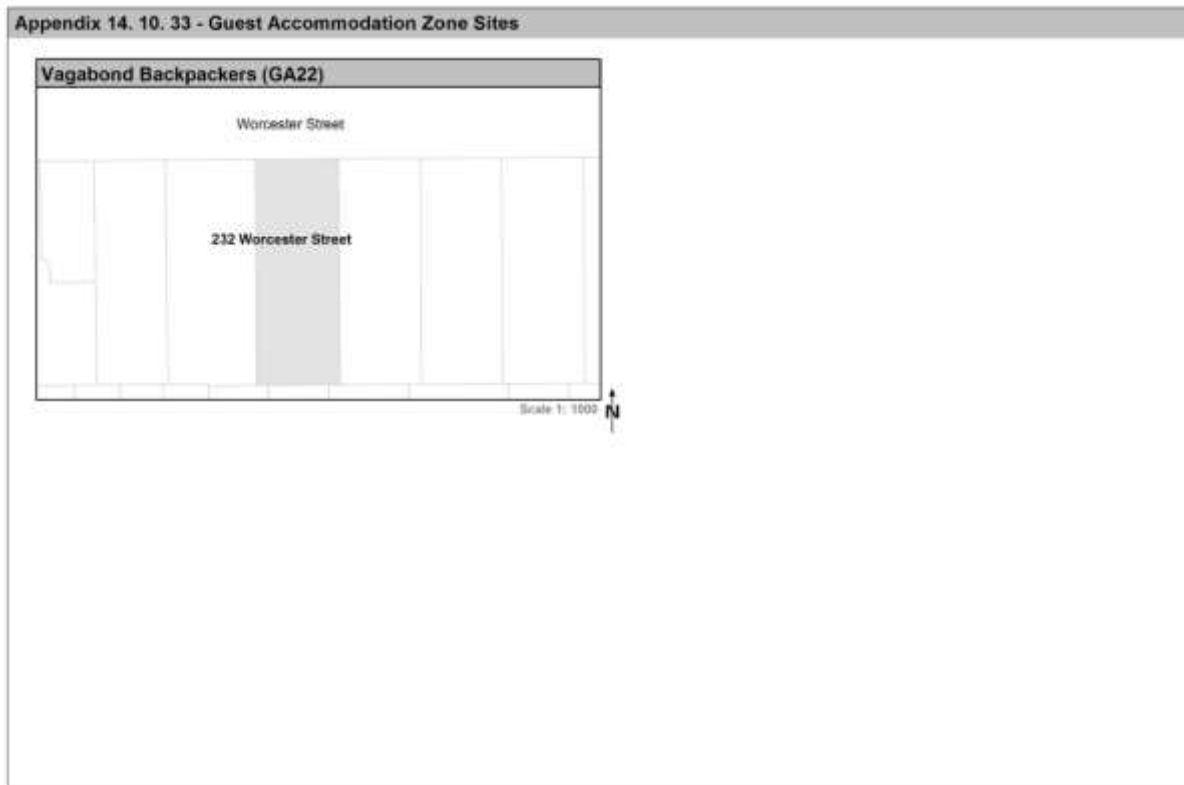
Residential Guest Accommodation Zone site locations

[Refer to Directions for amendments]









21.9 Specific Purpose (Golf Resort) Zone

21.9.1 Introduction

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

The Specific Purpose (Golf Resort) Zone applies to the existing Clearwater Golf Resort and the proposed Whisper Creek Golf Resort only. Each of these resorts is subject to a development plan which illustrates the extent of the zone, activity areas and other key features.

Within these two areas, this chapter enables golfing and associated facilities (including resort facilities), other recreational opportunities, and limited residential development. The objectives, policies, rules, standards, matters of discretion and development plans provide for these activities, while seeking to ensure there are no significant adverse effects on the natural or adjoining rural environments.

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

21.9.2 Objective and Policies

21.9.2.1 Objective – Golf resort development

- a. For the Clearwater Golf Resort and Whisper Creek Golf Resort, to provide golfing and associated facilities (including resort facilities) of international standard, bringing economic and social benefits to the City and region, and to provide other recreational opportunities, and limited residential development, within extensive open space and lake or riparian settings, with no significant adverse effects on the natural or adjoining rural environments.

21.9.2.1.1 Policy – Benefits to the community

- a. Recognise the economic and social benefits that the Clearwater Golf Resort provides and Whisper Creek Golf Resort can provide to the City and region, and assist in enabling the potential benefits of these resorts for ecological restoration, public access to streams and rivers, and recreation for the wider community, including local community, to be realised.

21.9.2.1.2 Policy – Limit on scale of development and types of activity

- a. Limit urban development detached from the remainder of the Christchurch urban area, and for the Clearwater Golf Resort, within the 50 dB Ldn noise contour for Christchurch International Airport, by:
 - i. Ensuring that the scale and nature of resort hotel, residential and commercial development associated with golf resorts is complementary and subsidiary to the primarily recreational function of the resorts;

- ii. Adopting a clear distinction between resort hotel and residential development, both in terms of the nature of each type of development and its location within the overall site;
- iii. Ensuring that noise sensitive activities within the 55 dB Ldn airport noise contour are acoustically insulated, and that the scale and location of further development within the 50 dB Ldn contour is limited to that provided for in the previous City Plan, or authorised by resource consent on or before 6 December 2013.

21.9.2.1.3 Policy – Visual integration and mitigation of effects

- a. Ensure that built development is well integrated visually into the open rural environments within which each golf resort sits, and that there is adequate separation distance from activities in adjacent zones so as to mitigate potentially adverse effects of the resorts such as noise and traffic.

21.9.2.1.4 Policy – Careful siting

- a. Ensure that earthworks and buildings in the two golf resorts are carefully designed, located and constructed, for the Whisper Creek Golf Resort so as to be resilient to potential liquefaction and to maintain flood storage capacity in the Lower Styx Ponding Area, and for both resorts, to reduce potential flood damage to buildings in a major flood event.

21.9.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Golf Resort) Zone are contained in the following provisions:
 - i. For Clearwater Golf Resort:
 - A. activity status tables (including activity specific standards) in Rule 21.9.4.1;
 - B. the built form standards in Rule 21.9.4.2;
 - C. area specific standards in Rule 21.9.4.3.
 - D. the matters of discretion in Rule 21.9.6; and
 - E. the development plan in Appendix 21.9.7.1
 - ii. For Whisper Creek Golf Resort:
 - A. activity status tables (including activity specific standards) in Rule 21.9.5.1;
 - B. the built form standards in Rule 21.9.5.2;
 - C. area specific standards in Rule 21.9.5.3.
 - D. the matters of discretion in Rule 21.9.6; and
 - E. the development plan in Appendix 21.9.7.2
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Golf Resort) Zone:

- 5 Natural Hazards;

- 6 General Rules and Procedures
 - 7 Transport
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage;
 - 11 Utilities and Energy;
- c. Where the word “facility” is used in the rules, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

Similarly, where the word/phrase defined include the word “activity” or “activities”, the definition includes the land and/or buildings for that activity unless stated otherwise in the activity status tables.

21.9.4 Rules – Specific Purpose (Golf Resort) Zone - Clearwater Golf Resort

21.9.4.1 Activity status tables

21.9.4.1.1 Permitted activities – Clearwater Golf Resort

The activities listed below are permitted activities in the Specific Purpose (Golf Resort) Zone at Clearwater Golf Resort if they meet any activity specific standards set out in this table, the built form standards in Rule 21.9.4.2 and area specific standards in Rule 21.9.4.3.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 21.9.4.1.2, 21.9.4.1.3 and 21.9.4.1.4.

Activity		Activity specific standards
Golf Course and Open Space Activity Areas, and Resort Community Area 5 only		
P1	Golf course and golf course activity and accessory buildings.	a. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 21.9.7.1.
Golf Course and Open Space Activity Areas only		
P2	Outdoor recreation activity other than golf and associated facilities.	a. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 21.9.7.1.
Clubhouse and Facility Area only		
P3	Clubhouse facilities, restaurants, gym and spa facilities, indoor sports complex and accessory buildings.	a. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 21.9.7.1.

Activity		Activity specific standards
P4	Food and beverage outlets.	a. The activity shall be located within the relevant Activity Areas shown in the Development Plan for this resort at Appendix 21.9.7.1.
P5	Retail activity other than as provided for under Rule 21.9.4.1.1 P4, servicing recreation activities and visitor needs within the zone.	a. The total GLFA for retailing within the Clearwater Golf Resort, other than of food and beverages, shall be no greater than 2000m ² . b. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 21.9.7.1.
P6	Conference/convention facilities.	a. Conference facilities within the Clearwater Golf Resort shall be limited to a maximum of 200 people. b. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 21.9.7.1.
P7	Offices.	a. The total GFA of offices within the Clearwater Golf Resort shall be no greater than 2000m ² . b. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 21.9.7.1.
All Resort Community Activity Areas		
P8	Residential activity.	a. Up to 111 residential units in total within the Clearwater Golf Resort, with up to 32 units within the 55 dB Ldn airport noise contour. b. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 21.9.7.1.
All Resort Community Activity Areas, and Clubhouse and Facility Area		
P9	Resort hotel bedrooms and associated activities.	a. Up to 350 bedrooms in total within the Clearwater Golf Resort, with up to 255 bedrooms within the 55 dB Ldn airport noise contour, including associated ancillary buildings. b. The maximum period of owner occupancy of resort hotel bedrooms shall be three months in total per calendar year. c. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 21.9.5.1.
Resort Community Area 7 only		
P10	Restaurants associated with the resort hotel.	a. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 21.9.5.1.

21.9.4.1.2 Restricted discretionary activities – Clearwater Golf Resort

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 21.9.6, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
Clubhouse and Facility Area only		
RD1	Retail activity listed in Rule 21.9.4.1.1 P5, other than as provided for under Rule 21.9.4.1.1 P4, which results in an aggregate GLFA of between 2000m ² and 3000m ² within the Clearwater Golf Resort.	a. Retail Activity – Rule 21.9.6.1 a.- e.
RD2	Any activity listed in Rule 21.9.4.1.1 P1 to P10 that does not meet with the built form standard listed in Rule 21.9.4.2.1.	a. Amenity of immediate neighbours – Rule - 21.9.6.2 a b. Amenity of the neighbourhood – Rule 21.9.6.3 a
RD3	Any activity listed in Rule 21.9.4.1.1 P1 to P10 that does not meet with one or more of the built form standards listed in Rule 21.9.4.2.2 or Rule 21.9.4.2.4.	a. Amenity of immediate neighbours – Rule 21.9.6.2
RD4	Any activity listed in Rule 21.9.4.1.1 P1 to P10 that does not meet with the built form standard listed in Rule 21.9.4.2.3.	a. Amenity of the neighbourhood – Rule 21.9.6.2. b-f
RD5	Any activity listed in Rule 21.9.4.1.1 P1 to P10 that does not meet with the built form standard listed in Rule 21.9.4.2.6.	a. Visual amenity adjoining the Groynes – Rule 21.9.6.7.
RD6	Creation of water bodies and new stormwater management facilities.	a. Creation of waterbodies and new stormwater management facilities – Rule 21.9.6.6 a and b
RD7	In the Clubhouse and Facility Area, buildings with a height of greater than 11 metres and up to 14 metres.	a. Amenity of immediate neighbours – Rule 21.9.6.2 b. Amenity of neighbourhood – Rule 21.9.6.3 a, c, d and f. c. Built form and appearance - Rule 21.9.6.4.

21.9.4.1.3 Discretionary activities – Clearwater Golf Resort

The activities listed below are discretionary activities.

	Activity
D1	Any activity listed in Rule 21.9.4.1.1 P1 to P10 that is located outside the relevant Activity Areas shown on the development plan for the Clearwater Golf Resort at Appendix 21.9.7.1.
D2	Any activity listed in Rule 21.9.4.1.1 P1 to P10 that does not meet with the built form standard listed in Rule 21.9.4.2.5, except as provided for in Rule 21.9.4.1.2 RD7. .

21.9.4.1.4 Non-complying activities – Clearwater Golf Resort

The activities listed below are non-complying activities.

	Activity
NC1	Any activity which is not listed above as a permitted, restricted discretionary or discretionary activity.
NC2	a. Any vehicle access or road connection to the Clearwater Golf Resort other than as provided for under Rule 21.9.4.3.1. b. The use of any access road/ right of way from Coutts Island Road for any purpose other than as provided for under Rule 21.9.4.3.1 a. ii.
NC3	Any ground or floor levels that do not meet the area specific standards set out in Rule 21.9.4.3.2.
NC4	Retail activity listed in Rule 21.9.4.1.1 P5, other than as provided for under Rule 21.9.4.1.1 P4, which results in an aggregate GLFA greater than 3000m ² within the Clearwater Golf Resort.
NC5	Any activity listed in Rule 21.9.4.1.1 P6 that does not meet activity specific standard a.
NC6	Any activity listed in Rule 21.9.4.1.1 P9 that does not meet one or more of the activity specific standards a. and b.

21.9.4.2 Built form standards - Clearwater Golf Resort

21.9.4.2.1 Site coverage and building sizes - Clearwater Golf Resort

- a. The maximum total area of the Specific Purpose (Golf Resort) Zone at Clearwater Golf Resort which may be covered by buildings or impervious surfaces shall be 5%.
- b. The maximum net area of any site in the Specific Purpose (Golf Resort) Zone at Clearwater Golf Resort which may be covered by buildings or impervious surfaces shall be as follows:

	Activity Area or Type	Max net area covered by buildings	Maximum building footprint	Max net area covered by impervious surfaces excluding buildings
i.	Golf Course Activity Areas.	800m ² total	N/A	N/A
ii.	Clubhouse and Facility Area.	100%	N/A	N/A
iii.	Resort Community Areas 1-6 with site size	<ol style="list-style-type: none"> i. 100% ii. 75% iii. 50% iv. 40% v. 30% vi. 20% vii. 10% or 2000m² (whichever is less) 	N/A	<ol style="list-style-type: none"> i. N/A ii. N/A iii. 30% iv. 20% v. 15% vi. 10% vii. 5% or 400m² (whichever is less)
iv.	Multi-unit residential or resort hotel units in Resort Community Activity Areas 1-6.	As above in c.	600m ² for a single building	As above in c.

21.9.4.2.2 Recession planes – Clearwater Golf Resort

No part of any building shall project beyond a building envelope, as set out in the following table:

	Applicable to	Standard
a.	Resort Community Activity Areas 1-7, except where buildings on adjoining sites have a common wall along an internal boundary, recession planes do not apply along the portion of the boundary covered by such a wall, except on sites of 250m ² to 400m ² this common wall exception shall apply to a single boundary only.	Recession planes from points 2.3 metres above internal boundaries as shown in Diagram B of Appendix 14.15.2.
b.	Sites in other Activity Areas adjoining sites within Resort Community Areas 1- 6, along the adjoining boundary only.	
c.	Sites at the Clearwater Golf Resort which do not adjoin Resort Community Activity Areas.	Nil

21.9.4.2.3 Road boundary setback – Clearwater Golf Resort

The minimum building setback from road boundaries shall be:

	Applicable to	Standard
a.	Residential activity within Resort Community Activity Areas, except as located in b. below.	4.5 metres
b.	Residential activity within Resort Community Activity Areas, where a garage has a vehicle door generally facing a private or public road or shared access lot or access strip.	5 metres from road, access lot or access strip boundary.

21.9.4.2.4 Internal boundary and zone boundary setbacks – Clearwater Golf Resort

The minimum building setback from an internal or zone boundary other than a road zone shall be:

	Applicable to	Setback from internal boundaries	Setback from zone boundaries
a.	Within Resort Community Activity Areas 1-7 only, except that where buildings on adjoining sites have a common wall along an internal boundary, no setback is required along the portion of the boundary covered by such a wall, except on sites of 250m ² to 400m ² this common wall exception shall apply to a single boundary only.	3 metres	As below for c. and d.
b.	Sites in other Activity Areas adjoining the Resort Community Activity Areas.	3 metres	As below for c.
c.	Within all Activity Areas except Resort Community Activity Area 4.	As above for a. and b.	20 metres
d.	Within Resort Community Activity Area 4.	As above for a.	12 metres

21.9.4.2.5 Building height – Clearwater Golf Resort

The maximum height of any building shall be:

	Applicable to	Standard
a.	Resort Community Activity Area 7 <ul style="list-style-type: none"> i. Resort hotel bedrooms ii. Resort hotel chimney iii. Other buildings. 	<ul style="list-style-type: none"> i. 20 metres ii. 24 metres iii. 8 metres
b.	Clubhouse and Facility Area.	11 metres
c.	Resort Community Areas 1-6 – all buildings.	8 metres
d.	All areas other than Clubhouse and Facility Areas and other than all Resort Community Areas.	4 metres

21.9.4.2.6 Visual amenity adjoining the Groynes Open Space – Natural Zone – Clearwater Golf Resort

- a. In Resort Community Activity Area 5 only, when buildings or impervious surfaces are located within 50 metres of a boundary with the Groynes Open Space - Natural Zone, the following shall be provided:
- i. Trees or shrubs shall be planted, for a minimum depth of 8 metres along these boundaries; and
 - ii. Trees or shrubs shall be not less than 2 metres high at the time of planting and capable of reaching a height of at least 8 metres at maturity.

21.9.4.3 Area specific standards – Clearwater Golf Resort

21.9.4.3.1 Vehicle access – Clearwater Golf Resort

- a. Vehicle access to Clearwater Golf Resort shall be limited to the following:
- i. A single access road from State Highway 1 (Johns Road) which shall be limited to Clearwater Avenue only.
 - ii. A single access road/right of way from Coutts Island Road which shall be limited to use by service vehicles only.

21.9.4.3.2 Flood protection – Ground levels at Clearwater Golf Resort

Ground levels and floor levels for the purpose of flood protections shall be as follows:

Applicable to	Standard
a. Resort Community Activity Areas 5 and 6.	<ul style="list-style-type: none"> i. Ground levels shall be at or above the minimum levels defined by a plane sloping west to east over the area, where the westernmost and easternmost points are set out in Columns B and C in Table 21.9.4.3.2.a below and the height and slope of the plane is defined by the levels in Column D; ii. Building floor levels shall be a minimum of 250mm above minimum

Applicable to	Standard
	ground levels required by a.
b. Ground levels in other Resort Community Activity Areas – Clearwater.	i. Shall be shaped and maintained so that in the event of a flood resulting from a primary stopbank breach, flood depths on land in adjacent zones downstream will not be increased by more than 100mm, compared to pre-development levels.

Table 21.9.4.3.2.a — Specifications of Ground Level Plane for RC Areas 5 and 6

Location	NZMS Grid Reference Northing (Column B)	NZMS Grid Reference Easting (Column C)	Mean Finished Ground Level (Metres above CCC Datum)(Column D)
Resort Community Area 5A 1. Westernmost extent 2. Easternmost extent	1. 5751420 N 2. 5751719N	1. 2477660 E 2. 2477909 E	1. 21.09 metres 2. 20.94 metres
Resort Community Area 5B 1. Westernmost extent 2. Easternmost extent	1. 5751568 N 2. 5751870 N	1. 2478180 E 2. 2478449 E	1. 20.11 metres 2. 19.50 metres
Resort Community Area 5C 1. Westernmost extent 2. Easternmost extent	1. 5751034 N 2. 5751611 N	1. 2478238 E 2. 2478525 E	1. 21.89 metres 2. 19.44 metres
Resort Community Area 6	1. 5751014 N	1. 2477695 E	1. 22.84 metres

Advice Note: Raised ground levels across all areas covered by this rule will result in a total of 400mm freeboard above modelled water levels in a 1 in 10,000 year flood event.

21.9.5 Rules – Specific Purpose (Golf Resort) Zone - Whisper Creek Golf Resort

21.9.5.1 Activity status tables

21.9.5.1.1 Permitted activities – Whisper Creek Golf Resort

The activities listed below are permitted activities in the Specific Purpose (Golf Resort) Zone at Whisper Creek Golf Resort if they meet any activity specific standards set out in this table, the built form standards in Rule 21.9.5.2 and area specific standards in Rule 21.9.5.3.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 21.9.5.1.2, 21.9.5.1.3 or 21.9.5.1.4.

	Activity	Activity Specific Standards
All Activity Areas		
P1	Any activity permitted in the Rural Urban Fringe Zone under Rule 17.3.2.1 P1- P14.	a. The relevant activity specific standards in Rule 17.3.2.1 and built form standards in Rule 17.3.3 shall apply.
Golf Course and Open Space Activity Areas		
P2	Establishment and maintenance of wetlands.	a. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 21.9.7.2.
P3	Outdoor recreation activity other than golf and associated facilities.	a. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 21.9.7.2.
Area A1 only		
P4	Clubhouse facilities, Restaurants, Gym and spa facilities, Indoor sports complex and accessory buildings.	a. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 21.9.7.2.
P5	Food and beverage outlets.	a. 1000m ² maximum GFA in the Specific Purpose (Golf Resort) Zone at Whisper Creek Golf Resort. b. Food and beverage outlets in the Specific Purpose (Golf Resort) Zone at Whisper Creek Golf Resort shall only operate between the hours of 7am and 10pm. c. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 21.9.7.2.
P6	Retail activity, other than as provided for in Rule 21.9.5.1.1 P5, servicing recreation activities and visitor needs within the zone.	a. The maximum GLFA for retailing in the Specific Purpose (Golf Resort) Zone at Whisper Creek Golf Resort, other than of food and beverages, shall be 500m ² . b. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 21.9.7.2.

	Activity	Activity Specific Standards
Activity Areas A, A1 and A2		
P7	Golf academy, and associated education activities.	<ul style="list-style-type: none"> a. Above-ground car parking may not be located in Area A2. b. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 21.9.7.2.
P8	Academy dormitory.	<ul style="list-style-type: none"> a. Up to 160 bedrooms in total within the Whisper Creek Golf Resort. b. The activity shall be located within the relevant Activity Areas shown in the development plan for this resort at Appendix 21.9.7.2.
P9	Resort apartments.	<ul style="list-style-type: none"> a. Up to 380 bedrooms in total within the Whisper Creek Golf Resort. b. No more than 170 resort apartment bedrooms shall be constructed before the completion of the golf course and the construction of the Golf academy building. c. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 21.9.7.2.
All Resort Community Activity Areas		
P10	Residential activity.	<ul style="list-style-type: none"> a. Up to 150 units in total within the Whisper Creek Golf Resort, with no more than one unit per site. b. No building shall be erected in the Resort Community Areas before boundary planting along all zone boundaries (other than along the boundary between the Golf Resort Zone and the Open Space – Water and Margins Zone) is completed in accordance with the Management Plan required in Rule 21.9.5.1.2 RD5 for the golf course. c. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 21.9.7.2.
Activity Areas D and D1		
P11	Driving range fairway and greens and associated lighting, in Activity Area D.	<ul style="list-style-type: none"> a. Areas D or D1: Noise from driving range activities shall not exceed 50dB Lmax when measured at the notional boundary of any dwelling existing as at 15 August 2011. A report from a person qualified in acoustics shall be submitted to the Council confirming that the building design and construction will achieve this standard. b. Driving range activities shall only be undertaken from within or from tees immediately in front of the building located in Activity Area D1. c. The driving range shall be closed and all associated lighting shall be turned off between the hours of 10pm and 7am. d. Lighting of the driving range fairway shall be limited to ground-mounted lighting, and any elevated lighting of the driving range building shall have a maximum height of 8m to the underside of the light.
P12	Driving range building and tees and associated lighting in Activity Area D1.	

	Activity	Activity Specific Standards
		e. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 21.9.7.2.

21.9.5.1.2 Restricted discretionary activities –Whisper Creek Golf Resort

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 21.9.6, as set out in the following table.

	Activity and location	The Council's discretion shall be limited to the following matters:
All Activity Areas		
RD1	Any activity listed in Rule 17.3.2.2 RD1 and RD2 in the Rural Urban Fringe Zone.	a. The relevant matters of discretion in Rule 17.3.2.2 RD1 and RD2 shall apply.
RD2	Any activity listed in Rule 21.9.5.1.2 P1 – P12 that does not meet with the built form standard in Rule 21.9.5.2.1.	a. Amenity of immediate neighbours - Rule 21.9.6.2 a b. Amenity of the neighbourhood – Rule 21.9.6.3 a
RD3	Any activity listed in Rule 21.9.5.1.2 P1 – P12 that does not meet with one or more of the built form standards in Rule 21.9.5.2.2 or Rule 21.9.5.2.4.	a. Amenity of immediate neighbours – Rule 21.9.6.2 a-d
RD4	Any activity listed in Rule 21.9.5.1.2 P1 – P12 that does not meet with the built form standard in Rule 21.9.3.3.3 road boundary setbacks.	a. Amenity of the neighbourhood - Rule 21.9.6.2. b-f
Golf Course and Open Space Activity Areas only		
RD5	Construction of the golf course and establishment of planting. Any application arising from this rule will shall not be limited or publicly notified.	a. A management plan shall be provided to Council prior to any construction or planting, dealing with the matters in – Rule 21.9.6.8
Academy Activity Areas A, A1 and A2		
RD6	Any subdivision or development in Academy Activity Areas A, A1 and A2.	a. Concept Plan for Whisper Creek Golf Resort only -Rule - 21.9.6.9 a. i – vii. A concept plan is not required when a subdivision consent is being sought or has already been granted for that Activity Area.

21.9.5.1.3 Discretionary activities - Whisper Creek Golf Resort

The activities listed below are discretionary activities.

	Activity
D1	Any activity listed in Rule 21.9.5.1.2 P1 – P12 that is located outside the relevant Activity Areas shown on the development plan for the Whisper Creek Golf Resort at Appendix 21.9.7.2, including any above-ground car parking located in Area A2.

	Activity
D2	Any activity listed in Rule 21.9.5.1.2 P1 – P12 located in the Academy Activity Area that does not meet the built form standard in Rule 21.9.5.3.5, but has a maximum height of 12 metres.

21.9.5.1.4 Non-complying activities – Whisper Creek Golf Resort

The activities listed below are non-complying activities.

	Activity
NC1	Any activity which is not listed above as a permitted, restricted discretionary or discretionary activity.
NC2	Vehicle access to Whisper Creek Golf Resort that does not meet one or more of the area specific standards in Rule 21.9.5.3.1. a. i. or ii.
NC3	Any activity in the Academy Activity Area that does not meet the area specific standards in Rule 21.9.5.3.1. b.
NC4	Any activity listed in Rule 21.9.5.1.2 P1 – P12 located in the Academy Activity Area that does not meet the built form standard in Rule 21.9.5.3.5, but has a maximum height greater than 12 metres.
NC5	The following activities that do not meet one or more of the following activity specific standards in Rule 21.9.5.1: <ul style="list-style-type: none"> a. P5 that does not meet one or more of the activity specific standards a. and b.; b. P6 that does not meet activity specific standard a.; c. P8 that does not meet activity specific standard a.; d. P9 that does not meet one or more of the activity specific standards a. and b.; e. P10 that does not meet one or more of the activity specific standards a. and b.; f. P11 that does not meet one or more of the activity specific standards a. - d.; g. P12 that does not meet one or more of the activity specific standards a. - d..

21.9.5.2 Built form standards – Whisper Creek Golf Resort

21.9.5.2.1 Site coverage and building sizes – Whisper Creek Golf Resort

- a. The maximum percentage of the total area of the Whisper Creek Golf Resort which may be covered by buildings shall be 5.5%.
- b. The maximum percentage of the total area of the Whisper Creek Golf Resort Academy Activity Area which may be covered by buildings shall be 30%.
- c. Within the Whisper Creek Golf Resort, no roof in the Academy, Resort Community or Driving Range Activity Areas shall have a reflectivity value greater than 35%.
- d. Within the Whisper Creek Golf Resort, the maximum building footprint of the buildings shall not exceed the figures in the table following.
- e. Within the Whisper Creek Golf Resort, each resort apartment building shall not be less than the minimum internal floor areas in the table following:

	Building	Maximum building footprint	Minimum internal floor area
i.	Golf clubhouse	1000m ²	N/A
ii.	Indoor sports complex	2000m ²	N/A
iii.	Driving Range Activity Area	800m ²	N/A
iv.	Dormitory/education facilities	1600m ²	N/A
v.	Each residential unit	400m ²	N/A
vi.	Each resort apartment building	A. Area A 1300m ² B. Area A1 6500m ²	A. 2 bedroom apartments 100m ² B. 3 Bedroom apartments 130m ²

21.9.5.2.2 Recession planes – Whisper Creek Golf Resort

No part of any building shall project beyond a building envelope contained by:

Applicable to	Standard
a. Whisper Creek Golf Resort Community Activity Areas, except where buildings on adjoining sites have a common wall along an internal boundary, recession planes do not apply along the portion of the boundary covered by such a wall. On sites of 250m ² to 400m ² this common wall exception shall apply to a single boundary only.	Recession planes from points 2.3 metres above internal boundaries as shown in Diagram B of Appendix 14.15.2.

21.9.5.2.3 Road boundary setback – Whisper Creek Golf Resort

- a. The minimum building setback from road boundaries in the Academy Activity Areas and Resort Community Areas shall be 100 metres from Turners Road, Spencerville Road and from Teapes Road adjoining 138 Turners Road (Lot 1, DP23116).

21.9.5.2.4 Zone boundary and other boundary setbacks – Whisper Creek Golf Resort

The minimum building setback from a zone or other boundary shall be:

	Applicable to	Setback from zone boundaries	Setback from other boundaries
a.	All buildings.	20 metres from any rural zone boundary which is not also a road boundary.	As below in b and c.
b.	All buildings in the Academy and Resort Community Activity Areas, except a golf clubhouse.	20 metres	15 metres from the Lower Styx Ponding Area boundary
c.	Golf clubhouse.	20 metres	10 metres from the Lower Styx Ponding Area boundary.

21.9.5.2.5 Building height – Whisper Creek Golf Resort

The maximum height of any building shall be:

	Applicable to	Standard
a.	Sports complex in the Academy Activity Area.	9 metres
b.	i. All Resort Community Activity Areas, except for accessory buildings; ii. Academy Activity Area, except for sports complex; iii. Golf and Open Space Activity Area; iv. Maintenance Activity Area and v. Driving Range Activity Areas.	8 metres
c.	Accessory buildings in all Resort Community Activity Areas.	5 metres

21.9.5.3 Area specific standards – Whisper Creek Golf Resort

21.9.5.3.1 Access and roading improvements – Whisper Creek Golf Resort

- a. Vehicle access to Whisper Creek Golf Resort shall be limited to the following:
 - i. A single road from each of Lower Styx Road and Spencerville Road; and
 - ii. A single road from Teapes Road, which shall be limited to use by service vehicles only.
- b. No activity shall be permitted in the Academy Activity Areas, except approved earthworks, landscaping and planting, and the construction and use of access roads, until the Lower Styx/Marshland Road intersection has been signalised.

21.9.6 Matters of discretion - Clearwater Golf Resort and Whisper Creek Golf Resort

When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the tables in Rules 21.9.4.1.2 and 21.9.5.1.2, and as set out for that matter below.

21.9.6.1 Retail activity

- a. The extent to which the proposed activity would complement recreation and visitor activities in the zone;
- b. Any adverse effects on traffic movement and safety; and
- c. Any significant adverse effects on existing retail centres outside the Specific Purpose (Golf Resort) Zone.

21.9.6.2 Amenity of immediate neighbours

- a. Any visual dominance over adjacent properties;
- b. Any effects on amenity of adjacent properties, including daylight and sunlight admission;
- c. Any loss of privacy for adjacent properties through overlooking; and
- d. Any opportunities for landscaping and tree planting, as well as screening of buildings.

21.9.6.3 Amenity of neighbourhood

- a. The balance of open space and buildings on the site, in the context of:
 - i. the character of the surrounding rural and open space zones; and
 - ii. a golf resort which is not located in a standard urban setting;
- b. Any alternative practical locations for the building on the site;
- c. The compatibility of the building in terms of appearance, layout and scale of other buildings and sites in the surrounding area;
- d. Any adverse effects on the outlook and privacy of adjoining properties;
- e. Any detracting from the openness of the site to the street; and
- f. The ability to provide opportunities for landscaping and tree planting.

21.9.6.4 Built form and appearance

- a. Whether the development is designed to minimise the visual bulk of the buildings and provide visual interest. The relevant considerations are the extent to which the development:

- i. subdivides or otherwise separates unusually long or bulky building forms and limits the length of continuous rooflines;
- ii. utilises variety of building form and/or variation in the alignment and placement of buildings to avoid monotony; and
- iii. avoids blank elevations and facades.

21.9.6.5 Location of activities outside of areas specified in development plans

- a. The compatibility of the proposed development pattern with the remainder of the zone and with the open space, and rural character of the wider locality;
- b. Any adverse effects on the amenity of the Groynes Recreation area (Clearwater Golf Resort only) and surrounding rural zones (both resorts);
- c. The ability to continue to provide an effective and ecologically sensitive stormwater management system;
- d. The connectivity within the zone and with adjacent open space zones, where appropriate, in terms of vehicular, cycle and pedestrian access;
- e. The proximity of higher density development to open space for passive and active recreation, while avoiding higher density development being located immediately adjoining rural areas;
- f. The application of the principles of Crime Prevention Through Environmental Design;
- g. The ability to create and preserve view shafts to the golf course and beyond;
- h. Whether the proposed revised location(s) for activities better mitigates risks from natural hazards, including flooding, seismicity and liquefaction; and
- i. Any effect either positive or adverse on tangata whenua values.

21.9.6.6 Creation of water bodies and new stormwater management facilities

- a. The extent to which the scale, design and construction of the water bodies or stormwater facilities deters birds which could pose a risk to aircraft from roosting and nesting; and
- b. The existence of a bird strike hazard management programme with appropriate measures for ongoing management of water bodies and birds so as to reduce the potential risk of bird strike, and evidence of consultation with Christchurch International Airport Limited in the preparation of this programme.

21.9.6.7 Visual amenity adjoining the Groynes - Clearwater Golf Resort only

- a. The extent to which the design and layout of landscaping proposed reinforces separation and provides screening of buildings from the adjacent Groynes Open Space – Natural zone;
- b. The extent to which the design and layout of landscaping will incorporate existing landscape and water features eg existing trees (excluding noxious species) along watercourses; and
- c. Any contribution of the proposed planting to ecological and habitat values.

21.9.6.8 Construction of the Golf Course - Whisper Creek Golf Resort only

- a. The provisions of a management plan to address the following:
 - i. The biodiversity and enhancement of waterways and wetland areas, as well as measures to mitigate any adverse effects on biodiversity.
 - ii. Details of design, construction and operation of the golf course drainage system and wetlands, including proposed excavation and filling, and potential effects on sediment discharges and water quality.
 - iii. Storage capacity in the Lower Styx Ponding Area and effective management of stormwater and flood discharges in the zone, with consideration of tidal influences and the effects of sea level rise.
 - iv. Amenity planting around the zone boundary and its ability to screen and soften built development.
 - v. Appropriate management of any archaeological sites.

21.9.6.9 Concept Plan for Whisper Creek Golf Resort only

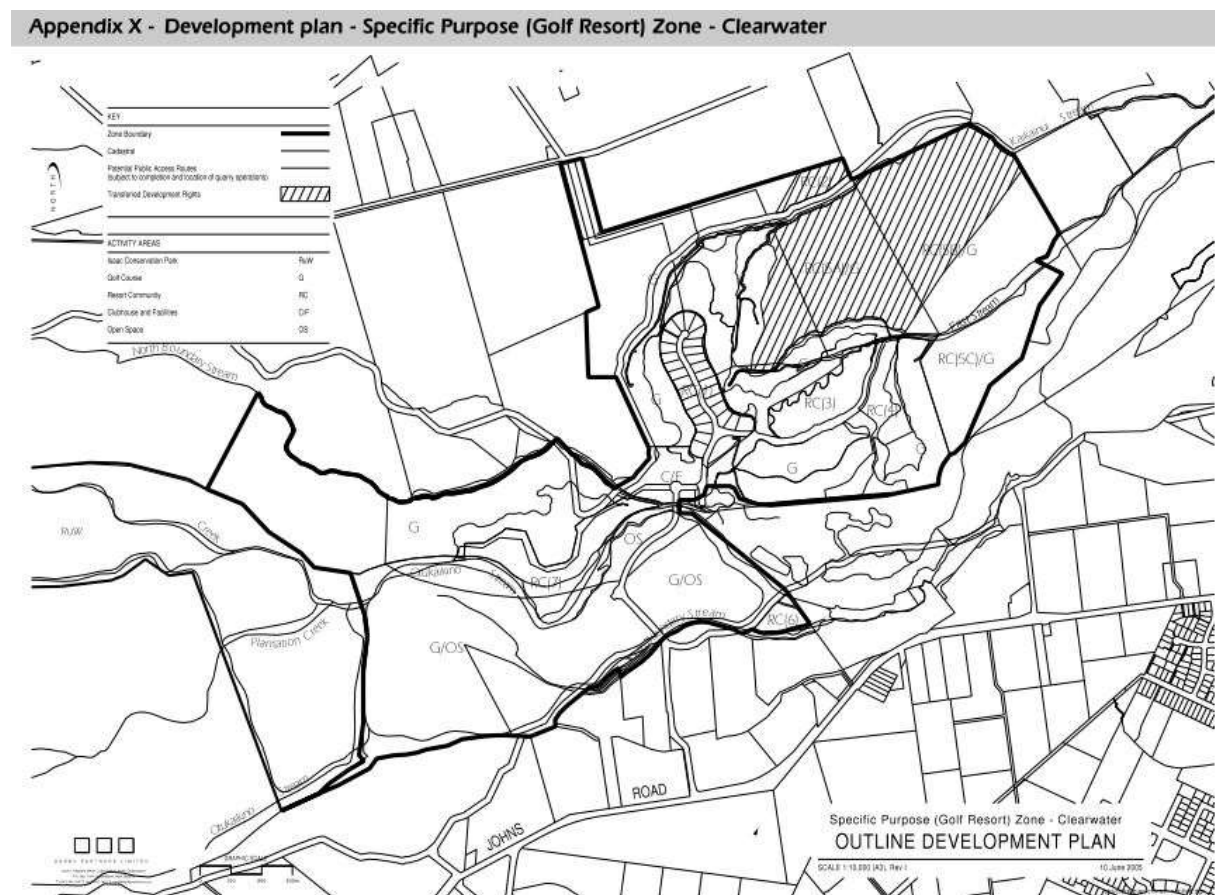
- a. The provisions of a concept plan and supporting documentation that shall include the following:
 - i. The indicative subdivision layout including indicative densities and distribution and indicative road layout;
 - ii. The location of sites for built development in relation to golf course and open space areas within the zone and to the open space and rural character of the wider locality;
 - iii. Any area specific measures for mitigating risks from natural hazards, including flooding, seismicity and liquefaction;
 - iv. Connectivity with other parts of the zone and with adjacent open space and other zones, in terms of car parking locations, walkways and cycleways;
 - v. Provisions for stormwater management;
 - vi. The application of the principles of Crime Prevention Through Environmental Design;
 - vii. The ability to create and preserve view shafts to areas across and beyond the site; and
 - viii. An assessment of effects, either positive or negative, on tangata whenua values.

21.9.7 Appendices

Appendix 21.9.7.1– Development Plan for Clearwater Golf Resort

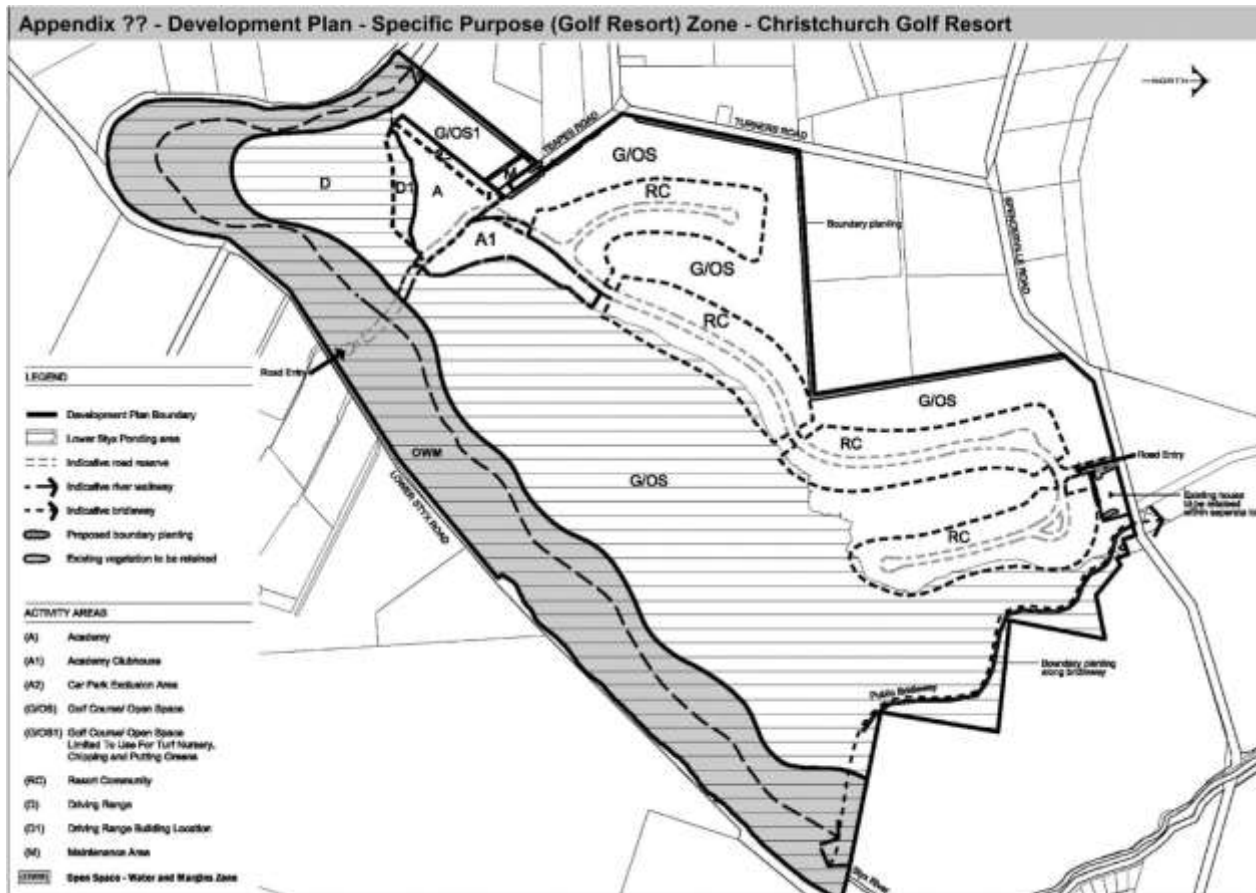
[Refer to Directions for amendments]

- Water



Appendix 21.9.7.2 - Development Plan for Whisper Creek Golf Resort

[Refer to Directions for amendments]



SCHEDULE 2

General Rules - Other Chapters

Chapter 2 Definitions

Chapter 8 Subdivision, Development and Earthworks

Chapter 11 Utilities and Energy

Chapter 14 Residential

Chapter 15 Commercial

Chapter 16 Industrial

Chapter 17 Rural

Chapter 18 Open Space

Chapter 2 Definitions

Include the following abbreviations and definitions in Chapter 2.

Abbreviations List:

AANC

means the Annual Aircraft noise Contours (Ldn) produced annually by CIAL based on the previous year's aircraft operations. The AANC is calculated in accordance with the rules in the District Plan.

dB

means decibel.

Definitions List:

Air Noise Boundary

means a composite line formed by the outer extremity of the 65 dB Ldn noise contour and the 95 dB LAE noise contour.

Advice Note: The air noise boundary defines an area around Christchurch International Airport in which the future daily aircraft noise exposure from aircraft operations is sufficiently high as to require prohibition on new sensitive activities, to avoid adverse noise effects and reverse sensitivity issues.

Aircraft operations

means:

- a. the landing and take off of aircraft; and
- b. aircraft flying along any flight path associated with a landing or take off.

For the purposes of Rule 6.1.6, aircraft operations exclude:

- c. aircraft operating in an emergency for medical or national/civil defence reasons;
- d. air shows;
- e. military operations; not associated with the Antarctic programme;
- f. Antarctic operations;
- g. helicopter operations;
- h. aircraft using the airport as an alternative to a scheduled airport elsewhere;
- i. aircraft taxiing; and

- j. aircraft engine testing.

Airport operator

in relation to Sub-chapter 6.1 and Appendices 6.11.14 and 6.11.15, means the operator of Christchurch International Airport.

Billboard

means a large outdoor display board of not less than 18m² in area which is used to advertise goods, services, products or events that are not directly related to the use or activities occurring at the site on which the board is physically located. A billboard includes both the display board and any associated supporting device whether permanent, temporary or movable.

Digital sign

means an internally lit sign that displays electronic messages and/or images.

Engine testing

means on-aircraft engine testing only. It excludes off-aircraft engine testing.

Free-standing sign

means a sign which is fixed to the ground rather than a building (See Appendix 6.11.8, Diagram 8). It may be erected on a pole or other support structure. It excludes signs which are erected on or over the Transport Zone.

LAE

means the Sound Exposure Level (SEL) in decibels. LAE is the sound level of one second duration which has the same amount of energy as the actual noise event measured. This is usually used to measure the sound energy of a particular event, such as a train pass-by or an aircraft flyover.

LAEq

means the equivalent continuous A-weighted sound level in decibels. This is commonly referred to as the time-average sound level. LAEq is often assessed over a reference time interval of 15 minutes, in accordance with NZS 6802:2008.

LAmx/LAFmax

means the A-weighted maximum noise level in decibels measured with a ‘fast’ response time. It is the highest noise level that occurs during a measurement period.

Ldn

means the day-night average sound level in decibels over a 24-hour period,, which is calculated from the day (0700-2200) LAEq (15h) and night (2200-0700) LAEq (9h) values; with a 10 dB penalty applied to the night-time LAEq (9h). Ldn values can be used to describe long term noise exposure by averaging over days, weeks or months.

Mass assembly of people

in relation to the provisions relating to Runway End Protection Areas at Christchurch International Airport, means any activity intended to attract a group of people in numbers greater than what would be anticipated for activities provided for in that zone to a place where none of them resides and which encourages them to remain in the same location. Mass assembly of people includes gatherings associated with recreation activities, entertainment activities or markets. It excludes golf course recreation.

[This definition is subject to the Panel's direction and review]

Notional boundary

in relation to Chapter 6 General Rules and Procedures, means a line 20 metres from any wall of a residential unit, or the site boundary where this is closer to the residential unit.

Off-site sign

means a sign which is used to advertise activities, goods, services, products or events that are not directly related to the use or activities occurring at the site on which the sign is physically located. An off-site sign includes posters and poster boards and any other associated supporting device whether permanent, temporary or movable.

Primary building frontage

in relation to signs and signage only, means any building frontage facing towards a public road or customer car park.

Sign / Signage

means any device, graphics or display of whatever nature visible from a public place, for the purposes of:

- a. identification of, and provision of information about, any activity, site or building;
- b. providing directions;
- c. promoting goods, services or forthcoming events; or
- d. containing a message directed at the general public, whether temporary or otherwise.

Signs may be three-dimensional or otherwise, that is manufactured, painted, written, printed, carved, embossed, inflated, projected onto or otherwise fixed to or attached upon any external surface of any

building or, in the open, on any site, wall, pole, hoarding or structure, or onto any rock, stone, tree or other object. Signs include:

- e. any method of illumination, whether by an internal or external non-neutral light source;
- f. any sign displayed upon any parked vehicle and/or trailer for the express purpose of directing attention to any activity, site or building; and
- g. any tethered balloon of more than 0.5m in diameter.

Total area of a sign

means that area of an imaginary rectangle enclosing the sign (Appendix 6.11.8, Diagram 1).

Amend the following definition, from our Decision 16, (deleted text ~~struck through~~, added text underlined):

Guest accommodation

means the use of land and/or buildings for transient residential accommodation offered at a tariff, which may involve the sale of alcohol and/or food to in-house guests, and the sale of food, with or without alcohol, to the public. It may include the following ancillary activities:

- a. offices;
- b. meeting and conference facilities;
- c. fitness facilities; and
- d. the provision of goods and services primarily for the convenience of guests.

~~For the avoidance of doubt, g~~Guest accommodation includes motels, motor and tourist lodges, backpacker's, hostels, hotels, resorts and camping grounds. Guest accommodation excludes bed and breakfasts and farm stays.

Chapter 8 Subdivision, Development and Earthworks

The following amendments are made to Chapter 8 – Subdivision, Development and Earthworks (deleted text ~~struck through~~, added text underlined).

Amend **Rule 8.3.2.4 NC6** by replacing “50 dBA Ldn airport noise boundary contour” with “50 dB Ldn Air Noise Contour”.

Amend **Rule 8.3.3.9** by deleting clause c. as shown:

- c. ~~Creation of stormwater drainage ponding areas shall not occur within three kilometres of the edge of the Christchurch International Airport Runways.~~

Amend the Clarification in **Rule 8.5A.2.1 P1 activity standard v.** as shown:

Clarification: between 0700 and 1900 hours, the noise standards in Chapter 6 Rule 6.1.5.24.2.3 and the ~~lux thresholds~~ light spill standards at Chapter 6 Rule 6.3.62.3.4 both apply.

Amend the Clarification in **Rule 8.5A.2.1 P1 activity standard vi.** as shown:

Clarification: between 0700 and 2200 hours, the noise standards in Chapter 6 Rule 6.1.5.24.2.3 apply except where NZS6803.1999 is complied with, and the ~~lux thresholds~~ light spill standards in Chapter 6 Rule 6.3.62.3.4 apply.

Amend **Rule 8.5A.2.1 P2** as follows:

Activity		Activity Standard
P1	[...]	[...]
P2	<p>Earthworks for the purpose of the repair of land used for residential purposes and damaged by earthquakes.</p> <p>Clarification</p> <p>1. For the purposes of this rule, “repair land used for residential purposes damaged by earthquakes” does not include repair of land on the Port Hills or Banks Peninsula. It does include all other residential land whether or not an EQC payment has been made and residential land which was unimproved when damage occurred. Refer to Appendix 2.2 of Chapter 2.</p>	<p>[...]</p> <p>d. General standards</p> <p>ii. There shall be no earthworks within 3m of any utility waterway to be piped or 5m of any open utility network <u>utility network</u> waterway.</p> <p>[...]</p>

Amend **Table 9: Maximum volumes – earthworks** in **Rule 8.5A.2.1** as follows:

Open Space	a. Open Space Metropolitan Facilities and Open Space McLeans Island Zones.	500m ³ /ha
	b. Open Space Community Park Zones.	20m ³ /site
	c. Open Space Natural and Open Space Water and Margins Zones. (Refer to Rules 6.6.42.1 - 6.6.62.4 of Chapter 6 in relation to earthworks adjoining waterbodies).	50m ³ /ha
	d. Open Space Water and Margins Zone at Lake Ellesmere / Te Waihora and Lake Forsyth / Wairewa. (Refer to Rules 6.6.42.1 - 6.6.62.4 of Chapter 6 in relation to earthworks adjoining waterbodies).	10m ³ /ha
	e. Open Space Coastal Zone.	50m ³ /ha
	f. Open Space Avon River Precinct (Te Papa Ōtākaro) Zone. Note: this volume threshold applies outside the waterway setback provided in Chapter 6.	50m ³ /ha

Amend **Appendix 8.6.5, Appendix 8.6.15, Appendix 8.6.23 and Appendix 8.6.28** (including the Outline Development Plans), by replacing “50DBA air noise contour” and “50 dBA noise contour” with “50 dB Ldn Air Noise Contour”.

Chapter 11 Utilities and Energy

The following amendments are made to Chapter 11 – Utilities and Energy (deleted text ~~struck through~~, added text underlined).

Amend **Rule 11.4.1 P19** as follows:

P19	Temporary utilities operating for less than 12 months, excluding emergency or back-up electricity generation permitted in Rule 11.6.1 P4.	<ul style="list-style-type: none"> a. Built form standards for the relevant zone. b. The noise standards in Rule 6.1.<u>54</u> for the relevant zone.
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Amend **Rule 11.6.1 P1** as follows:

P1	Installation and operation of equipment for assessing a site for suitability for renewable electricity generation.	<ul style="list-style-type: none"> c. Equipment shall not be on a site for more than 12 months in any 36 month period. b. The noise standards in Rule 6.1.<u>54</u> for the relevant zone. c. ...
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Amend **Rule 11.6.1 P4** as follows:

P4	Emergency or back-up electricity generation that is not the primary electricity supply to the site.	d. The noise standards in Rule 6.1. <u>6.2.14.2.2</u> for noise from emergency activities.
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Amend **Rule 11.6.1 P4** as follows:

P5	Installation and operation of a wind turbine for the generation and use of electricity on a site or sites in Rural or Industrial Zones.	<ul style="list-style-type: none"> ... e. The noise standards in Rule 6.1.<u>54</u> for the relevant Rural or Industrial Zone apply. ...
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Chapter 14 Residential

The following amendments are made to Chapter 14 – Residential (deleted text ~~struck through~~, added text underlined).

Amend the following rules by replacing “50 dBA Ldn Air Noise Contour” with “50 dB Ldn Air Noise Contour”:

Rule 14.2.2.1 P20

Rule 14.2.2.3 RD30

Rule 14.2.4.6.7 a.4.

Rule 14.9.2.1 P12

Rule 14.9.2.3 RD16

Delete **Rule 14.2.2.1 P28**, and renumber subsequent provisions, as shown:

14.2.2.1 Permitted activities

In the Residential Suburban Zone and the Residential Suburban Density Transition Zone, the activities listed below are permitted activities if they comply with the activity specific standards set out in this table, the applicable built form standards in Rule 14.2.3 and the area specific rules in Rule 14.2.4.

Activities may also be permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.2.2.2, 14.2.2.3, 14.2.2.4, 14.2.2.5, and 14.2.2.6, or in the area specific rules in Rule 14.2.4.

Activity		Activity specific standards
P27	Relocation of a building	Nil
P28	Temporary military or emergency service training activities	
P29 <u>P28</u>	Market gardens, community gardens, and garden allotments	

Amend **Rule 14.2.2.3 RD33** and **Rule 14.9.2.3 RD26** by replacing “Air Noise Contour (50 dBA Ldn)” with “50 dB Ldn Air Noise Contour”.

Add to **Rule 14.2.3.3** as follows:

14.2.3.3 Building height

The maximum height of any building shall be:

	Activity	Standard
1.	All <u>buildings</u> unless specified below	8 metres
2.	Minor dwelling units in the Residential Suburban Zone	5.5 metres and of a single storey only
3.	<u>All buildings on the Woolston Fire Station and Training Centre site at 929 Ferry Road, Lot 1 DP72727.</u>	<u>20 metres</u>

Note: See the permitted height exceptions contained within the definition of height.

Amend **Rule 14.2.4.3 RD5** as shown:

RD5	<ul style="list-style-type: none"> a. Peat Ground Condition Constraint Overlay; b. Stormwater Capacity Constraint Overlay; c. Existing Rural Hamlet Overlay in the area to the east of the 50 dBA Ldn Air Noise Contour line shown on Planning Map 18; or d. Existing Rural Hamlet Overlay in the area to the west of the 50 dBA Ldn Air Noise Contour line shown on Planning Map 18. 	Residential units that do not comply with Rule 14.2.4.6.1 - Site density	<ul style="list-style-type: none"> a. Site density and site coverage – Rule 14.14.2 b. Whether the development design adequately mitigates any adverse effects of the additional building coverage on the environmental condition giving rise to the constraint.
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Delete **Rule 14.3.2.1 P21**, and renumber subsequent provisions, as shown:

14.3.2.1 Permitted activities

In the Residential Medium Density Zone, the activities listed below are permitted activities if they comply with the activity specific standards set out in this table, the applicable built form standards in Rule 14.3.3 and the area specific rules in Rule 14.3.4.

Activities may also be permitted controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.3.2.2, 14.3.2.3, 14.3.2.4, 14.3.2.5, and 14.3.2.6, or in the area specific rules in Rule 14.3.4.

Activity		Activity specific standards
P20	Relocation of a building	Nil
P21	Temporary military or emergency service training activities	
P22 P21	Market gardens, community gardens, and garden allotments	

Delete **Rule 14.4.2.1 P21**, and renumber subsequent provisions, as shown:

14.4.2.1 Permitted activities

In the Residential Banks Peninsula Zone, the activities listed below are permitted activities if they comply with the activity specific standards set out in this table, the applicable built form standards in Rule 14.4.3 and area specific rules in Rule 14.4.4.

Activities may also be permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.4.2.2, 14.4.2.3, 14.4.2.4, 14.4.2.5 and 14.4.2.6, or in the area specific rules in Rule 14.4.4.

Activity		Activity specific standards
P20	Relocation of a building	Nil
P21	Temporary military or emergency service training activities	

Activity		Activity specific standards
P22 <u>P21</u>	Market gardens, community gardens, and garden allotments	

Delete **Rule 14.5.2.1 P21**, and renumber subsequent provisions, as shown:

14.5.2.1 Permitted activities

In the Residential Hills Zone, the activities listed below are permitted activities if they comply with the activity specific standards set out in this table and the applicable built form standards in Rule 14.5.3 and the area specific rules in Rule 14.5.4.

Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.5.2.2, 14.5.2.3, 14.5.2.4, 14.5.2.5, and 14.5.2.6, or in the area specific rules in 14.5.4.

Activity		Activity specific standards
P20	Relocation of a building	Nil
P21	Temporary military or emergency service training activities	
P22 <u>P21</u>	Market gardens, community gardens, and garden allotments	

Delete **Rule 14.7.2.1 P22**, and renumber subsequent provisions, as shown:

14.7.2.1 Permitted activities

In the Residential Large Lot Zone, the activities listed below are permitted activities if they comply with the activity specific standards set out in this table and the applicable built form standards in Rule 14.7.3.

Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.7.2.2, 14.7.2.3, 14.7.2.4, 14.7.2.5, and 14.7.2.6.

Activity		Activity specific standards
P21	Relocation of a building	Nil
P22	Temporary military or emergency service training activities	
P23 <u>P22</u>	Market gardens, community gardens, and garden allotments	

Delete **Rule 14.8.2.1 P19**, and renumber subsequent provisions, as shown:

14.8.2.1 Permitted activities

In the Residential Small Settlement Zone, the activities listed below are permitted activities if they comply with the activity specific standards set out in this table and the applicable built form standards in Rule 14.7.3.

Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.8.2.2, 14.8.2.3, 14.8.2.4, 14.8.2.5, and 14.8.2.6.

Activity		Activity specific standards
P18	Relocation of a building	Nil
P19	Temporary military or emergency service training activities	
P20 <u>P19</u>	Market gardens, community gardens, and garden allotments	

Delete **Rule 14.9.2.1 P19**, and renumber subsequent provisions, as shown:

14.9.2.1 Permitted activities

The activities listed below are permitted activities if they meet any activity specific standards set out in this table and the applicable built form standards in Rule 14.9.3

Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.9.2.2, 14.9.2.3, 14.9.2.4, 14.9.2.5, and 14.9.2.6.

Activity		Activity specific standards
P18	Relocation of a <u>building</u>	Nil
P19	Temporary military or emergency service training activities	
P20 P19	Market gardens, <u>community gardens</u> , and <u>garden allotments</u>	
P21 P20	All permitted activities in the Commercial Local Zone rule 15.3.2.1 within an area identified for this purpose on an approved subdivision consent plan.	a. The area identified for <u>commercial activities</u> shall not exceed 2,000m ² in <u>gross floor area</u> . b. Activities shall comply with the following standards of the Commercial Local Zone: i. 15.3.3.1 Maximum building height i. 15.3.3.2 Building setback from road boundaries ii. 15.3.3.3 Minimum building setback from residential zones iii. 15.3.3.4 Sunlight and outlook with a residential zone iv. 15.3.3.5 Outdoor storage areas v. 15.3.3.6 Landscaping and trees vi. 15.3.3.7 Water supply for fire fighting vii. 15.3.3.8 Minimum building setback from railway corridor The built form standards in 14.9.3 do not apply
P22 P21	All permitted activities in the Rural Urban Fringe Zone - Rule 17.3.2.1 Permitted activities	a. Activities shall comply with the following standards of the Rural Urban Fringe Zone: i. 17.3.3.2 Maximum building height viii. 17.3.3.3 Minimum building setback from road boundaries ix. 17.3.3.4 Minimum building setback from internal boundaries x. 17.3.3.8 Maximum site coverage The built form standards in 14.9.3 do not apply.

Activity		Activity specific standards
P23 <u>P22</u>	Show homes	a. The hours of operation, when the <u>site</u> is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday; and ii. 0800 – 1900 Saturday, Sunday and public holidays.

14.9.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as otherwise specified, as set out in the following table for each activity.

Activity		The Council's discretion shall be limited to the following matters:
RD22	In locations to which Rule 14.9.2.1 <u>P204</u> applies, activities and buildings that are permitted activities in the Local Commercial Zone but do not meet any one or more of the activity specific standards specified in Rule 14.9.2.1 <u>P204</u> .	c. Impacts on neighbouring property -Rule 14.14.3 d. Scale of activity – Rule 14.14.5 e. Traffic generation and access safety – Rule 14.14.6 f. Non-residential hours of operation – Rule 14.14.22
RD23	Activities and buildings that are permitted activities in the Rural Urban Fringe Zone but do not meet any one or more of the activity specific standards specified in Rule 14.9.2.1 <u>P212</u>	a. Whether appropriate recognition has been given to the development requirements set out in the relevant outline development plan and adverse effect of the rural activity on achieving the development requirements in the future.
RD24	Show homes that do not meet Rule 14.9.2.1 <u>P223</u>	a. Non-residential hours of operation – Rule 14.14.22

Delete **Rule 14.9.2.3 RD2** (deferred to Chapter 6 General Rules) as shown:

Activity		The Council's discretion shall be limited to the following matters:
RD2	<i>deferred to General Rules</i>	

Delete **Rule 14.14.7** (deferred to Chapter 6 General Rules) as shown:

14.14.7 — ~~Stormwater ponding areas within three kilometres of Christchurch International Airport~~

~~[deferred to General Rules]~~

Amend **Appendix 14.15.4 - Aircraft noise exposure** as follows:

This appendix derives from Rule 14.2.4.64.7.

1.1 Indoor design sound levels		
New buildings and additions to existing buildings located within the 50 dBA Ldn Air Noise Contourline as shown on the planning maps shall be designed to ensure the indoor sound levels stated in the table below, are not exceeded with all windows and doors closed.		
Indoor design sound levels		
Building type and activity	Indoor design and sound levels	
	SEL dBA	dBA Ldn
Residential units and older person's housing		
...		
1.2 Noise insulation calculations and verification		
(a) Building consent applications must contain a report detailing the calculations showing how the required sound insulation and construction methods have been determined.		
(b) For the purpose of sound insulation calculations the external noise levels for a site shall be determined by application of the airport noise contours Ldn and SEL. Where a site falls within the contours the calculations shall be determined by linear interpolation between the contours.		
(c) If required as part of the final building inspection, the sound transmission of the facade shall be tested in accordance with ISO 140-5 or ASTM to demonstrate that the required facade sound insulation performance has been achieved. A test report is to be submitted. Should the facade fail to achieve the required standard then it shall be improved to the required standard and re-tested prior to occupation.		

Chapter 15 Commercial

The following amendments are made to Chapter 15 Commercial (deleted text ~~struck through~~, added text underlined).

Amend **Policy 15.2.4.5 b.** as follows:

- b. Provide for the effective development, operation, maintenance and upgrade of strategic infrastructure and avoid adverse effects of greenfield development on strategic infrastructure through managing the location of activities and the design of stormwater areas. This includes but is not limited to, avoiding sensitive activities within commercial zones located within the 50 dBA Ldn Air Noise ~~Ce~~ntour ~~line~~ and within the Lyttelton Port Influences Overlay Area.

Amend **Rule 15.4.1.5 NC2**, **Rule 15.5.1.4 NC2** and **Rule 15.8.1.4 NC2** by replacing “air noise contour (50 dBA Ldn)” with “50 dB Ldn Air Noise Contour”.

Amend **Rule 15.4.2.7** as follows:

15.2.3.7 Landscaping and trees

Landscaping and trees shall be provided as follows:

	Standard
a.	<p>i. On sites adjoining a residential zone, trees shall be provided adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced extending to the road boundary within the setback.</p> <p>ii. On all sites, one tree shall be planted for every 5 car parking spaces provided between buildings and the street. Trees shall be planted within or adjacent to the car parking area at the front of the site.</p> <p>iii. All landscaping / trees required under these rules shall be in accordance with the provisions in Appendix 16.6<u>16.11.6</u> of Chapter 6.</p>

Amend **Rule 15.5.2.6** as follows:

15.5.2.6 Landscaping and trees

Landscaping and trees shall be provided as follows:

	Standard
a.	Outside the Central City:

	Standard
	<ul style="list-style-type: none"> i. On sites adjoining a residential zone, trees shall be provided adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced. ii. All landscaping/trees required for these rules shall be in accordance with the provisions in Appendix 16.6 <u>16.11.6 of Chapter 6</u>.

Amend **Rule 15.7.2.6** as follows:

15.7.2.6 Landscaping and trees

Landscaping and trees shall be provided as follows:

Standard
<ul style="list-style-type: none"> a. The area adjoining the road frontage of all sites shall be landscaped in accordance with the following standards: <ul style="list-style-type: none"> i. Minimum width - 1.5 metres ii. Minimum density of tree planting - 1 tree for every 10 metres of road frontage or part thereof, evenly spaced. b. On sites adjoining a residential zone, trees shall be planted adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary. c. 1 tree shall be planted for every 5 car parking spaces within any car parking area and along any pedestrian routes. d. All landscaping / trees required for these rules shall be in accordance with the provisions in Appendix 16.6 <u>16.11.6 of Chapter 6</u>.

Amend **Rule 15.8.2.6** as follows:

15.8.2.6 Landscaped areas

Landscaping shall be provided as follows:

	Standard
a.	<p>The minimum percentage of the site to be landscaped shall be 20%, excluding those areas required to be set aside for trees within or adjacent to parking areas (refer to clause (d) below).</p> <p>This clause shall not apply to emergency service facilities</p>

	Standard
b.	<p>The area adjoining the road frontage of all sites shall have a landscape strip in accordance with the following standards:</p> <ul style="list-style-type: none"> a. Minimum width - 1.5 metres b. Minimum density of tree planting – 1 tree for every 10 metres of road frontage or part thereof, evenly spaced with shrubs between each tree. <p>This clause shall not apply to emergency service facilities</p>
c.	<p>On sites adjoining a residential zone, trees shall be planted adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary.</p>
d.	<p>In addition to clauses (a), (b) and (c) above, where car parking is located at the front of a site, 1 tree shall be planted for every 5 car parking spaces within any car parking area.</p>
e.	<p>All landscaping/trees required for these rules shall be in accordance with the provisions in Appendix 46.6<u>46.11.6 of Chapter 6</u>.</p>

Amend **Rule 15.9.2.6** as follows:

15.9.2.6 Landscaping and trees

Landscaping shall be provided as follows:

Standard
<ul style="list-style-type: none"> a. The area adjoining the road frontage of all sites shall be landscaped in accordance with the following standards: <ul style="list-style-type: none"> i. Minimum width - 1.5 metres ii. Minimum density of tree planting - 1 tree for every 10 metres of road frontage or part thereof, evenly spaced. b. On sites adjoining a residential zone, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary. c. 1 tree shall be planted for every 5 car parking spaces within any car parking area and along any pedestrian routes. d. All landscaping / trees required for these rules shall be in accordance with the provisions in Appendix 46.6<u>46.11.6 of Chapter 6</u>. <p>Clause (a) shall not apply to emergency service facilities</p>

Chapter 16 Industrial

The following amendments are made to Chapter 16 Industrial (deleted text ~~struck through~~, added text underlined).

Amend **Policy 16.2.1.4 b.i.** as follows:

- i. sensitive activities located within the 50 dBA Ldn Air Noise Contour line, the Lyttelton Port Influences Overlay Area and in proximity to the National Grid;

Amend **Rule 16.4.1.1 P18**, **Rule 16.4.1.4 NC2** and **Rule 16.6.1.4 NC2** by replacing “air noise contour (50 dBA Ldn)” with “50 dB Ldn Air Noise Contour”.

Amend **Rule 16.4.2.6** as follows:

16.4.2.6 Landscaped areas

Landscaping and trees shall be provided as follows:

	Standard
a.	<p>d. The road frontage of all sites opposite a residential zone or listed below shall have a landscaping strip with a minimum width of 1.5 metres, and minimum of 1 tree for every 10 metres of road frontage or part thereof.</p> <ol style="list-style-type: none"> i. Land adjoining Main North Road (SH1) between Dickey's Road and Factory Road; ii. Land adjoining Main South Road, between Barters Road and Halswell Junction Road; and iii. Land adjoining Tunnel Road. <p>This standard shall not apply to an emergency service facility or vehicle access to any site.</p>
b.	On sites adjoining a residential zone, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof.
c.	All landscaping / trees required by these rules shall be in accordance with the provisions in Appendix 16.8.16.11.6 <u>16.11.6 of Chapter 6</u> .

Amend **Rule 16.4.3.1.1 P2** by replacing “50 Ldn dBA air noise contour line” with “50 dB Ldn Air Noise Contour”.

Amend **Rule 16.4.4.2.3** as follows:

16.4.4.2.3 Landscaped areas

Landscaping and trees shall be provided as follows:

	Applicable to:	Standard
a.	Tunnel Road frontage only	<p>a. Any site that adjoins Tunnel Road shall have a landscaping strip with a minimum width of 1.5 metres along the allotment boundary with Tunnel Road with the exception of that part defined on the outline development plan in Appendix 16.8.3 as 'Landscape and stormwater area (Green Space)'; and</p> <p>b. Planting of trees and shrubs within the landscaping strip adjacent to Tunnel Road shall be in accordance with the Landscape Plan and Plant Species List (see Appendix 16.8.3) and shall meet the requirements specified in Part A of Appendix 16.8.16.11.6 of Chapter 6; and</p> <p>c. The landscaping required under Rule 16.4.4.2.3 a. shall be completed as a condition of subdivision consent, or if there is no subdivision required, in conjunction with development in the locations that clause a. relates to as a permitted activity standard.</p>

Amend **Rule 16.4.6.2.3** as follows:

16.4.6.2.3 Landscaped areas

Landscaping and trees shall be provided as follows:

	Applicable to:	Permitted
a.	Sites adjoining 'Belfast cemetery' and 'Future area for cemetery purposes' as defined on the North Belfast Outline Development Plan in Appendix 16.8.5i, or a residential zone	<p>i. Sites adjoining 'Belfast cemetery' or 'Future area for cemetery purposes' as defined on the North Belfast Outline Development Plan in Appendix 16.8.5i, or a residential zone, shall have a landscaping strip with a minimum width of 3 metres along that boundary with the 'Belfast cemetery', 'Future area for cemetery purposes' and residential zone.</p> <p>ii. All landscaping / trees required under (i) shall be in accordance with the provisions in Appendix 16.8.16.11.6 of Chapter 6.</p> <p>iii. The requirements of clause (i) shall be completed as a condition of subdivision consent, or if there is no subdivision required, in conjunction with development in the locations that clause (i) relates to.</p>

	Applicable to:	Permitted
b.	Setback from the outer edge of esplanade reserves	<ul style="list-style-type: none"> i. Any site that adjoins an esplanade reserve shall have a landscaping strip with a minimum width of 3 metres along the allotment boundary with the esplanade reserve. ii. All landscaping / trees required under (i) shall be in accordance with the provisions in Appendix 16.8.16.11.6 of Chapter 6. iii. The requirements of clause (i) shall be completed as a condition of subdivision consent, or if there is no subdivision required, in conjunction with development in the locations that clause (i) relates to.

Amend **Rule 16.5.2.6** as follows:

16.5.2.6 Landscaped areas

Landscaping and trees shall be provided as follows:

	Standard
a.	<p>e. The road frontage of all sites opposite a residential zone or listed below shall have a landscaping strip with a minimum width of 1.5 metres, and minimum of 1 tree for every 10 metres of road frontage or part thereof:</p> <ul style="list-style-type: none"> i. Land adjoining Main South Road between Marshs Road and Halswell Junction Road; and ii. Land at Chaney's, north of Main North Road, between State Highway 1 and the railway line <p>This standard shall not apply to an emergency service facility or vehicle access to any site.</p>
b.	<p>The road frontage of all sites opposite a rural zone shall have a landscaping strip in accordance with the following standards:</p> <ul style="list-style-type: none"> i. minimum width – 10 metres ii. minimum density of tree planting – 1 tree for every 10 metres of road frontage or part thereof.
c.	<p>On sites adjoining a residential zone, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary.</p>
d.	<p>All landscaping/trees required for these rules shall be in accordance with the provisions in Appendix 16.8.16.11.6 of Chapter 6.</p>

	Standard
e.	On the land legally described as Lot 3, DP 49632 (330 Springs Road) the existing line of eucalyptus trees along the southern boundary of the site shall be retained.

Amend **Rule 16.5.4.2.4** as follows:

16.5.4.2.4 Landscaped areas

Landscaping and trees shall be provided as follows:

	Standard
a.	<p>a. The setback from Marshs Road and the rural zone required under Rules 16.5.4.2.2 and 16.5.4.2.3 a. shall comprise a landscaping strip of a depth equivalent to the setback, comprising:</p> <ul style="list-style-type: none"> i. Two rows of trees, staggered in a manner that one row is off-set from the other row. ii. Trees shall be spaced 10 metres apart in each row. iii. The trees used in the landscaping strip shall comprise one or more of the following species: Podocarpus totara – totara, Hoheria angustifolia – houhere/ narrow-leaved lacebark, Plagianthus regius – manatu/ lowland ribbonwood. iv. The existing shelterbelt on the Marshs Road frontage shall be retained until trees required under clause ii. are 6 metres in height. v. Shrubs shall be planted between the two rows of trees, using the species listed in Appendix 16.8.16.11.6 of Chapter 6, Section 3. vi. The requirements of Appendix 16.8.16.11.6 of Chapter 6, Part A shall apply. vii. Maintenance of the landscaping strip shall be undertaken for a period of no less than 5 years from the date of planting.

Amend **Rule 16.6.2.7** as follows:

16.6.2.7 Landscaped areas

Landscaping and trees shall be provided as follows:

	Standard
a.	The minimum percentage of the site to be landscaped shall be 10%, excluding those areas required to be set aside for trees within or adjacent to parking areas (refer to clause (d) below).
b.	The area adjoining the road frontage of all sites shall have a landscape strip in accordance with the following standards. <ul style="list-style-type: none"> iii. Minimum width - 1.5 metres i. Minimum density of tree planting – 1 tree for every 10 metres of road frontage or part thereof.
c.	On sites adjoining a residential zone, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof.
d.	In addition to clauses (a), (b) and (c) above, where car parking is located at the front of a site, 1 tree shall be planted for every 5 car parking spaces within any car parking area.
e.	All landscaping/ trees required for these rules shall be in accordance with the provisions in Appendix 16.8.14 <u>16.11.6 of Chapter 6</u> .
f.	The built form standards in clauses (a) and (b) shall not apply to emergency service facilities.

Amend **Rule 16.6.5.2.2** as follows:

16.6.5.2.2 Landscaped areas

Landscaping and trees shall be provided as follows:

	Applicable to	Standard
a.	Activities located on a site that includes or adjoins the former channel of the Styx River, identified on the Industrial Park Zone (Wairakei Road) Outline Development Plan in Appendix 16.8.14 as “Indicative Blue/ green corridor – planting”	<ul style="list-style-type: none"> a. Planting of trees and shrubs shall: <ul style="list-style-type: none"> i. be completed prior to, or in conjunction with, the establishment of the activity; i. be at a density of 1 tree or shrub per 2m²; ii. be undertaken as a corridor either side of the former channel of the Styx River; and iii. be of indigenous species only.
b.	Activities on sites adjoining the Rural Urban Fringe	<ul style="list-style-type: none"> a. A landscaping strip shall be provided adjacent to the boundary with the Rural Urban Fringe and/or Specific Purpose (School) Zones in accordance with the following standards:

	Applicable to	Standard
	and/or Specific Purpose (School) Zones.	<ul style="list-style-type: none"> i. Minimum width of 10 metres iv. Two rows of trees, staggered in a manner that one row is off-set from the other row; v. Trees shall be spaced 10 metres apart in each row; vi. Trees used in the landscaping strip shall comprise one or more of the following species: Podocarpus totara – Totara, Hoheria angustifolia – houhere/ narrow-leaved lacebark, Plagianthus regius – manatu/ lowland ribbonwood; vii. Shrubs shall be planted between the two rows of trees, using the species listed in Appendix 46.8.46.11.6 of Chapter 6, section 3; viii. The requirements of Appendix 46.8.46.11.6 of Chapter 6 Part A shall apply; ix. Maintenance of the landscaping strip shall be undertaken for a period of no less than 5 years from the date of planting. x. The landscaping strip shall be completed prior to, or in conjunction with, the establishment of the activity.
c.	Activities on sites adjoining the Specific Purpose (School) Zones.	<ul style="list-style-type: none"> a. In addition to (a) and (b), a solid, continuous fence with a minimum height of 1.8 metres shall be constructed on the boundary with the Specific Purpose (Schools) Zone. f. The fence shall be constructed prior to, or in conjunction with, the establishment of the activity.

16.6 Appendices

Delete Appendix 16.6.1

~~16.6.1 Rules and guidance for landscaping and tree planting~~

The provisions in Part B of this appendix are for information and guidance only and are not statutory rules. They have been incorporated to assist in the choice of species suitable for planting in particular site conditions, and to help ensure the Council's requirements are successfully achieved.

~~Part A: Tree requirements — statutory requirements~~

~~1. Tree Size~~

- ~~a. Any tree required under Landscaped area rules shall be:

 - ~~i. not less than 1.5 metres high at the time of planting; and~~
 - ~~ii. a species capable of reaching a minimum height at maturity of eight metres.~~~~

~~Note: trees listed in Part B of this appendix would meet this clause.~~

~~2. Tree protection~~

- ~~a. Any trees required under Landscaped area rules shall be located within a landscaping strip, or within a planting protection area, with a minimum dimension or diameter of 1.5 metres.~~
- ~~b. No more than 10% of any landscaping strip required under Landscaped area rules, or any planting protection area, shall be covered with any impervious surfaces.~~
- ~~c. Landscaping strips or planting protection areas adjacent to a road boundary, or adjacent to or within a car parking area, shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least one metre from any tree.~~

~~3. Maintenance of trees and landscaping~~

- ~~a. Any landscaping or trees required under Landscaped area rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.~~

~~Part B: Tree species — information and guidance only, non-statutory requirements~~

~~4. The lists of trees and shrubs contained in Sections 1 to 3 of this Part are considered suitable for Christchurch conditions.~~

- ~~a. Section 2 of this Part specifies the suitability of the trees that meet the requirements in Part A for particular conditions, these being:

 - ~~i. trees suitable for moist/wet soil conditions;~~
 - ~~ii. trees suitable for dry soil conditions;~~
 - ~~iii. frost tender trees;~~
 - ~~iv. trees suitable for coastal areas;~~
 - ~~v. trees suitable for car parking/ paved areas etc;~~
 - ~~vi. trees susceptible to wind damage/ breakages;~~
 - ~~vii. trees with aggressive root system (relevant to driveways and underground services);~~
 - ~~viii. trees prone to common diseases.~~~~
- ~~b. More detailed descriptions and requirements for each tree can be obtained from various plant manuals or by seeking advice from the Christchurch City Council City Arborist or Nursery Supervisor. It should be noted that the tree size ranges are estimates for trees that are planted in highly modified environments, e.g. streets, car parks, pedestrian malls, storm water swales. Trees planted in parks or large gardens are expected to grow larger.~~
- ~~c. The shrubs listed in Section 3 are considered suitable for planting between trees in landscaped strips.~~

Section 1 – Trees considered suitable for Christchurch conditions**1.1 Deciduous broadleaved trees**

Common name	Botanical name	Height range	Canopy spread range
English oak	<i>Quercus robur</i>	15m-20m	10m-15m
Red oak	<i>Quercus rubra</i>	15m-20m	10m-15m
Hills oak	<i>Quercus elipsoidalis</i>	15m-20m	10m-15m
Scarlet oak	<i>Quercus coccinea</i>	15m-20m	10m-15m
Evergreen oak	<i>Quercus ilex</i>	15m-20m	10m-15m
Turkey oak	<i>Quercus cerris</i>	15m-20m	10m-15m
Algerian oak	<i>Quercus canariensis</i>	15m-20m	10m-15m
Willow oak	<i>Quercus phellos</i>	15m-20m	10m-15m
Sawtooth oak	<i>Quercus acutissima</i>	15m-20m	10m-15m
Turkish hazel	<i>Corylus collurna</i>	10m-15m	6m-10m
European beech	<i>Fagus sylvatica</i>	15m-20m	10m-15m
Copper or purple beech	<i>Fagus sylvatica purpureum</i> (and 'Riversii')	15m-20m	10m-15m
Weeping beech	<i>Fagus sylvatica pendula</i>	15m-20m	6m-10m
Dawyck beech	<i>Fagus sylvatica</i> 'Dawyck'	10m-15m	3m-6m
Purple Dawyck beech	<i>Fagus sylvatica</i> 'Dawyck Purple'	10m-15m	3m-6m
American beech	<i>Fagus grandifolia</i>	15m-20m	10m-15m
Common ash	<i>Fraxinus excelsior</i>	15m-20m	10m-15m
American ash	<i>Fraxinus americana</i>	15m-20m	10m-15m
Fraxinus 'Green Glow'	<i>Fraxinus</i> 'Green Glow'	15m-20m	10m-15m
Green ash	<i>Fraxinus pennsylvanica</i>	15m-20m	10m-15m

Common name	Botanical name	Height range	Canopy spread range
Golden ash	Fraxinus excelsior 'Jaspidea' (or 'Aurea')	15m-20m	10m-15m
Tupelo	Nyssa sylvatica	15m-20m	6m-10m
Horsechestnut	Aesculus hippocastanum	15m-20m	10m-15m
Seedless horsechestnut	Aesculus plantierensis	15m-20m	10m-15m
Walnut	Juglans regia	15m-20m	10m-15m
Common lime	Tilia x europaea	15m-20m	10m-15m
Large leaved lime	Tilia platyphyllos	15m-20m	10m-15m
Small leaved lime	Tilia cordata	15m-20m	10m-15m
Weeping silver lime	Tilia petiolaris	15m-20m	10m-15m
Silver lime	Tilia tomentosa	15m-20m	10m-15m
Liquidambar 'Worplesdon'	Liquidambar 'Worplesdon'	15m-20m	10m-15m
London plane	Platanus acerifolia	15m-20m	10m-15m
Oriental plane	Platanus orientalis	15m-20m	10m-15m
Autumn glory plane	Platanus orientalis insularis	15m-20m	10m-15m
Cut leaf plane	Platanus orientalis digitata	15m-20m	10m-15m
Norway maple	Acer platanoides	15m-20m	10m-15m
Variegated Norway maple	Acer platanoides 'Drummondii'	10m-15m	10m-15m
Acer 'Bloodgood'	Acer 'Bloodgood'	3m-10m	6m-10m
Trident maple	Acer buergerianum	15m-20m	10m-15m
Paper bark maple	Acer griseum	3m-10m	6m-10m
Field maple	Acer campestre	10m-15m	10m-15m
Red maple	Acer rubrum	15m-20m	10m-15m

Common name	Botanical name	Height range	Canopy spread range
Paper birch	<i>Betula papyrifera</i>	15m-20m	10m-15m
Black birch	<i>Betula nigra</i>	15m-20m	10m-15m
Swedish birch	<i>Betula pendula dalecarlica</i>	15m-20m	10m-15m
Himalayan birch	<i>Betula jaquemontii</i>	15m-20m	10m-15m
Tulip tree	<i>Liriodendron tulipifera</i>	15m-20m	15m-20m
Chinese tulip tree	<i>Liriodendron chinensis</i>	15m-20m	15m-10m
Maidenhair tree (male only)	<i>Ginkgo biloba</i>	15m-20m	6m-10m
Hornbeam	<i>Carpinus betulus</i>	15m-20m	10m-15m
Common alder	<i>Alnus glutinosa</i>	15m-20m	10m-15m
Italian alder	<i>Alnus cordata</i>	15m-20m	10m-15m
Grey alder	<i>Alnus incana</i>	15m-20m	10m-15m
Red alder	<i>Alnus rubra</i>	15m-20m	10m-15m
Indian bean tree	<i>Catalpa bignonioides</i>	15m-20m	10m-15m
Weeping willow	<i>Salix babylonica</i>	15m-20m	15m-20m
Golden weeping willow	<i>Salix x chrysoeoma</i>	15m-20m	15m-10m

1.2 Coniferous trees

Common name	Botanical name	Height	Canopy spread range
Wellingtonia	Sequoiadendron giganteum	20m-25m	10m-15m
Californian redwood	Sequoia sempervirens	20m-25m	10m-15m
Spanish fir	Abies pinsapo	10m-15m	6m-10m
Atlantica cedar	Cedrus atlantica	15m-20m	10m-15m
Western red cedar	Thuja plicata	15m-20m	6m-10m
Swamp cypress	Taxodium distichum	15m-20m	6m-10m
Bhutan cypress	Cupressus torulosa	15m-20m	6m-10m
Monkey puzzle/ Chile pine	Araucaria araucana	15m-20m	6m-10m
Totara	Podocarpus totara	10m-15m	6m-10m
Dawn redwood	Metasequoia glyptostroboides	15m-20m	6m-10m
Japanese cedar	Cryptomeria japonica	15m-20m	6m-10m

1.3 Other evergreens

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

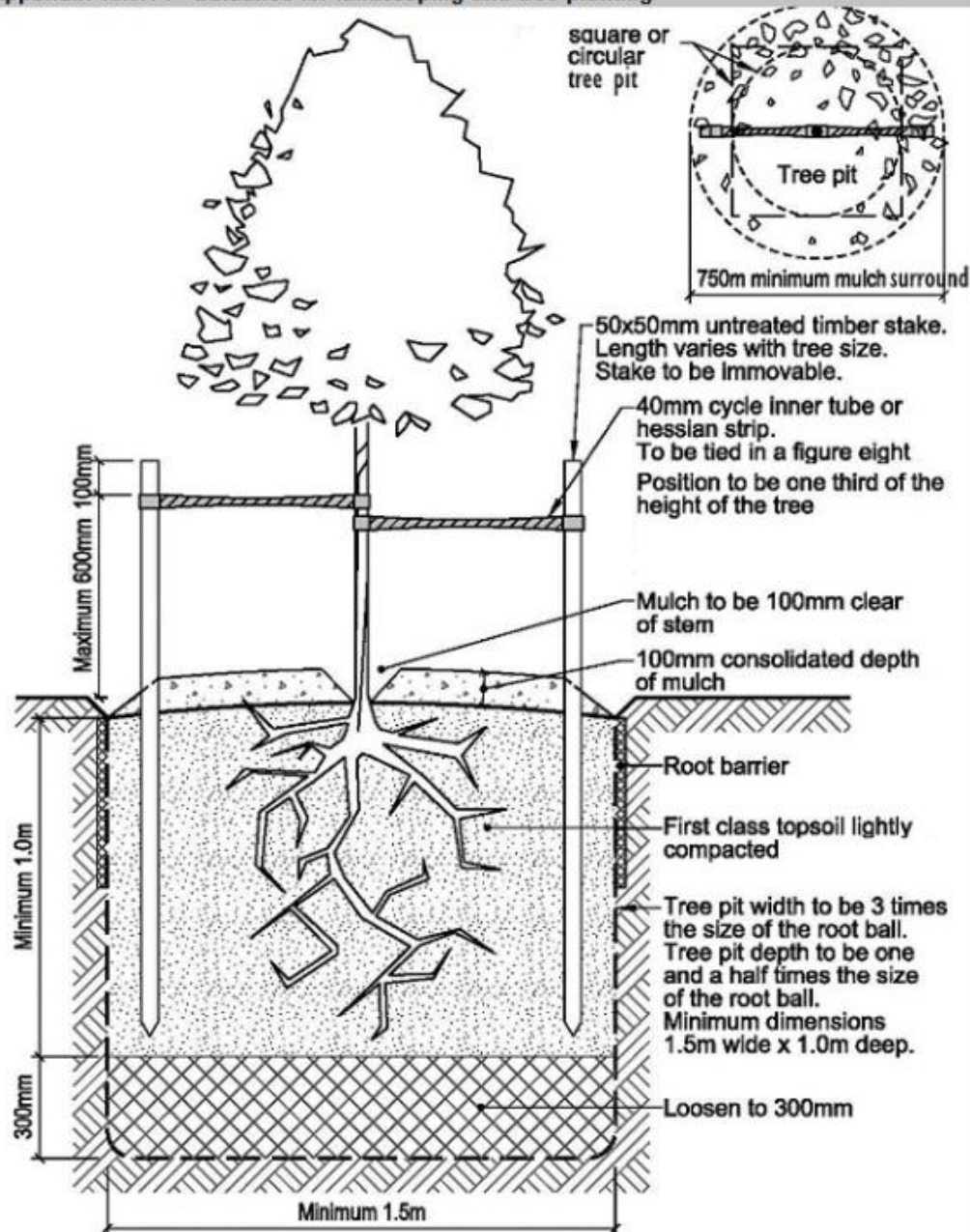
1.4 Palms

Common name	Botanical name	Height range	Canopy spread range
Chusan palm	Trachycarpus fortunei	10m-15m	3m-6m

1.5 Native trees

Common name	Botanical name	Height range	Canopy spread range
Totara	Podocarpus totara	10m-15m	6m-10m
Kahikatea/white pine	Podocarpus daerydioides	10m-15m	6m-10m
Rimu	Daerydium cupressinum	10m-15m	6m-10m
Red beech	Nothofagus fusca	10m-15m	6m-10m
Silver beech	Nothofagus menziesii	10m-15m	6m-10m
Black beech	Nothofagus solandri var. solandri	10m-15m	6m-10m
Mountain beech	Nothofagus solandri var. cliffortioides	10m-15m	6m-10m
Miro	Prumnopitys ferruginea	10m-15m	3m-6m
Matai	Prumnopitys taxifolia	10m-15m	3m-6m
Pohutukawa	Metrosideros excelsa	TBC	TBC

Appendix 16.6.1 i - Guidance for landscaping and tree planting



Note: Irrigation is likely to be required for first year.

Generic detail for trees in landscaping strips / grass berms

Section 2 – Suitability of trees for particular conditions

2.1 Trees for wet soil conditions (in order of tolerance to wetness)

Common name	Botanical name	Height range	Canopy spread range
Swamp cypress	<i>Taxodium distichum</i>	15m-20m	6m-10m
Moosewood	<i>Acer pensylvanicum</i>	15m-20m	10m-15m
Red maple	<i>Acer rubrum</i>	15m-20m	10m-15m
Tupelo	<i>Nyssa sylvatica</i>	15m-20m	6m-10m
Kahikatea/ White pine	<i>Daerycarpus acrydioides</i>	10m-15m	6m-10m
Alder (most species)	<i>Alnus</i> species	15m-20m	10m-15m
Hills oak	<i>Quercus elipsoidalis</i>	15m-20m	10m-15m
English oak	<i>Quercus robur</i>	15m-20m	10m-15m
Black birch	<i>Betula nigra</i>	15m-20m	10m-15m
Willow (most species)	<i>Salix</i> species	15m-20m	15m-20m
Lombardy poplar (shelterbelts)	<i>Populus italica</i> 'Nigra'	15m-20m	6m-10m
Common ash	<i>Fraxinus excelsior</i>	15m-20m	10m-15m
Green ash	<i>Fraxinus pennsylvanica</i>	15m-20m	10m-15m
Dawn redwood	<i>Metasequoia glyptostroboides</i>	15m-20m	6m-10m

2.2 Trees suitable for dry soil

Common name	Botanical name	Height range	Canopy spread range
Native			
Totara	<i>Podocarpus totara</i>	10m-15m	6m-10m
Exotic			
Field maple	<i>Acer campestre</i>	10m-15m	10m-15m

Common name	Botanical name	Height range	Canopy spread range
Norway maple	<i>Acer platanoides</i>	15m-20m	10m-15m
Indian horse chestnut	<i>Aesculus indica</i>	15m-20m	10m-15m
Hornbeam	<i>Carpinus betulus</i>	10m-15m	10m-15m
Atlantic cedar	<i>Cedrus atlantica</i>	15m-20m	10m-15m
Hop hornbeam	<i>Ostrya carpinifolia</i>	10m-15m	6m-10m
Mediterranean hackberry	<i>Celtis australis</i>	15m-20m	6m-10m
American hackberry	<i>Celtis occidentalis</i>	15m-20m	6m-10m
Bay laurel	<i>Laurus nobilis</i>	10m-15m	6m-10m
Algerian oak	<i>Quercus canariensis</i>	15m-20m	10m-15m
Hills oak	<i>Quercus elipsoidalis</i>	15m-20m	10m-15m
Turkey oak	<i>Quercus cerris</i>	15m-20m	10m-15m
Cork oak	<i>Quercus suber</i>	15m-20m	10m-15m
Evergreen oak	<i>Quercus ilex</i>	15m-20m	10m-15m
Californian redwood	<i>Sequoia sempervirens</i>	15m-20m	10m-15m
Alder (tolerant of dry and wet soils)	<i>Alnus species</i>	15m-20m	10m-15m
Arizona ash	<i>Fraxinus velutina</i>	15m-20m	10m-15m

2.3 Frost tender trees suitable for Sumner, Redcliffs and frost free hill areas

Common name	Botanical name	Height range	Canopy spread range
Scarlet gum	<i>Eucalyptus ficifolia</i>	3m-10m	6m-10m
Monkey puzzle	<i>Araucaria araucana</i>	15m-20m	6m-10m
Pohutukawa	<i>Metrosideros excelsa</i>	10m-15m	10m-15m

2.4 Trees suitable for Christchurch coastal areas

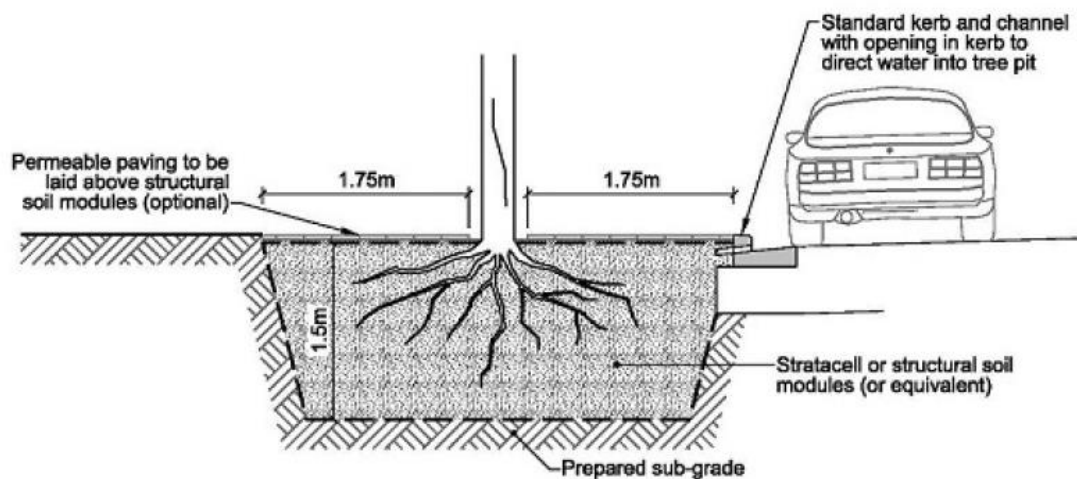
Common name	Botanical name	Height range	Canopy spread range
Native			
Totara	Podocarpus totara	10m-15m	6m-10m
Matai	Prumnopitys taxifolia	10m-15m	3m-6m
Exotic			
Field maple	Acer campestre	10m-15m	10m-15m
Horse chestnut	Aesculus hippocastanum	15m-20m	10m-15m
Monkey puzzle	Araucaria araucana	15m-20m	6m-10m
Japanese cedar	Cryptomeria japonica	15m-20m	6m-10m
Common ash	Fraxinus excelsior	15m-20m	10m-15m
Bay laurel	Lauris nobilis	10m-15m	6m-10m
Bull bay	Magnolia grandiflora	10m-15m	6m-10m
Oriental plane	Platanus orientalis	15m-20m	10m-15m
Cork oak	Quercus suber	15m-20m	10m-15m
Evergreen holm oak	Quercus ilex	15m-20m	10m-15m
Algerian oak	Quercus canariensis	15m-20m	10m-15m
English oak	Quercus robur	15m-20m	10m-15m
Cork oak	Quercus suber	15m-20m	10m-15m
Californian redwood	Sequoia sempervirens	20m-25m	10m-15m
Macrocarpa (shelterbelts only)			
Western red cedar			
Monterey pine (shelterbelts only)	Pinus radiata	15m-20m	15m-20m

Common name	Botanical name	Height range	Canopy spread range
Maritime pine (shelterbelts only)	<i>Pinus pinaster</i>	15m-20m	10m-15m
Stone pine (shelter belts only)	<i>Pinus pinea</i>	15m-20m	10m-15m
Norfolk pine	<i>Araucaria heterophylla</i>	15m-20m	10m-15m
Whitebeam	<i>Sorbus aria</i> 'Lutescens'	10m-15m	6m-10m

2.5 Trees suitable for car parks, paved surfaces and buildings

Common name	Botanical name	Height range	Canopy spread range
Common lime	<i>Tilia x europaea</i>	15m-20m	10m-15m
Large leaved lime	<i>Tilia platyphyllos</i>	15m-20m	10m-15m
Silver lime	<i>Tilia tomentosa</i>	15m-20m	10m-15m
Tulip tree	<i>Liriodendron tulipifera</i>	15m-20m	15m-20m
Mediterranean hackberry	<i>Celtis australis</i>	15m-20m	6m-10m
American hackberry	<i>Celtis occidentalis</i>	15m-20m	6m-10m
Field maple	<i>Acer campestre</i>	15m-20m	10m-15m
Norway maple	<i>Acer platanoides</i>	15m-20m	10m-15m
Variegated norway maple	<i>Acer platanoides</i> 'Drumondii'	10m-15m	10m-15m
Red maple	<i>Acer rubrum</i>	15m-20m	10m-15m
Fraxinus 'Green Glow'	<i>Fraxinus</i> 'Green Glow'	15m-20m	10m-15m
Green ash	<i>Fraxinus pennsylvanica</i>	15m-20m	10m-15m
American ash	<i>Fraxinus americana</i>	15m-20m	10m-15m
Common ash	<i>Fraxinus excelsior</i>	15m-20m	10m-15m
London plane	<i>Platanus acerifolia</i>	15m-20m	10m-15m
Oriental plane	<i>Platanus orientalis</i>	15m-20m	10m-15m
Algerian oak	<i>Quercus canariensis</i>	15m-20m	10m-15m
English oak	<i>Quercus robur</i>	15m-20m	10m-15m
Liquidambar 'Worplesdon'	<i>Liquidambar</i> 'Worplesdon'	15m-20m	10m-15m
Tupelo	<i>Nyssa sylvatica</i>	15m-20m	6m-10m

Appendix 16.6.1 ii - Guidance for landscaping and tree planting



Generic detail for trees in car park / paved situations

2.6 ~~Trees particularly susceptible to wind damage/branch breakage~~

Common name	Specific susceptibility
Wattle	Weak branch unions
Acer negundo (box elder)	Brittle branches, weak branch unions
Agonis (myrtle)	Weak branch unions
Banksia integrifolia	Weak branch unions
Eucalyptus	Heavy end weighted branches can cause branch breakage, summer branch drop
Gleditsia triacanthos (honey locust)	Weak branches
Paulownia tomentosa (epaulette tree)	Weak branch unions, brittle branches
Poplar	Weak branch unions

Common name	Specific susceptibility
Wattle	Weak branch unions
Liquidambar	Heavy weak branch forks and brittle timber prone to wind damage when in full leaf
Claret ash (and other ash species excepting common and manna ash)	Weak forks, brittle timber
Willow (all species)	Brittle timber, heavy foliage, summer branch drop
Pinus radiata	Wind and snow damage
Cupressus macrocarpa	Wind and snow damage
Cedar (all species)	May suffer loss of large branches in winds and snow when mature

The above trees should not be precluded from plantings entirely but thought should be given to siting them in more sheltered positions away from buildings and public thoroughfares.

2.7 Trees with particularly aggressive root systems

- a. The roots of all trees have the potential to cause damage to structures, underground services and sealed/paved surfaces if planted too close to them. For example, most trees have a tendency to develop roots under shallow sealed surfaces often causing cracking or lifting.
- b. Properly constructed planting pits that allow for adequate root growth along with the use of a combination of structural soils (or root cells) and permeable asphalt surrounding the planting pit will alleviate this problem. Please contact the Christchurch City Council City Arborist for more information.
- c. The roots of all trees will follow moisture trails from leaking drainage systems (usually old earthenware pipes) and enter them. However, most modern drainage pipes made of synthetic materials with greatly improved joint sealing should be able to withstand all but the direct expansion pressure of trees growing right next to them. In addition tree roots will not extend in to heavily compacted soils. Soils around underground services need to be heavily compacted so that roots will not enter them. To be on the safe side, medium to large sized trees should be situated at least 3.0 metres from all drainage pipes except that if a tree root barrier is used then trees can be planted up to 1.5 metres from drainage pipes. A modern reinforced concrete slab building foundation constructed to withstand earthquake forces should not be affected by tree roots, except possibly where a larger tree is growing right against it. The older type of foundation, which ran around the perimeter of the building only, is much more at risk and even smaller growing trees should not be planted too close.
- d. Commonly planted tree species more frequently associated with damage to the above structures are as follows:
 - i. Willows

- ii. — ~~Poplars~~
- iii. — ~~Eucalyptus~~
- iv. — ~~Pinus radiata~~
- v. — ~~Cuppressus macrocarpa~~
- vi. — ~~Horsechestnut~~
- vii. — ~~Maples and sycamore~~
- viii. — ~~Ash.~~

2.8 ~~Trees prone to diseases common in Christchurch~~

Common name	Disease
Ornamental crabapples, plums, cherries and rowans etc	Silver leaf disease, particularly when pruned or wounded
Cypress, thuja, juniper (and forms)	Leaf webber insect
Cypress, thuja, juniper (and forms)	Cypress canker
Native lacebark	Gall mite
London plane	Anthracnose (leaf and twig blight)
Cherry, pear, plum	Flowering thorns and white beam cherry/pear slug
Weeping willow	Honey fungus root rot
Upright willow	Bacterial die back
Spruce	Needle/leaf defoliating insect
Wattles (<i>Racosperma dealbata</i> & <i>baileyana</i>)	Rust fungi galls
Maple	Formopsis (twig dieback)

Section 3: Species of shrubs for planting in landscaping strips—information and guidance only, non-statutory requirements.

Native Shrubs	
Common name	Botanical Name
	<i>Astelia</i> spp
	<i>Brachyglottis greyi</i>
	<i>Chionochoea flavicans</i>
	<i>Coprosma</i> spp
	<i>Corokia</i> spp
	<i>Hebe</i> spp
Whiteywood	<i>Melicope ramiflorus</i>
Red matipo	<i>Myrsine australis</i>
Kawakawa	<i>Piper excelsum</i>
	<i>Pittosporum</i> 'Mountain Green'
Five finger	<i>Pseudopanax arboreus</i>
	<i>Pseudopanax</i> 'Cyril Watson'
Lancewood	<i>Pseudopanax crassifolius</i>
Toothed Lancewood	<i>Pseudopanax ferox</i>
	<i>Pseudowintera</i> 'Red Leopard'
Prostrate Kowhai	<i>Sophora prostrata</i>
Exotic Shrubs	
Common name	Botanical name
	<i>Abelia</i> spp
	<i>Acer</i> spp
Japanese laurel	<i>Aucuba japonica</i>

Barbary	Berberis spp
	Boronia spp
Bottlebrush	Callistemon spp
Camelia	Camelia spp
Carpet rose	Rosa 'Carpet Rose'
	Ceanothus spp
Chinese plumbago	Ceratostigma willmotianum
Mexican orange blossom	Choisya ternata
Breath of heaven	Coleonema pulchrum
	Correa spp
Winter Hazel	Corylopsis spicata
Smoke bush	Cotinus spp
	Daphne spp
	Deutzia spp
	Erica spp
	Escallonia spp
Japanese laurel	Fatsia japonica
	Forsythia spp
	Gardenia spp
	Hydrangea spp
	Leucodendron spp
	Leucospermum spp
	Loropetalum spp
Star Magnolia	Magnolia stellata

	<i>Michelia doltsopa</i>
Port Wine Michelia	<i>Michelia figo</i>
	<i>Nandina 'Gulf Stream'</i>
Red Robin	<i>Photonia x fraseri</i>
Lily of the Valley	<i>Pieris japonica</i>
	<i>Protea spp</i>
	<i>Rhododendron</i>
Rosemary	<i>Rosmarinus officinalis</i>
Waratah	<i>Telopea spp</i>
	<i>Weigelia florida</i>
Shrubs for Low Screening (3 metres–5 metres height)	
Natives	
Common name	Botanical name
Taupata	<i>Coprosma repens</i>
Ake ake	<i>Dodonea viscosa</i>
Purple ake ake	<i>Dodonea viscosa 'Purpurea'</i>
Broadleaf	<i>Griselinia spp</i>
Narrow-leaved houhere	<i>Hoheria angustifolia</i>
Kanuka	<i>Kunzea ericoides</i>
Whiteywood	<i>Melicetyus ramiflorus</i>
Manuka	<i>Leptospermum scoparium</i>
Fragrant olearia	<i>Olearia fragrantissima</i>
Mountain holly	<i>Olearia ilicifolia</i>
Golden akeake	<i>Olearia paniculata</i>
Kawakawa	<i>Piper excelsum</i>

Lemonwood	Pittosporum eugenoides
Kohupu	Pittosporum tenuifolium
Karo	Pittosporum crassifolium
Exotics	
Common name	Botanical name
Bottlebrush	Callistemon spp
Camelia	Camelia spp
Camelia	Camelia spp
	Ceanothus spp
Smoke bush	Cotinus spp
Japanese aralia	Fatsia japonica
	Mitchelia doltsopa
Red robin	Photonia x fraseri
	Protea spp
	Rhododendron

Chapter 17 Rural

The following amendments are made to Chapter 17 - Rural (deleted text ~~struck through~~, added text underlined).

Amend **Policy 17.1.1.10 c.i.** as follows:

- 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;
~~*[This provision may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]*~~

Amend **Rule 17.3.2.1 P7** and **P11** as follows:

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 <u>or the 50dB Ldn Engine Testing Contour</u>. <i>[This provision may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</i>
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; <p>Except that where located within the 50dBA Ldn Air Noise Contour <u>or the 50dB Ldn Engine Testing Contour</u>:</p> <ul style="list-style-type: none"> c. The maximum number of farm stay guests accommodated at one time shall not exceed four; and d. Guests shall only be accommodated in an existing residential unit. <i>[These provisions may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</i>

Delete the notation regarding reconsideration in **Rule 17.3.2.2 RD10** as follows:

RD10	<p>One residential unit and one minor residential unit on a site in existence as at 2 May 2015 with a net site area greater than 1ha but less than 4ha; except that within the 50dB Ldn Air Noise Contour this rule only applies to the following sites:</p> <p>9 Barters Road, Templeton, Lot 19 DP 23834, CB4C/395; and</p> <p>15 Barters Road, Templeton, Lot 18 Lot 18 DP 23834, CB4C/394.</p> <p><i>[This provision may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</i></p> <p>Any application arising from this rule shall not be publicly notified.</p>	<p>a. Residential activities on existing small sites – Rule 17.8.2.6</p>
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Amend **Rule 17.3.2.4 NC5** as follows:

NC5	<p>a. Any sensitive activities located within the 50dB Ldn Air Noise Contour <u>or the 50dB Ldn Engine Testing Contour</u>, including:</p> <ul style="list-style-type: none"> i. any residential unit on a site less than 4ha; ii. any activity listed in Rule 17.3.2.1 P7 that does not meet activity specific standard d.; and iii. any activity listed in Rule 17.3.2.1 P11 that does not meet activity specific standard c. or d. <p><i>[This provision may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</i></p>
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Amend **Rule 17.4.2.1 P8** and **P12** as follows:

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 <u>or the 50dB Ldn Engine Testing Contour</u> <i>[This provision may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</i>.
P12	Farm stay	<ul style="list-style-type: none"> a. Shall accommodate no more than 6 farm stay guests at one time; and b. Guests may be accommodated within an existing residential unit or minor residential unit; <p>Except that where located within the 50dBA Ldn Air Noise Contour <u>or the 50dB Ldn Engine Testing Contour</u>:</p> <ul style="list-style-type: none"> c. The maximum number of farm stay guests accommodated at one time shall not exceed four; and d. Guests shall only be accommodated in an existing residential unit. <p><i>[These provisions may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</i></p>

Amend **Rule 17.4.2.4 NC6** as follows:

NC6	<p>e. Any sensitive activities located within the 50dB Ldn Air Noise Contour <u>or the 50dB Ldn Engine Testing Contour</u>, including:</p> <ul style="list-style-type: none"> i. any residential unit on a site less than 20ha; ii. any activity listed in Rule 17.4.2.1 P12 that does not meet activity specific standards c. or d.; and iii. any activity listed in Rule 17.4.2.1 P8 that does not meet activity specific standard d. <p>[This provision may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</p>
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Amend **Rule 17.7.2.2 RD1** (as deferred to Chapter 6 General Rules) as follows:

RD1	<p>Any activity listed in Rule 17.7.2.1 P1 – P4 that does not meet one or more of the built form standards in Rule 17.7.3, except as provided for in Rule 17.7.2.4 below.</p> <p>Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the built form standard that is not met:</p> <ul style="list-style-type: none"> a. Building height – Rule 17.8.1.1; b. Setbacks from road boundaries – Rule 17.8.1.2; c. Building setbacks from internal boundaries – Rule 17.8.1.4; d. Site coverage and building footprint– Rule 17.8.1.6; and e. For Rules 17.7.3.5, 17.7.3.6, 17.7.3.7 (deferred), 17.7.3.8 (deferred), and 17.7.3.9, Rural Templeton – Rule 17.8.2.7 f. Water supply for firefighting – Rule 17.8.1.11
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Delete **Rule 17.7.2.2 RD2** (deferred to Chapter 6 General Rules) as shown:

RD2	[Deferred to Chapter 6 General Rules]	[Deferred to Chapter 6 General Rules]
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Delete **Rules 17.7.3.7 and 17.7.3.8** (deferred to Chapter 6 General Rules) as shown:

~~17.7.3.7 Stormwater ponding areas and water bodies~~

~~[Deferred to Chapter 6 General Rules]~~

~~17.7.3.8 Stormwater system~~

~~[Deferred to Chapter 6 General Rules]~~

Amend **Rule 17.8.2.3** as follows:

17.8.2.3 Intensive farming, equestrian facilities and boarding of domestic animals

- k. 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.
- l. 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.
- m. The extent to which buildings, compounds or part of a site used for animals are sufficiently designed and located or separated from sensitive activities, residential activities, identified building area and residential zone boundaries to avoid adverse effects on residents.
- n. The effects of the hours of operation and public visiting the site on the surrounding environment.
- o. Any other mitigation proposed including visual screening.
- p. For intensive farming located in the Bird Strike 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 bird strike risk likely to be created at the location proposed.
 - ii. Mitigation of bird strike risk including by design measures, operation or management procedures, direct intervention practices and/or monitoring.

Delete **Rule 17.8.2.7 c.** (deferred to Chapter 6 General Rules) as shown:

- d. ~~[Deferred to Chapter 6 General Rules]~~

Chapter 18 Open Space

The following amendments are made to Chapter 18 - Open Space (deleted text ~~struck through~~, added text underlined).

Amend **Policy 18.1.8 c.ii.** (deferred to Chapter 6 General Rules) as shown:

- e. Minimise potential impacts of development within the open space zones on the operation of the Christchurch International Airport by:
 - i. avoiding development which could give rise to reverse sensitivity effects; ~~and~~
 - ii. ~~[Deferred to Chapter 6 General Rules]~~

Delete the following rules which were deferred to Chapter 6 General Rules:

Rule 18.2.2.3 RD11

Rule 18.3.2.3 RD12

Rule 18.3.4.1.3 RD3

Rule 18.4.2.3 RD8

Rule 18.5.2.3 RD12

Rule 18.6.2.3 RD8

Delete **Rule 18.4.2.4 D2** as shown:

18.4.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any activity that does not comply with built form standard 18.4.3.4.
D2	Shooting ranges located closer than 1 kilometre from the Peacock Springs Conservation Area as shown in Appendix 17.9.1.

Delete **Rule 18.7.7** (deferred to Chapter 6 General Rules) as shown:

~~18.7.7 Surface water management structures and birdstrike risk~~

~~[Deferred to Chapter 6 General Rules]~~

SCHEDULE 3

Table of submitters

This list has been prepared from the index of appearances recorded in the Transcript, and from the evidence and submitter statements shown on the Independent Hearing Panel's website.

Submitter Name	No.	Person	Expertise or Role of Witness	Filed/Appeared
Christchurch City Council	3723	Kelly Andrew	Planner	Filed/Appeared
		Adam Scott Blair	Planner	Filed/Appeared
		Stuart Camp	Acoustics	Appeared
		Dr Stephen Chiles	Acoustics	Filed/Appeared
		David Compton-Moen	Urban Design	Filed/Appeared
		Glenda Dixon	Planner	Filed/Appeared
		Edward Jolly	Urban Design	Filed
		John Lonink	Urban Design	Filed
		Belinda Margetts	Waterways Ecologist	Filed/Appeared
		Rachel McClellan	Ornithology	Filed/Appeared
		John McKensey	Lighting	Filed
		Alison McLaughlin	Planner	Filed/Appeared
		Robert Brian Norton	Planner	Filed/Appeared
		Adele Radburnd	Planner	Filed/Appeared
		Janet Reeves	Urban Design	Filed/Appeared
Crown	3721	Geoffrey Deavoll	Planner	Filed
		Rachael Eaton	Urban Design	Filed/Appeared
		Malcolm Hunt	Noise	Filed/Appeared
		Alistair Lawn	Alcohol Licensing	Filed/Appeared
		Sara McMillan	Planner	Filed/Appeared
		Robert Owen	Temporary Military Training Activities	Filed/Appeared
		Andrew Willis	Planner	Filed/Appeared
		Brenden Winder		Filed
Air New Zealand Limited	2255	Eric Morgan	Aviation	Filed/Appeared
Bruce Campbell	2489	Bruce Campbell		Filed/Appeared
Canterbury District Health Board	3696	Stuart Dodd	Alcohol Harm	Filed/Appeared
Carter Group Limited (CGL)	3602	Philip Carter		Filed/Appeared
		David Compton-Moen	Urban Design	Filed/Appeared
		Jeremy Phillips	Planner	Filed/Appeared
Carter Group Limited, Scentre NZ Limited, Kiwi Property Holdings Limited, Bunnings Limited, NPT Limited	3602, 2332 2372, 2364 2369	Jonathan Clease	Planner / Urban Design	Filed/Appeared
Catholic Diocese and Others	2147	Robert Nixon	Planner	Filed/Appeared

Submitter Name	No.	Person	Expertise or Role of Witness	Filed/Appeared
Chorus, Spark, Vodafone, 2 Degrees, Enable	3408, 3636, 3556, 3553, 3689	Matthew McCallum Clark		Filed
Christchurch International Airport Limited (CIAL)	2348	Prof S Bagchi		Filed/Appeared
		Kevin Bethwaite	Noise	Filed/Appeared
		Matthew Bonis	Planner	Filed/Appeared
		Rhys Boswell	Company representative	Filed/Appeared
		Andrew Brough	Engineering	Filed
		Jonathan Clease	Planner / Urban Design	Filed
		Michael Copeland	Economist	Filed/Appeared
		Christopher Day	Noise	Filed/Appeared
		Katherine Mckenzie	Planner	Filed/Appeared
		Iain Munro		Filed/Appeared
		Phillip Shaw	Bird Strike	Filed/Appeared
		Nicola Smethem	Landscape Architecture	Filed
Church Property Trustees	2062	Rochelle Hardy	Planner	Filed
ENAAS	2456	Vernon Goodwin	Environmental Acoustics	Filed/Appeared
		Kevin Campbell		Appeared
Paul Francis	5079	Mr Francis		Filed/Appeared
Go Media	2265	Michael Gray	Company representative	Filed/Appeared
		Melanie Foote	Planner	Filed/Appeared
Hands off Hagley Inc.	3711	Professor Kissling		Appeared
Christian Jordan	2497	Christian Jordan		Appeared
Kennaway Park Joint Venture Partnership	2368	Pauline Fiona Aston	Planner	Filed/Appeared
KiwiRail Holdings Limited	2246	Deborah Hewett	Company representative	Filed/Appeared
		Dr Stephen Chiles	Acoustics	Filed/Appeared
David Lawry	2514	David Lawry		Filed/Appeared
David Lawry Bruce Campbell Mike Marra Vanessa Payne John Sugrue Gerrit Venema	2514, 2054, 2489, 2191, 2567, 2091	Prof John-Paul Clarke	Aeronautical acoustics	Filed/Appeared
Lyttelton Port Company	2367	Nevil Hegley	Acoustics	Filed/Appeared
		Andrew Purves	Planner	Filed/Appeared
Mike Marra	2054	Michael Marra		Filed/Appeared
NPT Limited	2369	Kim Seaton	Planner	Filed/Appeared

Submitter Name	No.	Person	Expertise or Role of Witness	Filed/Appeared
Pacific Park Investments Limited	3459	Tony Astle		Filed
		Matthew Bonis	Planner	Filed/Appeared
		Maxwell Bremner		Filed
		Christopher Casserly		Filed
		Michael Copeland	Economist	Filed
		Richard Diver		Filed
		Brett Giddens		Filed/Appeared
		Evan Harris	Valuer	Filed
		James Murdoch		Filed
		Richard Peebles		Filed
		Darren Tait		Filed
		Carissa Tok		Filed
		James Samson		Filed
Vanessa Payne	2191	Vanesssa Payne		Filed/Appeared
Phantom Billstickers Ltd	2313	Jamey Holloway	Company representative	Appeared
		Susan Wells	Planner	Filed/Appeared
Riccarton/Wigram Community Board	3637	Mike Mora		Appeared
Rod Donald Banks Peninsula Trust Akaroa Civic Trust	2311 2285	Janice Cook		Filed/Appeared
John M Sugrue	2567	John Sugrue		Filed/Appeared
Te Runanga o Ngai Tahu	3722	Yvonne Legarth	Planner	Filed/Appeared
The Arts Centre of Christchurch Trust Board	3275	Graham Taylor	Planner	Filed
The Isaac Conservation and Wildlife Trust	2146	John Dowding	Ecologist	Filed/Appeared
		Kim Seaton	Planner	Filed/Appeared
		Dr J Trevathan	Acoustics	Filed/Appeared
The Radford Family	3622	Pauline Fiona Aston	Planner	Filed/Appeared
The University of Canterbury	2464	Daryl Millar	Planner	Filed/Appeared
		Dr J Trevathan	Acoustics	Filed/Appeared
Brent Martin and Suky Thompson	2418	Suky Thompson		Appeared
Transpower New Zealand Limited	2218	Ainsley Mcleod	Planner	Filed/Appeared
		Andrew Renton	Engineer	Filed/Appeared
Gerrit Venema	2091	Gerrit Venema		Filed/Appeared
Jeff Vesey	2212	Jeffrey Vesey		Filed/Appeared
Victoria Neighbourhood Association Inc.	3611	Marjorie Manthei		Filed/Appeared
Kevin and Bonnie Williams	2757	Michael Smith		Filed/Appeared

SCHEDULE 4

Schedule of amendments to figures, appendices and planning maps

Chapter / Provision Reference	Amendments to figures, appendices and planning maps.
6.1 Noise	<p>Figure 1 - Update the title to: Map of 65 dB Ldn Air Noise Compliance Contour</p> <p>Figure 2 – Amend both figures as follows:</p> <ul style="list-style-type: none"> - Show the further constrained engine testing contours in accordance with the Direction in paragraph 545(b)(ii). - Amend the figure so on-aircraft engine testing compliance monitoring positions (ETCMPs) are in the location depicted on Appendix B in the joint memorandum from Christchurch City Council, Christchurch International Airport Limited, and Air New Zealand Limited, dated 30 August 2016.¹ - Amend figure to refer to “on-aircraft” engine testing, rather than “on-wing”.
6.11 Appendices	
<p>Appendix 6.11.3.1 Lancaster Park</p> <p>Appendix 6.11.3.2 Queen Elizabeth II Park</p> <p>Appendix 6.11.3.3 Specific Purpose Wigram Zone</p> <p>Appendix 6.11.3.4 Christchurch Stadium</p> <p>Appendix 6.11.3.5 Carrs Road Raceway</p> <p>Appendix 6.11.3.7 Hagley Park</p> <p>Appendix 6.11.3.8 Cathedral Square</p>	<p>Delete any strikethrough text and update the rule reference in all legends as follows:</p> <p>Site(s) subject to Rule 6.1.6.2.3 Table 4 – Location specific noise standards</p>

¹ Memorandum of Counsel of Christchurch City Council, Christchurch International Airport Limited, and Air New Zealand Limited in relation to the Panel's Minute of 10 August 2016 – Airport Noise Provisions: Clarity, Certainty and Wording Issues, dated 30 August 2016

Chapter / Provision Reference	Amendments to figures, appendices and planning maps.
Appendix 6.11.3.9 Victoria Square	
Appendix 6.11.5.4 Maps of Water Body Classifications	Remove the environmental asset standing water body classification for QE2 Stadium stormwater ponds.
Appendix 6.11.7.4 Map of Christchurch International Airport Ground Lighting and Aircraft Safety Control Areas	Update the rule reference in the key as follows: Light Control Area (see Rule 6.3.4.3 NC2)
Appendix 6.11.7.5 Map of Christchurch International Airport Bird Strike Management Area (within 3km of the thresholds of runways)	Update the map to show only the Bird Strike Management Area within 3km of the thresholds of the runways of Christchurch International Airport. The legend shall be updated to reflect the decision on the Bird Strike Management Area. Title to be updated to read: Map of Christchurch International Airport Bird Strike Management Area (within 3km of the thresholds of runways)
Appendix 6.11.10.6 Waimairi Permitted Temporary Activities Area	The spelling of “Waimairi” to be corrected on the map title. Title to read: Appendix 6.11.10.6 – Waimairi Permitted Temporary Activities Area
Appendix 6.11.11 Maps for Works for the Purposes of Earthquake Recovery	All map titles and legends shall be updated as set out below. <u>Map titles to be updated as follows:</u> Overview Map title to read: Appendix 6.11.11.0 Overview Map Detail Map 1 title to read: Appendix 6.11.11.1 Detail Map 1 Detail Map 2 title to read: Appendix 6.11.11.1 Detail Map 2 Detail Map 3 title to read: Appendix 6.11.11.1 Detail Map 3 Detail Map 4 title to read:

Chapter / Provision Reference	Amendments to figures, appendices and planning maps.
	<p>Appendix 6.11.11.1 Detail Map 4</p> <p>Detail Map 5 title to read: Appendix 6.11.11.1 Detail Map 5</p> <p>Detail Map 6 title to read: Appendix 6.11.11.1 Detail Map 6</p> <p>Detail Map 7 title to read: Appendix 6.11.11.1 Detail Map 7</p> <p>Detail Map 8 title to read: Appendix 6.11.11.1 Detail Map 8</p> <p>Detail Map 9 title to read: Appendix 6.11.11.1 Detail Map 9</p> <p>Detail Map 10 title to read: Appendix 6.11.11.1 Detail Map 10</p> <p>Detail Map 11 title to read: Appendix 6.11.11.1 Detail Map 11</p> <p>Detail Map 12 title to read: Appendix 6.11.11.1 Detail Map 12</p> <p>Detail Map 13 title to read: Appendix 6.11.11.1 Detail Map 13</p> <p>Detail Map 14 title to read: Appendix 6.11.11.1 Detail Map 14</p> <p>Detail Map 15 title to read: Appendix 6.11.11.1 Detail Map 15</p> <p>Detail Map 16 title to read: Appendix 6.11.11.1 Detail Map 16</p> <p>Detail Map 17 title to read: Appendix 6.11.11.1 Detail Map 17</p> <p>Detail Map 18 title to read:</p>

Chapter / Provision Reference	Amendments to figures, appendices and planning maps.
	<p>Appendix 6.11.11.1 Detail Map 18</p> <p><u>Text in all map legends to be updated as follows:</u> Areas where Rule 6.10.3.1 'Works for the Purposes of Earthquake Recovery' applies</p>
<p>Chapter 8 Subdivision</p> <p>Appendix 8.6.5, Appendix 8.6.15, Appendix 8.6.23, Appendix 8.6.28</p>	<p>Amend Appendix 8.6.5, Appendix 8.6.15, Appendix 8.6.23, Appendix 8.6.28 (including the Outline Development Plans maps), by replacing references to "50DBA air noise contour" and "50 dBA noise contour" with "50 dB Ldn Air Noise Contour".</p>
<p>Chapter 14.10 Residential Guest Accommodation Zones</p> <p>Appendix 14.15.11 – Grouping of Residential Guest Accommodation Zone Sites</p>	<p>All Residential Guest Accommodation Zone site location diagrams shall be updated with the correct appendix reference.</p> <p>Appendix references shall read: 14.15.11 Residential Guest Accommodation Zone Sites</p>
<p>Chapter 21.9 Specific Purpose (Golf Resort) Zone</p> <p>Appendix 21.9.7.1 Development Plan for Clearwater Golf Resort</p>	<p>The Development Plan for Clearwater Golf Resort shall be updated as set out below.</p> <p>Change title to: Appendix 21.9.7.1 Development Plan for Specific Purpose (Golf Resort) Zone - Clearwater Golf Resort</p> <p>Remove the wording in the bottom right-hand corner, being: Specific Purpose (Golf Resort) Zone – Clearwater Outline Development Plan.</p> <p>Make the 'key' larger so it is legible at A4 size.</p> <p>Include a legible scale.</p>
<p>Chapter 21.9 Specific Purpose (Golf Resort) Zone</p> <p>Appendix 21.9.7.2 Development Plan for Whisper Creek Golf Resort</p>	<p>The Development Plan for Whisper Creek Golf Resort shall be updated as set out below.</p> <p>Change title to: Appendix 21.9.7.2 Development Plan for Specific Purpose (Golf Resort) Zone – Whisper Creek Golf Resort'</p> <p>Make the 'key' larger so it is legible at A4 size.</p> <p>Include a legible scale.</p>

Chapter / Provision Reference	Amendments to figures, appendices and planning maps.
Planning Maps	Amend the Central City Maximum Building Height Planning Map to show the Avon Hotel site at 356 Oxford Terrace, being Lots 1,2,3,4 DP 1907, Pt Lots 7,7,8,8,9,9 DP 281, Lot 1 DP 28239, Pt Lot 1 DP 432, Lot 1 DP 432, Pt Lot 2 DP 48542, Lots 1,2 DP 7045, Pt Res 28, 77 Christchurch Town, as Central City Building Height 14m Overlay.
Planning Maps	Amend the Legend and the symbols for all environmental asset standing water bodies, in accordance with the Memorandum of Counsel of Christchurch City Council in Relation to Planning Map Symbols for Environmental Asset Standing Water Bodies, dated 15 September 2016.
Planning Maps	Amend Planning Maps to show the amended Air Noise Boundary as sought by CIAL in its Second Addendum to its submission on 25 June 2015.
Planning Maps	Amend the Legend for the Planning Maps to refer to Air Noise Boundary. This will require consequential amendments to the Legend and the Planning Maps to identify the Air Noise Contours separately from the Air Noise Boundary.
Planning Maps	Amend the Legend for the Planning Maps to refer to Engine Testing Contours
Planning Maps	Amend Planning Maps to show the further constrained Engine Testing Contours in accordance with the Direction in paragraph 545(b)(ii).
Planning Maps	Naming of the Contours on the Planning Maps and its Legend shall be as follows: 50 dB Ldn Air Noise Contour 55 dB Ldn Air Noise Contour Air Noise Boundary 50 dB Ldn Engine Testing Contour 55 dB Ldn Engine Testing Contour 60 dB Ldn Engine Testing Contour 65 dB Ldn Engine Testing Contour