

21.1 Specific Purpose (Defence Wigram) Zone

~~Note: The Specific Purpose (Defence Wigram) Zone is designated for 'defence purposes' and activities subject to the designation will occur as provided for in Chapter 10 Designations – K2 Defence RNZAF Base Wigram.~~

21.1.1 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.

~~Note: The Specific Purpose (Defence Wigram) Zone is designated for 'defence purposes' and activities subject to the designation will occur as provided for in Chapter 10 Designations – K2 Defence RNZAF Base Wigram.~~

This chapter relates to activities that may occur in the Specific Purpose (Defence Wigram) Zone. An objective, policies, rules, standards and matters of ~~control~~ discretion provide for activities in this zone.

The Defence Wigram Zone applies to the defence base operated by the RNZAF at Wigram. The zone seeks to provide a functional area ~~site~~ for defence purposes, recognising its ~~the~~ historical significance of the site to the Christchurch District and New Zealand. The zone also provides for cultural activities and a range of ancillary education activities and recreational activities.

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

~~21.1.1~~ 21.1.2 Objectives and policies

~~21.1.1.1~~ 21.1.2.1 Objective – Safe and functional facilities

- a. That Defence Wigram is safe and functional for defence purposes, recognising the historical significance of the site to Christchurch and New Zealand, and provides for cultural facilities activities and a range of ancillary cultural, educational activities and recreational activities.

~~21.1.1.1.1~~ 21.1.2.1.2 Policy – Use and development of Defence Wigram

- a. Provide for the use and development of the land and buildings at the Defence Wigram in a manner that:
 - i. ~~R~~recognises the historical significance of the site as the birthplace of land based commercial and military flying in New Zealand;
 - ii. ~~R~~recognises the special value and occupation by the RNZAF and its continued use for defence and search and rescue purposes, including aviation;
 - iii. ~~R~~recognises the special value of the Air Force Museum and its function of providing a range of cultural, education activities and recreation activities; and

- iv. ~~R~~recognises the importance of ancillary activities conducted on the site to the ongoing operation of the Air Force Museum.

~~21.1.1.1.3~~21.1.2.1.3 Policy – Protection of character and amenity

- a. Protect the character and amenity of Defence Wigram and adjoining areas.
- b. Maintain the heritage items and places within the site.

~~21.1.1.1.4~~21.1.2.1.4 Policy – Air safety

- a. Provide for the safe operation of aircraft using Defence Wigram.

~~21.1.2~~21.1.1 ~~Rules – Specific Purpose (Defence Wigram) Zone~~

21.1.3 How to use interpret and apply the rules

- ~~a.~~ The rules that apply to activities in the Specific Purpose (Defence Wigram) Zone are contained in ~~in~~.
- ~~b.~~ ~~The A~~activity ~~S~~status ~~T~~ables (including ~~A~~activity ~~S~~specific ~~S~~standards) in Rule 21.1.~~43.1~~ and ~~e.a.~~ the ~~B~~built ~~F~~orm ~~S~~standards in Rule 21.1.5.4

~~Note: The Aircraft Protection Surfaces are located in Rule 6.7.2.3 Defence Wigram and a diagram of these is found at 6.11.7.6 Diagram – Defence Wigram Protection Surfaces.~~

- ~~d.b.~~ The ~~A~~activity ~~S~~status ~~T~~ables and ~~S~~standards in the following chapters also apply to activities in the Specific Purpose (Defence Wigram) Zone, ~~where relevant~~:

- 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.

Advice Note:

- 1. The Defence Wigram Protection Surfaces are specified in Rule 6.7.5.2 and a diagram of these is found at Appendix 6.11.7.6 Diagram of Defence Wigram Protection Surfaces.
- ~~e.~~ ~~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.~~

21.1.4 Rules – Specific Purpose (Defence Wigram) Zone

~~21.1.3.2~~ 21.1.4.1 Activity status tables

~~21.1.3.2.1~~ 21.1.4.1.1 Permitted activities

The activities listed below are permitted activities ~~in the Specific Purpose (Defence Wigram) Zone if they comply with all meet any the relevant~~ activity specific standards set out in this table ~~and the built form standards in Rule 21.1.5.~~

Activities may also be ~~controlled~~, restricted discretionary, discretionary, ~~or~~ non-complying, ~~or prohibited~~ as specified in Rules 21.1.~~34.1.2~~, 21.1.~~34.1.3~~ ~~and~~, 21.1.~~34.1.4~~, ~~21.1.3.5~~ and ~~21.1.3.6~~.

	Activity	Activity Specific specific Standards standards
P1	Operation of any aircraft other than for defence or emergency purposes.	a. Shall not occur between the hours of 2200 and 0700 hours.
P2	Temporary Recreation activities , events or exhibitions.	<p>a. Not more than 30 events per calendar year shall be held, and shall comply with noise standards in Rule 6.1.46.22.4-3 a 3. For indoor events, music is to cease by midnight and the venue closed by 1am. For outdoor events, music is to cease by 10:30pm and the venue closed by midnight.</p> <p>b. Outdoor events (excluding setup and take down) shall not occur over more than 3 consecutive days.</p> <p>c. Compliance with the built form standards at Rule 21.1.45.1.</p> <p><u>Advice</u> Notes:</p> <p>1. Rule 6.2.24-2 does not apply to Temporary Recreation Activities, events or exhibitions in the Specific Purpose (Defence Wigram) Zone.</p> <p>2. The activities provided for above are in addition to the consented activities at the function or event venues.</p>
P3	Retail activity .	a. Retail activities shall be restricted to those associated with, and ancillary to cultural, education activities and recreation activities related to the Air Force Museum, including open days and air shows, as well as temporary recreation activities , events or exhibitions.
P4	Buildings and Structures for recreation activities or retail activities .	a. Built form standards at Rule 21.1. 45 .

~~21.1.3.3 Controlled activities~~

~~The activities listed below are controlled activities.~~

~~There are no controlled activities.~~

~~21.1.3.3.121.1.4.1.2~~ Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 21.1.6, as set out in the following table.

Activity		The <u>Council</u> 's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 21.1.34.1 P2, P3 or P5 that does not comply with meet one or more of the Activity activity <u>Specific-specific Standards standards for Activities P2, P3 and P4.</u>	a. Relevant Matters-matters of Discretion-discretion – <u>Rule 21.1.65.</u>

~~21.1.3.3.221.1.4.1.3~~ Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, or restricted discretionary or non-complying activity.

~~21.1.3.3.321.1.4.1.4~~ Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Other than in cases of <u>emergency</u> or in accordance with the designation, the operation of all types of aircraft where the take-off or landing is outside the hours of 0700 and 2200 hours on any day.

~~21.1.3.4 Prohibited activities~~

~~The activities listed below are prohibited activities.~~

~~There are no prohibited activities.~~

21.1.421.1.5 Built form standards

21.1.4.121.1.5.1 Parking provision

- a. Off-street parking shall be provided for any temporary activity in this zone, to be assessed at the rate of 1 car space per 3 visitors anticipated to be in attendance during any such events. Such parking is not required to be sealed and formed.

21.1.4.221.1.5.2 Street scene

- a. Buildings shall be set back a minimum distance of ~~10m~~ 10 metres from any road boundary.

21.1.4.321.1.5.3 Sunlight and outlook for neighbours

- a. Where buildings adjoin a residential zone, they shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above the site boundary measured in accordance with the relevant diagram marked in Chapter 14 Appendix 14.14.2.

21.1.4.421.1.5.4 Height

- a. No building shall exceed 20 metres in height or protrude into the “Defence Wigram Protection Surfaces” set out in Chapter 6 Appendix 6.11.7.6.

21.1.4.521.1.5.5 Separation from neighbours

- a. Buildings shall be set back a minimum of 6 metres from any boundary other than a road boundary.

21.1.521.1.6 Rules - Matters of discretion

21.1.5.121.1.6.1 Parking provision

- a. The extent to which the proposed parking is related to a temporary activity or an on-going activity.
- b. Whether informal car parking is safe, accessible and within easy walking distance.

21.1.5.221.1.6.2 Height, street scene, separation from neighbours, and sunlight and outlook for neighbours

- a. The extent of overshadowing and impact on the outdoor living spaces and main living areas of residential buildings, and/or activities undertaken within the space affected.

- b. The visual impact on [adjoining](#) activities, taking into account the outlook from adjacent [sites](#), [roads](#), and [public open space](#) in the surrounding area.
- c. The effect on privacy of an [adjoining site](#).
- d. The extent and quality of any [landscaping](#).
- e. The scale, length and size of walls, and appearance of [buildings](#) and the effect on [amenity values](#).
- f. The mitigating effect of any [landscaping](#) and trees proposed on the [boundary](#) of the [site](#).
- g. The function or use to which the [building](#) is to be put and whether this dictates particular locational requirements.
- h. The extent to which there would be increased noise intrusion as a result of a reduced [setback](#).
- i. The ability to provide adequate vehicle manoeuvring, [loading](#) or [parking areas](#).

21.1.5.321.1.6.3 General

- a. The extent to which the proposed land use would be likely to have any effects which would conflict with the primary purpose of the designation and the [education activities](#), cultural [activities](#), [recreation activities](#) and [retail activities](#) within the zone, or the use of any [adjoining](#) areas.
- b. Whether the proposed land use is temporary and the period of such intended use.
- c. The matters of discretion in relation to noise shall be those set out in Rule 6.1.~~84.3~~.

21.2 Specific Purpose (Cemetery) Zone

21.2.1 Introduction

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

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

This chapter relates to activities that may occur in the Specific Purpose (Cemetery) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.

The Specific Purpose (Cemetery) Zone applies to specific [cemeteries](#) and [crematoria](#). It seeks to enable cremation and [interment](#) services on most [sites](#) and, where appropriate, recognise, protect and enhance the cultural heritage, ecological, landscape and spiritual/religious values of [cemeteries](#) and [crematoria](#) in the zone.

21.2.2 Objectives and policies

21.2.2.1 Objective – Cemeteries and crematoria

- a. [Cemeteries](#) and [crematoria](#) are provided in the Specific Purpose (Cemetery) Zone to enable cremation and [interment](#) services to meet the community's needs, other than in the closed Barbadoes Street Cemetery.

21.2.2.1.1 Policy – Provision of cremation and interment services

- a. The provision of cremation in a [crematorium](#), [interment](#) and [disinterment](#) services, and its associated activities, shall ensure that risks and actual or potential adverse effects to people, property and the natural environment are minimised.
- b. Cremation and [interment](#) are not provided for in the Barbadoes Street Cemetery.

21.2.2.2 Objective – Natural and cultural heritage

- a. The cultural heritage, ecological, landscape, spiritual and religious values of [cemeteries](#) and [crematoria](#) are, where appropriate, recognised, protected, enhanced and/or conserved.

21.2.2.2.1 Policy – Natural and cultural heritage

- a. The protection, enhancement and/or conservation of the cultural heritage, ecological, landscape, spiritual and religious values of [cemeteries](#) and [crematoria](#) shall be, where appropriate, recognised, promoted and/or conserved in the development, operation and management of [cemeteries](#).

21.2.2.3 Objective – Passive cemetery activities

- a. Cemeteries and crematoria are developed and managed to provide for passive cemetery activities in the City.

21.2.2.3.1 Policy – Compatibility

- a. The location, design, bulk and scale of buildings shall be compatible with the size and purpose of the activity.
- b. Any passive cemetery activities and its associated structures are for leisure purposes of a non-intrusive, casual, and non-competitive nature, and are secondary to the primary purpose of interment or conservation in the case of the Barbadoes Street Cemetery.

21.2.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Cemetery) Zone and that involve the use of the cemeteries and crematoria listed in Appendices 21.2.7.1 and 21.2.7.2, and shown on the planning-Planning mapsMaps, are contained in the activity status tables (including activity specific standards) in Rule 21.2.4 and the built form standards in Rule 21.2.5.
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Cemetery) Zone :
- 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage;
 - 11 Utilities and Energy;
 - 12 Hazardous Substances and Contaminated Land.

Advice Notes:

1. Cemeteries are included in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL). All listed cemeteries will be managed to ensure that they comply with the requirements of the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
2. Activities should be undertaken in accordance with the Christchurch City Council Cemeteries Handbook (June 2013), relevant Cemetery Development Plans and Conservation Plans, and the Christchurch City Council Cemeteries Master Plan (June 2013).
3. Maintenance and repair works on headstones and other structures in the Barbadoes Street Cemetery should be undertaken in accordance with the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value and Conserving Our Cemeteries, 2003, by the National Trust of Australia (Victoria).

~~e. Where the word “facility” is used in the rules, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.~~

~~Similarly, where the word/phrase defined include the word “activity” or “activities”, the definition includes the land and/or buildings for that activity unless stated otherwise in the activity status tables.~~

21.2.4 Rules – Specific Purpose (Cemetery) Zone

21.2.4.1 Activity status tables

21.2.4.1.1 Permitted activities

The activities listed below are permitted activities in the Specific Purpose (Cemetery) Zone if they meet ~~any~~ the activity specific standards set out in this table and the built form standards in Rule 21.2.5.

Activities may also be restricted discretionary or non-complying as specified in Rules 21.2.4.1.2 and 21.2.4.1.3.

Activity	Activity specific standards
P1 Cremation, <u>burial</u> or <u>interments</u> , <u>disinterments</u> and <u>burial plots</u> , except in the Barbadoes Street Cemetery.	a. Compliance with the built form standards at Rule 21.2.5(b) and (c). b. Cremation shall occur only within a <u>crematorium</u> .
P2 Installation, repair and maintenance, and/or removal of <u>monuments</u> , <u>vaults</u> or mausolea. In the Barbadoes Street Cemetery maintenance and repair works on headstones and other structures.	a. Rule 21.2.5(a) to (d).
P3 Installation of temporary markers.	a. Temporary markers shall have a duration of only one year, excluding <u>plot</u> markers which are flush or below <u>ground level</u> .
P4 Any single <u>building</u> .	a. Compliance with the built form standards at Rule 21.2.5 (a), (b) and (d). b. Any single <u>building</u> shall not exceed 200m ² <u>gross floor area</u> . c. <u>Closed cemeteries</u> listed in Appendix 21.2.7.2 – Any single <u>building</u> shall not exceed 40m ² <u>gross floor area</u> , except that one <u>residential unit</u> that does not exceed 150m ² <u>gross floor area</u> may be erected on any one <u>site</u> for management or custodial purposes.

Activity	Activity specific standards
P5 General maintenance, including: <ul style="list-style-type: none"> a. top dressing of graves; b. mowing, fertilising, aeration etc of lawn areas; c. shrub planting of existing planted areas; d. pruning of trees; e. removal of planting areas (including native and exotic species); f. removal of plants on graves (including native and exotic species); and g. removal of trees. 	a. Nil.
P6 Planting of new (native or exotic) trees and shrubs; or the establishment of new lawn areas.	a. Nil.
P7 Graveyard spiritual services.	a. Nil.

21.2.4.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in 21.2.6, as set out in the following table.

Activity	The Council 's discretion shall be limited to the following matters:
RD1 Any activity listed in Rule 21.2.4.1.1 P1 to P4 that does not comply with one or more of the built form standards listed under the activity specific standards.	a. Street scene – 21.2.6.1. b. Height, separation from neighbours and daylight recession planes – 21.2.6.2.
RD2 Any work on monuments , vaults or mausolea in the Akaroa French Cemetery and Mount Magdala Cemetery listed in Appendix 21.2.7.2.	a. Street scene – 21.2.6.1. b. Height, separation from neighbours and daylight recession planes – 21.2.6.2. Note: This activity should align with the appropriate Cemetery Conservation Plan and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.

21.2.4.1.3 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity not provided for as a permitted or restricted discretionary activity.

	Activity
NC2	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> Within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure. Within 5 metres of the centre line of a 33kV electricity distribution line or the 11kV Heathcote to Lyttelton electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV, 33kV and 11kV Heathcote to Lyttelton electricity distribution line support structure foundation.</p> <p>Any application arising from this rule shall be limited notified only to Orion New Zealand Limited or other electricity distribution network utility operator (absent its written approval).</p> <p>Notes:</p> <ol style="list-style-type: none"> The 66kV, 33kV and the 11kV Heathcote to Lyttelton electricity distribution lines are shown on the planning maps. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution line. Buildings and activities in the vicinity of electricity distribution lines must comply with the NZECP 34:2001.

21.2.5 Built form standards

The following built form standards shall be met by the relevant permitted activities.

	Built form standard	Standard
a.	Maximum height of any building	<ol style="list-style-type: none"> 8 metres 5 metres (closed cemeteries – Appendix 21.2.7.2)
b.	Minimum building setback	<ol style="list-style-type: none"> 5 meters from a road boundary 20 metres from the boundary with any zone other than a Transport Zone
c.	Minimum setback for concrete beams and burial plots from internal boundaries	<ol style="list-style-type: none"> 10 metres.

d.	Daylight recession planes	<p>a. <u>Buildings</u> shall not project beyond a <u>building</u> envelope constructed by recession planes, as shown in Appendix 14.14.2, from points 2.3 metres above internal <u>boundaries adjoining</u> a residential zone.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. There is no recession plane requirement for the Specific Purpose (Cemetery) Zone unless it adjoins a residential zone. 2. The level of <u>site boundaries</u> shall be measured from filled <u>ground level</u> except where the <u>site</u> on the other side of the internal <u>boundary</u> is at a lower level, then that lower level shall be adopted.
----	---------------------------	--

21.2.6 Matters of discretion

21.2.6.1 Street scene

- a. Whether any reduction in setback would enable greater protection or retention of natural or heritage values within the site as a whole.
- b. Any proposed landscaping of buildings or structures which may reduce the visual impact of a reduction in setback.
- c. Any adverse visual or heritage impacts within the specific purpose zone itself and its value to the public, or on its natural character.
- d. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.

21.2.6.2 Height, separation from neighbours and daylight recession planes

- a. Any adverse effect of building height on adjacent residences or residential zones, particularly in terms of overshadowing.
- b. The visual impact of the scale of the structure and its appropriateness having regard to the purpose of the specific purpose zone.
- c. Any landscaping provided to reduce the visual impact of the building as seen from the street road or adjoining residences.
- d. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.

21.2.7 Appendices

21.2.7.1 List of cemeteries and crematoria

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
1	Akaroa Anglican Cemetery (see also Appendix 9.4.5.1 Significant Trees Schedule)	135 Beach Road 145 Beach Road	Akaroa	RES 2546 (SO 2619) RES 56 (SO 2619)	0.6272 1.2140	77, R5
2	Akaroa Catholic Cemetery	1 Akaroa Cemetery Road	Akaroa	RES 116 (SO 2619)	0.8093	77, R5
3	Akaroa Dissenters Cemetery	3 Akaroa Cemetery Road	Akaroa	RES 4997 (SO 9483)	0.4944	77, R5
4	Avonhead Cemetery	140 Hawthornden Road	Avonhead	Lot 3 DP 26791 Lot 1 DP 354923	5.53 1.5787	23/30
5	Belfast Cemetery	15 Guthries Road	Belfast	RS 42108 (SO 16519) Lot 1 DP 465652 Lot 2 DP 465652 Lot 3 DP 465652	2.0234 1.8574 3.1198 4.0967	12
6	Bromley Cemetery	429 Linwood Avenue	Bromley	Lot 1 DP 8825	10.4485	40
7	Diamond Harbour Cemetery	2D Waipapa Avenue	Diamond Harbour	Lot 11 DP 304811	1.1805	59
8	Duvauchelle Cemetery	6267 Christchurch Akaroa Road	Duvauchelle	RES 3038 (SO 5725) Pt RES 4877 (SO 5725)	0.8701 0.4036	70, R5
9	Harewood Memorial Gardens and Crematorium (see also Appendix 9.3.6.1 Schedule of Significant Historic Heritage Places)	509 Johns Road	Belfast	Lot 13 DP 438426 Sec 65 (SO 460822)	3.5295 0.9989	18
10	Kaituna Valley Cemetery	399 Kaituna Valley Road	Motukarara	Lot 2 DP 10339 CT 443/203	0.0938	R3
11	Le Bons Bay Cemetery	27 Le Bons Bay Cemetery Road	Le Bons Bay	RES 800 (SO 2903)	2.5571	72, R5
12	Linwood Cemetery	25 Butterfield Avenue	Bromley	Pt Lot 1 DP 8756 CT 414/6 Sec 2 SO 18385 CT 34D/572	6.4933 1.3120	33/40

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
13	Little Akaloa Cemetery	1236 Chorlton Road 1238 Chorlton Road	Okains Bay	Res 4936 Canterbury Dist Res 4949 Canterbury Dist	.2023 .2410	66/R2
14	Little River Cemetery	30 Upper Church Road	Little River	RES 3023 (SO 4409)	0.8094	69
15	Lyttelton Anglican Cemetery	87 Oxford Street	Lyttelton	Lot 1 DP 11713 CT 464/288	1.2993	52, R1
16	Lyttelton Catholic and Public Cemetery	56 Reserve Terrace 58 Reserve Terrace 60 Reserve Terrace	Lyttelton	RES 46 (BM 292) CT 468/107 Pt RES 45 (BM 292) CT 468/107 Pt RES 45 (BM292) CT 420/16 Lot 43 DP 9983 Lot 33 DP 9983	0.4046 0.2023 0.2023 0.0212 0.1012	52, R1
17	Memorial Park Cemetery	31 Ruru Road	Bromley	Pt RS 10269 (BM 318) CT 396/179 Pt RS 4075 (A 10266) CT 31F/440 RS 40281 (SO 11666) CT 12F/164 Pt RS 7469 (LT 46003 BM 318)	6.4749 4.9043 0.8814 0.0320	33
18	Okains Bay Cemetery	11 Chorlton Road	Okains Bay	RES 148 (SO 3091) CT 91/186	2.0234	68, R5
19	Pigeon Bay Cemetery	100 Wilsons Road	Pigeon Bay	RES 624 (SO 2187)	0.8093	R4
20	Ruru Lawn Cemetery	63 Ruru Road	Bromley	Pt Lot 1 DP 10009 CT 420/197 Lot 3 DP 69736 CT 40C/538	15.3879 0.1111	33/40
21	Sydenham Cemetery	34 Roker Street	Spreydon	Pt RS 154 (A 9187) CT 23F/695 Pt RS 154 (BM 313) CT 591/38	6.4218 0.1950	45/46
22	Waimairi Cemetery	195A Grahams Road	Burnside	Lot 314 DP 22922 CT 3A/784 RES 3740 (SO 4809) CT 245/239	1.6936 3.0756	23/24
23	Wainui Cemetery	43 Cemetery Road	Wainui	RS 41892 (SO 16324)	1.0627	75, R4

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
24	Woodlawn Memorial Gardens and Crematorium (see also Appendix 9.3.6.1 Schedule of Significant Historic Heritage Places)	447 Linwood Avenue	Bromley	Lot 1 DP 10841 CT 11K/1006 Lot 1 DP 11544 CT 11K/1006 Lot 1 DP 29651 CT 11K/1006 Lot 2 DP 29651 CT 43C/913 Lot 2 DP 75853 CT 43C/913 Lot 1 DP 2138 CT 224/74 Pt RS 1146 (BM 318) CT 237/72 Lot 2 DP 55031	0.2982 0.4062 0.0903 0.4535 0.1886 1.7452 1.9298 0.9629	40
25	Yaldhurst Cemetery	272 West Coast Road	Yaldhurst	RES 2538 (SO 5750)	4.0696	28/29

21.2.7.2 List of closed cemeteries

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
1	Akaroa French Cemetery	7 Rue Pompallier	Akaroa	Pt RES 108 (BM 289)	0.1012	77, R5
2	Addington Cemetery (see also Appendix 9.3.6.1 Schedule of Significant Historic Heritage Places)	410 Selwyn Street 410R Selwyn Street	Addington	Pt Rs 66, CT 380/104 Lot 11, DP 427192	2.0234 0.0156	38 38
3	Barbadoes Street Cemetery (see also Appendix 9.3.6.1.3 Significant Historic Heritage Places - Central City).	391 Barbadoes Street 389 Barbadoes Street 384 Barbadoes Street/357 Cambridge Terrace.	Central City	RES 42 (BM 273) RES 43 (BM 273) Pt RES 20 (BM 273) CT 518/291	0.4046 0.4046 2.2611	32
4	Mount Magdala Cemetery of the Good Shepherd Sisters	54 Aidanfield Drive	Oaklands	Lot 323 DP 423266 CT 490510	0.2958	44
5	Rutherford (Woolston) Cemetery (see also Appendix 9.3.6.1 Schedule of Significant Historic Heritage Places)	76 Rutherford Street	Woolston	Pt RS 14 (BM 312) CT 378/269 Pt Lot 1 DP 9422 CT 26K/1118	1.1432 0.0467	40

21.4 Specific Purpose (Styx Mill Road Transfer Station) Zone

21.4.1 Introduction

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

This chapter relates to activities that may occur in the Specific Purpose (Styx Mill Road Transfer Station) Zone. An objective, policies, rules, standards and assessment criteria provide for activities in this zone.

The Specific Purpose -Styx Mill Road Transfer Station Zone applies to the existing transfer station on Styx Mill Road, which is one of three transfer stations in Christchurch City. The zone seeks to provide a safe and efficient facility for disposing and recycling of household refuse for onward transmission to the landfill.

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

~~21.4.1~~21.4.2 Objectives and policies

~~21.4.1.1~~21.4.2.1 Objective – Safe and efficient waste transfer

- a. A safe and efficient facility for disposing and recycling of household refuse for onward transmission to the landfill.

~~21.4.1.1.1~~21.4.2.1.1 Policy – Management of adverse environmental effects on neighbours

- a. Ensure nuisance is avoided by containing all litter onsite, operating with the prescribed hours, removing all rubbish at the end of each business day and controlling birds and vermin.

~~21.4.1.1.2~~21.4.2.1.2 Policy – Recycling and sorting

- a. Provide an opportunity for appropriate material to be sorted and recycled on this [site](#).

~~21.4.2~~21.4.3 How to interpret and apply the rules ~~Rules—Specific Purpose (Styx Mill Road Transfer Station) Zone~~

~~21.4.2.1~~—How to use the rules

The rules that apply to activities in the Specific Purpose (Styx Mill ~~Road~~ Transfer Station) Zone are contained in ~~the~~ the Activity Status Tables (including Activity Specific Standards) in Section Rule 21.4.34 below.1.

a.

~~Activity Status Tables (including Activity Specific Standards) in Section 21.4.3 below.~~

b. The ~~Activity-activity Status-status Tables-tables~~ and ~~Standards-standards~~ in the following chapters also apply to activities in all areas of the Specific Purpose (Styx Mill ~~Road~~ Transfer Station) Zone, ~~where relevant~~:

- 5 Natural Hazards;
- 6 General Rules and Procedures;
- 7 Transport;
- 11 Utilities and Energy; and
- 12 Hazardous Substances and Contaminated Land.

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.~~

Advice Note:

1. The activities undertaken on the site must not be in breach of the current discharge to air consent from the Canterbury Regional Council.

21.4.4 Rules – Specific Purpose (Styx Mill Road Transfer Station) Zone

21.4.2.21.4.4.1 Activity status tables

21.4.2.2.121.4.4.1.1 Permitted activities

The activities listed below are permitted activities in the Specific Purpose (Styx Mill Road Transfer Station) Zone if they ~~comply-meet with~~ the ~~relevant~~ activity specific standards set out in this table.

Activities may also be ~~controlled~~, restricted discretionary, ~~or~~ discretionary, ~~non-complying~~, or ~~prohibited~~ as specified in Rules 21.4.34.21.2 and, 21.4.4.1.321.4.3.3, 21.4.3.4, 21.4.3.5 and 21.4.3.6.

	Activity	Activity Specific-specific Standards standards
P1	Household refuse disposal:	<ol style="list-style-type: none"> a. Any future development shall be generally in accordance with the Development Plan, Appendix 21.4.56.1; b. All landscaping areas as shown on Appendix 21.4.56.1 shall be maintained in good condition to provide the continuous screening of the <u>site</u>; c. The entry gate to the <u>site</u> shall be <u>setback</u> not less than 25m <u>25 metres</u> from the <u>boundary</u> with Styx Mill Road;

		<p>d. A security perimeter fence of a minimum height of 2m-2 metres shall be maintained at all times in the general location shown on the Development Plan, Appendix 21.4.56.1;</p> <p>e. All refuse at the <u>site</u> shall be deposited under the roof area except green waste and hardfill;</p> <p>f. All rubbish shall be removed from the pit floor at the end of each business day;</p> <p>g. The pit floor and the surrounding yard shall be thoroughly cleaned at the end of each business day;</p> <p>h. Birds and vermin shall be controlled to avoid nuisance within and outside the <u>site</u>;</p> <p>i. Hours of operation shall be limited to between 0700 and 1800 hours, except that up to two <u>vehicle movements</u> for delivery and/or pickup of refuse may occur between 0600 and 0700 hours;</p> <p>j. The <u>site</u> and surrounds shall be patrolled a minimum of once per day for the purpose of keeping the <u>site</u> and surrounds generally free of litter; and</p> <p>k. No toxic chemicals, liquid or other wastes shall be accepted at the <u>site</u> which cannot be disposed of safely.</p>
P2	Green refuse disposal and processing-	<p>a. No composting shall take place on <u>site</u>;</p> <p>b. Green waste shall be removed from <u>site</u> before causing odour nuisance; and</p> <p>c. <u>Outdoor storage areas</u> shall be <u>setback</u> a minimum distance of 30m-30 metres from Styx Mill Road <u>frontage</u> and at least 6m-6 metres from other <u>boundaries</u>.</p>
P3	<u>Erection of buildings-</u>	<p>a. Only <u>buildings</u> or structures <u>with a height of</u> -not more than 9m-9 metres-high, and which are for the purpose related to the operation of the transfer station; and</p> <p>b. <u>Buildings</u> shall be <u>setback</u> at least 30m-30 metres from Styx Mill Road <u>frontage</u> and 6m-6 metres from other <u>boundaries</u></p>
P4	Sorting of recycling material-	<p>a. All material shall be stored under roof not visible from the <u>road</u>.</p>

~~21.4.2.3~~ **Controlled activities**

~~The activities listed below are controlled activities.~~

~~There are no controlled activities.~~

~~21.4.2.3.1~~ **21.4.4.1.2 Restricted discretionary activities**

The activities listed below are restricted discretionary activities.

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

Activity		<u>The Council's discretion shall be limited to the following matters:</u>
RD1	Any aActivitiesy listed in Rule 21.4.354.1.1 <u>P1 to P4</u> that does not comply meet with one or more of the Activity-activity Specific-specific Standardsstandards .	<u>As relevant to the activity specific standard that is not met, as outlined in Rule 21.4.5.</u>

		Relevant Activity Specific standard breached and the matters of discretion as outlined in 21.4.4
--	--	---

~~21.4.2.3~~21.4.4.1.3 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted or restricted discretionary activity.
D2	Disposal of hazardous and/or toxic <u>substances</u> .

~~21.4.2.4~~ Non-complying activities

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

There are no non-complying activities.

~~21.4.2.5~~ Prohibited activities

~~The activities listed below are prohibited activities.~~

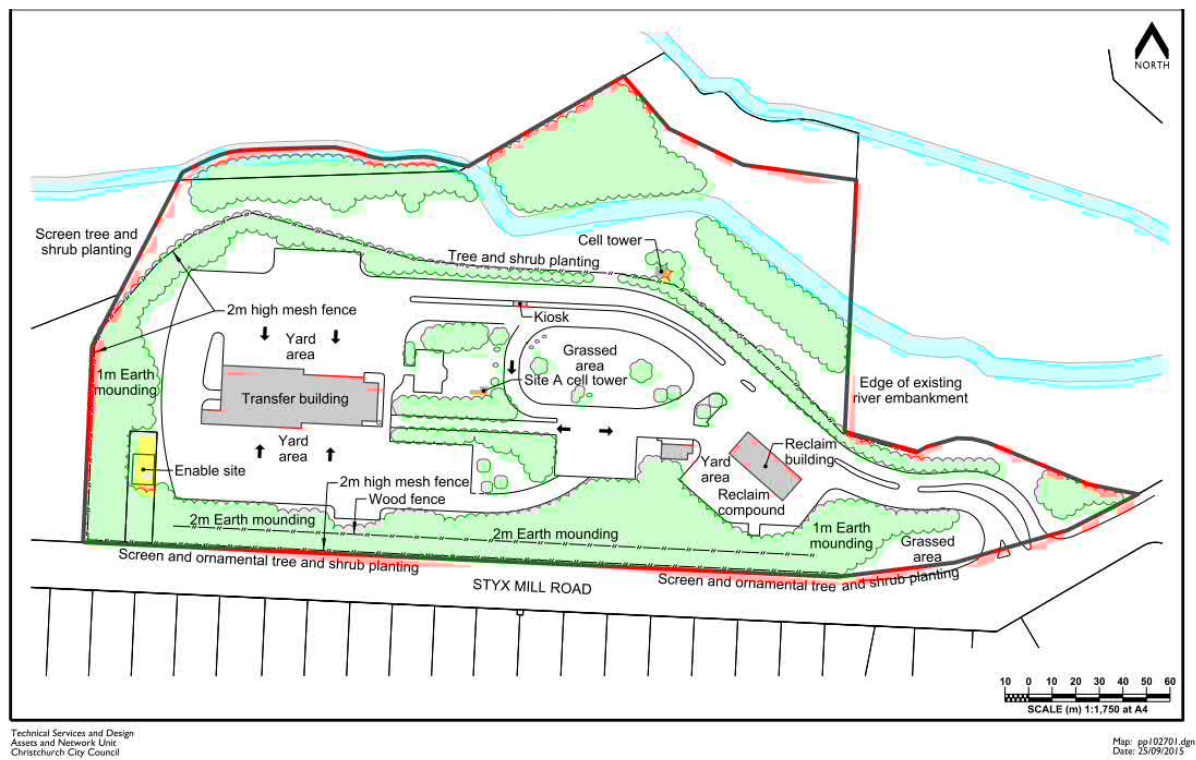
There are no prohibited activities.
--

~~21.4.3~~21.4.5 Matters of discretion

- Any adverse impacts on residences outside the zone in terms of dust, noise, vermin or odour nuisance, also taking account of the hours of operation.
- Any adverse effects on the effectiveness of the landscape buffer of the zone, and whether the refuse disposal and recycling activities remain not visible from outside the zone.
- Any potential for windblown refuse creating detracting outside the zone.
- Any visual impacts of additional or modified buildings and their scale, as seen from outside the zone.
- Any impacts created by additional traffic in the vicinity of the site.

~~21.4.4~~21.4.6 Appendix

Appendix 21.4.~~5~~6.1 – Development Plan – Specific Purpose (Styx Mill Road Transfer Station) Zone.



21.5 Specific Purpose (Hospital) Zone

21.5.1 Introduction

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

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

This chapter relates to activities that may occur in the Specific Purpose (Hospital) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.

The Specific Purpose (Hospital) Zone applies to suburban, suburban services and inner urban [hospital sites](#) around [Christchurch City](#), including the [Central City](#). It seeks that the evolving [health care facility](#) needs of [Christchurch City](#), and the wider region, are supported by the efficient development of [hospital sites](#), whilst also recognising the character and [amenity values](#) of the surrounding environment.

21.5.2 Objectives and policies

21.5.2.1 Objective – Enabling hospital development

- a. The evolving [health care facility](#) needs of Christchurch and the wider region are supported by efficient development of [hospital sites](#) while recognising the character and [amenity values](#) of the surrounding environment.

21.5.2.1.1 Policy – Intensification

- a. Encourage more intensified and contained use of [hospital sites](#) in preference to expansion outside of existing [site boundaries](#).

21.5.2.1.2 Policy – Comprehensive development

- a. Ensure that for Suburban and Suburban Services Hospital Sites [hospital](#) development is planned and designed to recognise the [amenity values](#), character and coherence of the surrounding area at the site interfaces by:
 - i. Ensuring that the landscape setting is maintained at [site boundaries](#).
 - ii. Locating taller [buildings](#) towards the centre of [sites](#), away from more sensitive edges.
- b. Ensure that for Inner Urban sites [hospital](#) development is planned and designed to recognise and integrate with the local context by;
 - i. Encouraging pedestrian activity and higher quality amenity including planting along ~~street~~ [road frontages](#) and in [adjoining](#) public and [publicly accessible spaces](#).

- ii. Providing visual interest and a human scale at the interface with the ~~street~~ road, particularly at ground floor level whilst contributing to the character and coherence of the surrounding area.
- iii. Ensuring that the form and scale of buildings recognises the anticipated residential scale and form at hospital site boundaries of the site.
- c. Ensure that the development of Christchurch Hospital, the former Christchurch Women's Hospital and Montreal House is planned and designed to recognise the amenity values, safety, character and coherence of the surrounding area at the site boundary and street interfaces by:
 - i. Encouraging pedestrian activity and higher quality amenity, including providing visual interest, visual interaction and landscaping, along ~~street~~ road frontages and adjoining public spaces;
 - ii. Ensuring the form and scale of buildings and associated landscaping acknowledges anticipated development in the adjacent zones at the boundaries of the site;
 - iii. Recognising that the former Christchurch Women's Hospital and Montreal House adjoin the Residential Central City Zone; and
 - iv. Ensuring that the development recognises the Christchurch hospital's unique Central City location adjacent to a mix of Central City activities, heritage features, the Avon River, Hagley Park and other public areas, whilst providing for large- scale built development within the hospital site.
- d. For the purpose of these provisions the hospital sites are notated as the following:

Hospital Site Type	Hospital Site Name
Suburban	Burwood, Hillmorton, Princess Margaret
Suburban Services	Lincoln Road (Hillmorton Service Site)
Inner Urban	St Georges Hospital ,St Georges-Heaton Overlay, Nurse Maude Hospital, Nurse Maude-Mansfield, Southern Cross, Pegasus Health 24hr, Wesley Care Hospital
Christchurch Hospital	Christchurch Hospital, Riccarton Avenue, Central City
Former Christchurch Women's Hospital	Colombo/Durham Streets
Montreal House	Montreal Street/Bealey Avenue

21.5.2.1.3 Policy – Comprehensive development and redevelopment of sites for residential purposes

- a. Encourage comprehensive residential development of hospital sites (except Christchurch Hospital) that are no longer required for hospital purposes.

21.5.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Hospital) Zone are contained in the activity status tables (including activity specific standards) in Rule 21.5.4 and the built form standards in Rule 21.5.5.

- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Hospital) 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; and
- 12 Hazardous Substances and Contaminated land.

- ~~e. 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.~~

- ~~d.c.~~ Appendix 21.5.7 lists the alternative zones that apply to each of the hospital sites (except the Christchurch Hospital site). Rules within 21.5.4 provide for any additional activities or facilities on each hospital site in accordance with the rules in the relevant alternative zone listed in Appendix 21.5.7.

Note: There are no additional activities and standards for the Christchurch Hospital site.

21.5.4 Rules – Specific Purpose (Hospital) Zone

21.5.4.1 Activity status tables

21.5.4.1.1 Permitted activities

The activities listed below are permitted activities in the Specific Purpose (Hospital) Zone if they meet ~~any the~~ activity specific standards set out in this table and the built form standards in Rule 21.5.5.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 21.5.4.1.2, 21.5.4.1.3, 21.5.4.1.4 and 21.5.4.1.5.

	Activity	Activity specific standards
P1	<u>Hospitals</u> , including <u>emergency service facilities</u> .	Nil
P2	<u>Health care facilities</u> .	
P3	<u>Ancillary office</u> activity .	
P4	<u>Ancillary retail activity</u> .	

P5	Overnight accommodation for staff and visitors.
P6	Research and medical training facilities.
P7	Spiritual activities and facilities.
P8	Any additional activities or facilities which would be permitted activities in the alternative zone listed for that site in Appendix 21.5.7.
P9	<u>Parking lot ancillary</u> to the <u>hospital</u> activity.
P10	<u>Parking building ancillary</u> to the <u>hospital</u> activity.
P11	Within Suburban sites, any new <u>buildings</u> that are: <ol style="list-style-type: none"> set back 10 metres or more from a <u>boundary</u> with a maximum gross <u>ground floor area</u> of 500m²; or set back 20 metres or more from a <u>road boundary</u> with a maximum gross <u>ground floor area</u> of 1000m²; or set back 30 metres or more from a <u>boundary</u> with a maximum gross <u>ground floor area</u> of 2000m².

21.5.4.1.2 Controlled activities

The activities listed below are controlled activities if they comply with the built form standards in Rule 21.5.5.

	Activity	The matters over which <u>Council</u> reserves its control
C1	<p>Within Suburban sites, any new <u>building</u>, set of contiguous <u>buildings</u>, or addition to a <u>building</u>, that is set back 30 metres or more from a <u>boundary</u> with a gross <u>ground floor area</u> over 2000m².</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Site and building design (i) and (iv). - 21.5.6.2</p>
C2	<p>Within Suburban sites, any new <u>buildings</u>, set of contiguous <u>buildings</u>, or addition to a <u>building</u>, that are:</p> <ol style="list-style-type: none"> set back 10 metres to 20 metres from a <u>road boundary</u> and are between 8 metres and 14 metres in <u>height</u>; or set back 10 metres to 20 metres from a <u>boundary</u> with a gross <u>ground floor area</u> between 500m² to 1000m²; or set back 20 metres to 30 metres from a <u>boundary</u> with a gross <u>ground floor area</u> between 1000m² and 2000m². <p>Lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in <u>height</u> above that of the <u>building height</u> specified above.</p> <p>Any application arising from this shall not be limited or publicly notified.</p>	<ol style="list-style-type: none"> City context and character. - 21.5.6.1 Site and building design. - 21.5.6.2 Landscaping. - 21.5.6.5
C3	<p>For the former Christchurch Women's Hospital and Christchurch Hospital, any new <u>building</u>, set of contiguous <u>buildings</u> or addition to a <u>building</u> greater than 20 metres in length, that is:</p>	<ol style="list-style-type: none"> City context and character - 21.5.6.1 Site and building design - 21.5.6.2 (i), (iv), (vii) and (ix).

	<ul style="list-style-type: none"> i. more than 30 metres from a site boundary; and ii. is visible from a public space; and iii. is not subject to Rule 21.5.4.3 RD 13 and Rule 21.5.4.2 C4 . <p>Any application arising from this rule shall not be limited or publicly notified.</p>	
C4	<p>For the former Christchurch Women's Hospital and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building between 1000m² and 2000m² gross ground floor area, that is</p> <ul style="list-style-type: none"> i. more than 30 metres from a site boundary; and ii. is visible from a public space. <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. City context and character - 21.5.6.1 b. Site and building design 21.5.6.2 – (i), (iv), (vi) and (ix).
C5	Any additional activities or facilities which would be controlled activities in the alternative zone listed for that site in Appendix 21.5.7.	<ul style="list-style-type: none"> a. The matters of control for the additional activity or facility in the alternative zone listed for that site in Appendix 21.5.7.

21.5.4.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Section 21.5.6, as set out in the table below.

	Activity	The Council 's discretion shall be limited to the following matters:
RD1	<p>Any activity listed in Rules 21.5.4.1.1 or 21.5.4.1.2 that does not meet one or more of the built form standards listed in:</p> <ul style="list-style-type: none"> a. Rule 21.5.5.1 (a) & (b) (Suburban sites); b. Rule 21.5.5.2 (a) & (b) (Suburban service site); and c. Rule 21.5.5.3 (a) and (b) (Inner urban) and Rule 21.5.5.4 (a) and (b) (Inner urban). 	<ul style="list-style-type: none"> a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
RD2	<p>Any activity listed in Rules 21.5.4.1.1 or 21.5.4.1.2 that does not meet one or more of the built form standards listed in:</p> <ul style="list-style-type: none"> a. Rule 21.5.5.1 c.-g. (Suburban sites); b. Rule 21.5.5.2 c.-f. (Suburban service site); c. Rule 21.5.5.3 c.-f. (Inner urban); and d. Rule 21.5.5.4 c.-f. (Inner urban); <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5 d. Outdoor storage areas - 21.5.6.4
RD3	Within Inner urban sites, any building elevation, including roof, which is greater than 20 metres in length and is visible from a Specific Purposes (Hospital) Zone	<ul style="list-style-type: none"> a. Site and building design - 21.5.6.2 b. Landscaping - 21.5.6.5

	Activity	The Council's discretion shall be limited to the following matters:
	<u>boundary</u> where it adjoins public or <u>publicly accessible space</u> or a residential zone. Any application arising from this rule shall not be limited or publicly notified.	
RD4	Within Inner urban sites, any new <u>building</u> , set of contiguous <u>buildings</u> , or addition to a <u>building</u> of 1000m ² (gross <u>ground floor area</u>) or more. Any application arising from this rule shall not be limited or publicly notified.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
RD5	Within Suburban sites, any new <u>building</u> , set of contiguous <u>buildings</u> , or addition to a <u>building</u> set back: a. 10 to 20 metres from a <u>boundary</u> that is 1000m ² gross <u>ground floor area</u> or more; or b. 10 to 20 metres from a <u>road boundary</u> and is over 14 metres in <u>height</u> ; or c. 20 to 30 metres from a <u>boundary</u> that is 2000m ² <u>gross floor area</u> or more Any application arising from this shall not be limited or publicly notified.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
RD6	Within Inner urban sites, any multi-level car <u>parking building ancillary</u> to the <u>hospital</u> activity or vehicular <u>vehicle access</u> within 15 metres of a residential zone <u>boundary</u> or <u>boundary</u> with public or <u>publicly accessible space</u> .	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
RD7	Development and redevelopment of <u>buildings</u> in St Georges-Heaton Overlay.	a. St Georges Heaton Overlay - 21.5.6.6
RD8	Development and redevelopment of <u>buildings</u> at Nurse Maude-Mansfield. Any application arising from this rule shall not be limited or publicly notified.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Fencing and screening - 21.5.6.3 d. Outdoor storage areas - 21.5.6.4 e. Landscaping - 21.5.6.5
RD9	In regard to the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital sites, any activities not meeting the built form standards listed in the following rules:	
	Rule 21.5.5.5 (b) for the former Christchurch Women's Hospital and Rule 21.5.5.7 (b) for Montreal House	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
	Rule 21.5.5.5 (c) and Rule 21.5.5.7 (c) for the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5

	Activity	The Council's discretion shall be limited to the following matters:
	Rule 21.5.5.5 (d) for the former Christchurch Women's Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2
	21.5.5.6 (b) for the Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
RD10	In regard to the former Christchurch Women's Hospital, Montreal House, and Christchurch Hospital sites, any activities not meeting the built form standards listed in the following rules.	
	Rule 21.5.5.5 (a) for the former Christchurch Women's Hospital and Rule 21.5.5.7 (a) for Montreal House	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
	Rule 21.5.5.6 (a) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping -
	Rule 21.5.5.5 e (i)-(v) for the former Christchurch Women's Hospital and Rule 21.5.5.7(e)(i)-(vi) for Montreal House	a. City context and character - 21.5.6.1 b. Landscaping - 21.5.6.5
	Rule 21.5.5.5 (f) for the former Christchurch Women's Hospital and Rule 21.5.5.7 (f) for Montreal House	a. Fencing and screening. - 21.5.6.3
	Rule 21.5.5.5 (g) for the former Christchurch Women's Hospital and Rule 21.5.5.7 (g) for Montreal House	a. Fencing and screening. - 21.5.6.3 b. Outdoor storage areas. - 21.5.6.4
	Rule 21.5.5.7 (d) for Montreal House	a. Site and building design. - 21.5.6.2
	Rule 21.5.5.6 (c) (i) or (ii) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2
	Rule 21.5.5.6 (d) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2
	Rule 21.5.5.6 (e) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2
	Rule 21.5.5.6 (f) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Landscaping - 21.5.6.5
	Rule 21.5.5.6 (g) for Christchurch Hospital	a. Fencing and screening. - 21.5.6.3 b. Outdoor storage areas. - 21.5.6.4
	Rule 21.5.5.6 (h) for Christchurch Hospital Any application arising from this rule shall not be limited or publicly notified.	a. Fencing and screening. - 21.5.6.3 b. Outdoor storage areas. - 21.5.6.4
RD11	For the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, any new building , set of contiguous buildings or addition to a building with an elevation greater than 20 metres in length that is:	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5

	Activity	The <u>Council</u> 's discretion shall be limited to the following matters:
	i. within 30 metres of a <u>site boundary</u> ; and ii. is visible from a public space; and iii. is not subject to RD12. Any application arising from this rule shall not be limited or publicly notified.	
RD12	For the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, any elevation of a new <u>building</u> , set of contiguous <u>buildings</u> or addition to a <u>building</u> over 1000m ² gross <u>ground floor area</u> : i. that is within 30 metres of a <u>site boundary</u> ; and ii. is visible from a public space Any application arising from this rule shall not be limited or publicly notified.	<u>a. City context and character - 21.5.6.1</u> <u>b. Site and building design - 21.5.6.2</u> <u>c. Landscaping - 21.5.6.5</u>
RD13	For the former Christchurch Women's Hospital, and Christchurch Hospital, any new <u>building</u> , set of contiguous <u>buildings</u> or addition to a <u>building</u> over 2000m ² gross <u>ground floor area</u> : i. that is more than 30 metres from a <u>site boundary</u> ; and ii. is visible from a public space Any application arising from this rule shall not be limited or publicly notified.	<u>a. City context and character - 21.5.6.1</u> <u>b. Site and building design</u> <u>(i), (iv), (vi) and (ix) - 21.5.6.2</u>
RD14	Any additional activities or facilities which would be restricted discretionary activities in the alternative zone listed for that site in Appendix 21.5.7.	The matters of control for the <u>additional activity or facility in the alternative zone listed for that site in Appendix 21.5.7.</u>

21.5.4.1.4 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any additional activities or facilities which would be discretionary activities in the alternative zone listed for that site in Appendix 21.5.7.

21.5.4.1.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	For <u>hospital</u> sites outside of the <u>Central City</u> , any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.

21.5.5 Built form standards

21.5.5.1 Suburban sites

The following built form standards apply to Suburban [hospital](#) sites.

Standard	
a.	The minimum building setback from road boundaries shall be 10 metres.
b.	The minimum building setback from an internal boundary shall be 10 metres except where the boundary interface is with the Christchurch Southern Motorway corridor in which case the minimum building setback shall be 5 metres.
c.	<p>The maximum height of any building shall be:</p> <ul style="list-style-type: none"> i. 8 metres high at 10 to 20 metres from the internal boundary; and ii. 20 metres high at 20 metres or more from a boundary. <p>Lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in height above that of the building height specified above.</p>
d.	<p>The minimum width of landscaping strips required adjacent to boundaries for the full length of the boundary shall be:</p> <ul style="list-style-type: none"> i. 10 metres for road boundaries (except for vehicle and pedestrian access); and ii. 10 metres along internal boundaries. <p>In addition the following tree planting shall be provided:</p> <ul style="list-style-type: none"> iii. 1 tree per 10 metres of road boundary or part thereof, planted within the respective landscape strip; iv. 1 tree per 15 metres of internal boundary or part thereof, planted within the respective landscape strip; v. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and vi. 10% of the site shall be planted including landscaping strips.
e.	<p>The maximum height of fencing located within the landscaping strip from the road boundary shall be 1.2 metres except</p> <ul style="list-style-type: none"> i. at the boundary with Christchurch Southern Motorway; and ii. for the part of the Hillmorton Hospital site as identified on the Site Plan in Appendix 21.5.8, where it is set back 2 metres from the road boundary.
f.	Vehicle access shall be established so that there is not vehicle access within 20 metres of a residential zone boundary , except where the residential zone is located across the street road .
g.	<ul style="list-style-type: none"> i. Outdoor storage areas shall not be located within the landscaping strips; and ii. Any outdoor storage area visible from a public space or adjoining site shall be screened by a minimum 1.5 metre high fencing or planting.

21.5.5.2 Suburban service sites

The following built form standards apply to Suburban service sites.

Standard	
a.	The minimum building setback from road boundaries shall be 10 metres, except that the building setback from Lincoln Road shall be 5 metres measured from the line of the 5 metre wide designation.
b.	The minimum building setback from an internal boundary shall be 10 metres.
c.	The maximum height of any building shall be 14 metres.
d.	<p>The minimum width of landscaping strips required adjacent to the respective boundaries for the full length of the boundary shall be:</p> <ul style="list-style-type: none"> i. 10 metres for road boundaries (except for vehicle and pedestrian access) except 5 metres along Lincoln Road from the line of the 5 metre designation; and ii. 4 metres along internal boundaries. <p>In addition, the following tree planting shall be provided:</p> <ul style="list-style-type: none"> iii. 1 tree per 10 metres of road boundary or part thereof, planted within the respective landscape strip; iv. 1 tree per 15 metres of internal boundary or part thereof, planted within the respective landscape landscaping strip; v. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and vi. 10% of the site shall be planted including landscaping strips.
e.	The maximum height of fencing located within the road boundary landscaping strip shall be 1.2 metres.
f.	<ul style="list-style-type: none"> i. Outdoor storage areas shall not be located within the road boundary building setbacks or other public space; and ii. Any outdoor storage area shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.

21.5.5.3 Inner urban sites – St Georges Hospital, Southern Cross, Pegasus Health 24hr

The following built form standards apply to St Georges Hospital, Southern Cross and Pegasus Health 24hr.

Standard	
a.	The minimum building setback from road boundaries shall be 10 metres except for arterial roads where it shall be 4 metres.
b.	The minimum building setback from an internal boundary shall be 10 metres.
c.	<p>The maximum height of any building (including allowance for plant and lift shafts) shall be:</p> <ul style="list-style-type: none"> i. 11 metres at 10 metres from the boundary except along an arterial road where the

	<p>maximum <u>height</u> is 11 metres at a 4 metres from the <u>boundary</u>; and</p> <p>ii. 18 metres at 16 metres from the <u>boundary</u>.</p>
d.	<p>The minimum width of <u>landscaping strips</u> required adjacent to the respective <u>boundaries</u> for the full length of the <u>boundary</u> shall be:</p> <p>i. 4 metres for <u>road boundaries</u> (except for vehicle and pedestrian <u>access</u>); and</p> <p>ii. 4 metres for internal <u>boundaries</u>.</p> <p>In addition the following tree planting shall be provided:</p> <p>iii. 1 tree per 10 metres of <u>boundary</u> or part thereof, planted within the respective landscape <u>landscaping strip</u>;</p> <p>iv. 1 tree per 15 metres of internal <u>boundary</u> or part thereof, planted within the respective landscape <u>landscaping strip</u>;</p> <p>v. 1 tree for every 5 at grade car <u>parking spaces</u> to be planted within the car <u>parking areas</u>; and</p> <p>vi. 10% of the <u>site</u> shall be planted including <u>landscaping strips</u>.</p>
e.	<p>The maximum height of fencing located within the <u>road boundary landscaping strip</u> shall be 1.2 metres.</p>
f.	<p>i. <u>Outdoor storage areas</u> shall not be located within the <u>road boundary building setbacks</u> or other public space; and</p> <p>ii. Any <u>outdoor storage area</u> shall be screened from any <u>adjoining site</u> by a minimum 1.5 metre high fencing or planting.</p>

21.5.5.4 Inner urban sites – Nurse Maude Hospital, Nurse Maude-Mansfield, St Georges-Heaton Overlay, Wesley Care

The following built form standards apply to Nurse Maude Hospital, Nurse Maude-Mansfield, St Georges-Heaton Overlay and Wesley Care.

Standard	
a.	The minimum <u>building setback</u> from <u>road boundaries</u> shall be 4 metres, except for the St Georges Heaton Overlay, where the <u>road boundary setback</u> shall be 8 metres.
b.	The minimum <u>building setback</u> from an internal <u>boundary</u> shall be 5 metres, except for Nurse Maude-Mansfield, where the internal <u>boundary</u> set back shall be 4 metres.
c.	<p>The maximum <u>height</u> of any <u>building</u> shall be 11 metres, except:</p> <p>i. For St Georges-Heaton Overlay the maximum <u>building height</u> shall be 8 metres;</p> <p>ii. In respect to Nurse Maude Hospital and Wesley Care only, lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in height above that of the <u>building height</u> specified above.</p>
d.	<p>The minimum width of <u>landscaping strips</u> required adjacent to the respective <u>boundaries</u> for the full length of the <u>boundary</u> shall be:</p> <p>i. 4 metres (except for vehicle and pedestrian <u>access</u> along <u>road boundaries</u>); and</p> <p>ii. 4 metres along internal <u>boundaries</u>, except for Nurse Maude-Mansfield, where a <u>vehicle access</u></p>

	<p>or parking area is adjacent to an internal boundary a minimum 1 metre wide landscape landscaping strip shall be provided immediately adjacent to that boundary</p> <p>In addition, the following tree planting shall be provided:</p> <ul style="list-style-type: none"> iii. 1 tree per 10 metres of boundary or part thereof; iv. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and v. 10% of the site shall be planted including landscaping strips.
e.	The maximum height of fencing located within the road boundary landscaping strip shall be 1.2 metres.
f.	<ul style="list-style-type: none"> i. Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space; and ii. Any outdoor storage area shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.

21.5.5.5 Former Christchurch Women's Hospital

The following built form standards apply to the former Christchurch Women's Hospital.

Standard	
a.	The minimum building setback from a road boundary shall be 4 metres.
b.	The minimum building setback from an internal boundary shall be 5 metres.
c.	<p>The maximum height of any building (including plant and lift shafts) shall be 14 metres, except for 38 and 40 Gracefield Avenue, where the maximum building height shall be 11 metres.</p> <p>Lift shafts, mechanical plant and any other such equipment shall be included in the maximum building height.</p>
d.	Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above the internal boundaries with other sites as shown in Appendix 14.15.2 Recession planes for the Residential Medium Density Zone.
e.	<p>The minimum planting strips required adjacent to boundaries shall be as follows:</p> <ul style="list-style-type: none"> i. road boundary - 4 metres (except for vehicle and pedestrian access); ii. internal boundaries - 4 metres <p>In addition, the following landscaping shall be provided:</p> <ul style="list-style-type: none"> iii. 1 tree per 10 metres of frontage or part thereof; iv. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas. v. All landscaping/trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6
f.	The maximum height of fencing within the road boundary setbacks shall be 1.2 metres, except that a fence may be 1.8 metres in height where 75% of the fence between 1.2 metres and 1.8 metres is visually transparent.
g.	Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space, and shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.

21.5.5.6 Christchurch Hospital

The following built form standards apply to the Christchurch Hospital.

Standard	
a.	The minimum building setback from Riccarton Avenue and Oxford Terrace shall be 10 metres, except that this setback does not apply to retaining walls.
b.	<p>The minimum building setback from an internal boundary shall be as follows:</p> <ul style="list-style-type: none"> i. Avon River and Central City Avon River Precinct - 30 metres; ii. Central City Open Space Community Park (Hagley Park) - 4 metres; iii. Central City Open Space Community Park (Nurses Memorial Chapel and Gardens see Heritage ID number 460) - 10 metres.
c.	<ul style="list-style-type: none"> i. Encroachments into a building setback are permitted for entrance canopies, building detail and decoration up to a maximum of 3 metres in width, 10 metres in length and 9 metres in height, except that: ii. The maximum number of encroachments per frontage shall be as follows: <ul style="list-style-type: none"> A. 1 in total, for the frontage with Central City Open Space Community Park (Hagley Park); B. 2 in total, for the extent of the Riccarton Avenue and Oxford Terrace road frontage.
d.	<ul style="list-style-type: none"> i. The maximum building height shall be 60 metres, except that ii. The maximum wall height of any building along Riccarton Avenue or Oxford Terrace shall be 30 metres at the road boundary setback. <p>Lift shafts, mechanical plant and other such equipment, shall be included in the maximum building height.</p>
e.	Buildings shall not project beyond a recession plane of 45 degrees applying from the top of the maximum wall height specified in 21.5.5.6(d) and angling into the site .
f.	<ul style="list-style-type: none"> i. Existing landscape strips of 4 metres in width or greater shall be maintained to a minimum of 4 metres. In addition, a planted area of 16m² with a minimum dimension of 3 metres shall surround every tree required under Rule 21.5.5.6 (f)(ii). All other required landscaped areas shall have a minimum depth of 2 metres. <p>In addition, the following landscaping shall be provided:</p> <ul style="list-style-type: none"> ii. 1 tree per 10 metres of frontage or part thereof; iii. 1 tree per every 5 at grade car parking spaces provided between buildings and all boundaries; and iv. All landscaping/trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.
g.	The maximum height of fencing in the boundary setbacks shall be 1.2 metres
h.	Outdoor storage areas shall not be located within the building setbacks with a road boundary or other

	public space, and where visible from a public space or adjoining site , shall be screened by a minimum of 1.5 metre high fencing or planting.
--	---

21.5.5.7 Montreal House

The following built form standards apply to the Montreal House [site](#).

Standard	
a.	The minimum building setback from a road boundary shall be: <ul style="list-style-type: none"> i. 6 metres along Bealey Avenue; and ii. 2 metres in all other areas
b.	The minimum building setback from an internal boundary shall be 3 metres.
c.	The maximum height of any building (including an allowance for plant and lift shafts) shall be 14 metres. Lift shafts, mechanical plant and other such equipment, shall be included in the maximum building height .
d.	Buildings shall not project beyond a building envelope constructed from recession planes from point 2.3 metres above internal boundaries with other sites as shown in Appendix 14.15.2 Recession planes for the Residential Medium Density Zone.
e.	<p>Landscaping strips shall be provided adjacent to boundaries with minimum dimensions as follows:</p> <ul style="list-style-type: none"> i. Bealey Avenue road boundary - 4 metres (except for vehicle and pedestrian access); ii. Montreal Street road boundary - 2 metres (except for vehicle and pedestrian access); iii. Internal boundaries - 3 metres <p>In addition the following landscaping shall be provided:</p> <ul style="list-style-type: none"> iv. 1 tree per 10 metres of frontage or part thereof; v. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; vi. All landscaping/trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.
f.	The maximum height of fencing within the road setbacks shall be 1.2 metres except that a fence may be 1.8 metres in height where 75% of the fence between 1.2 metres and 1.8 metres is visually transparent.
g.	Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space, and where visible from a public space or adjoining site , shall be screened by a minimum of 1.5 metre high fencing or planting.

21.5.6 Matters of discretion

21.5.6.1 City context and character

- a. Whether the development:
 - i. Addresses the local context including any natural, heritage and cultural assets;
 - ii. Retains and incorporates existing character [buildings](#) and the landscape qualities of the [site](#) and surrounds; and
 - iii. Provides for intensification of services within the existing [site](#), and enables greater efficiency of use of the existing [hospital](#) facilities, rather than requiring expansion beyond the [site boundaries](#).

21.5.6.2 Site and building design

- a. Whether the development:
 - i. Addresses Crime Prevention Through Environmental Design (CPTED) principles;
 - ii. Orientates active areas of [building](#) to the street and other [publicly accessible spaces](#);
 - iii. In terms of its built form and design, generates visual interest in the street scene and contributes to the [amenity values](#) of the surrounding area;
 - iv. Mitigates the visual impacts resulting from the [building](#) scale, form and location in respect to the interfaces with public and private space;
 - v. Provides for legible [access](#) to the [site](#) for all transport users and incorporates [site](#) identification [signage](#) and wayfinding;
 - vi. Minimises overshadowing, privacy and [building](#) dominance effects on residential neighbours and or public spaces;
 - vii. In terms of an increase in [building height](#), increases the bulk and scale of the [building](#) such that it results in adverse visual and amenity effects on [adjoining](#) residential neighbours and public space;
 - viii. Minimises visual and nuisance effects of traffic movement on neighbours and public space; and
 - ix. Takes into account the operational, [accessibility](#) and security requirements of the [hospital](#).

21.5.6.3 Fencing and screening

- a. Whether the development:
 - i. Maintains visibility between the [building](#) and the ~~street~~ [road](#) or public space;
 - ii. Addresses CPTED principles in respect to the location, [height](#) and design of the fence;

- iii. Provides variation in fencing in terms of incorporating changes in height, variation in materials, areas of transparency or [landscaping](#) to avoid long blank and solid facades; and
- iv. Takes into account the operational, [accessibility](#) and security requirements of the [hospital](#).

21.5.6.4 Outdoor storage areas

- a. Whether the development:
 - i. Ensures storage areas are visually integrated, screened or otherwise accommodated to minimise adverse amenity or visual impacts on surrounding properties and public spaces;
 - ii. Provides for a partial screening structure or reduction in screening that may be more appropriate to the character of the [site](#) or the area; and
 - iii. Takes into account the operational, [accessibility](#) and security requirements of the [hospital](#).

21.5.6.5 Landscaping

- a. In regard to [hospital](#) sites, other than the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, whether the development:
 - i. Provides for tree planting and other [landscaping](#) that reduces the visual dominance of [buildings](#), [vehicle access](#) and [parking areas](#) and contributes to the [amenity values](#) of neighbouring [sites](#) and to public and [publicly accessible space](#);
 - ii. Provides for the distribution of large scale tree planting and [landscaping](#) across the [site](#), while giving priority to locating [landscaping](#) within the [building setbacks](#);
 - iii. In respect to suburban [sites](#) and considering the extent to which the site is visible ~~form~~[from adjoining sites](#), whether large-scale tree planting is provided that visually mitigates the scale and bulk of [building](#) and contributes to a landscape setting for the built development when viewed from the [site boundaries](#); and
 - iv. Takes into account the operational, [accessibility](#) and security requirements of the [hospital](#).
- b. In regard to the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital sites, whether the development:
 - i. Provides for large-scale tree planting within the [road boundary setbacks](#) that contribute to the ~~e~~[Central City](#) tree canopy and green corridors;
 - ii. Minimises the visual impacts of ~~ear parking~~[parking areas](#) and [vehicle access](#) at the interface between the [buildings](#) and the street and with Hagley Park and the Avon River Corridor;
 - iii. Provides for [landscaping](#), including tree planting, that visually mitigates the scale and bulk of [building](#), and contributes to the [amenity values](#) of neighbouring [sites](#) and public space; and

- iv. Takes into account the operational, [accessibility](#) and security requirements of the [hospital](#).

21.5.6.6 St Georges-Heaton Overlay

a. Area context

Whether development recognises the landscape setting and development patterns in respect to:

- i. Integrating with the existing pattern and grain of [subdivision](#) and [building](#);
- ii. The extent and scale of vegetation retained and/or provided; and
- iii. The relationship with [adjoining sites](#) and [buildings](#), particularly in respect to [historic heritage](#) and character values of Character Area 13 – Heaton.

b. [Site](#) character and ~~street~~ [road](#) interface

Whether the development complements the character and enhances the amenity of the area by:

- i. Providing a front yard [building setback](#) which is consistent with the overall depth and pattern of Character Area 13 – Heaton;
- ii. Retaining the front yard for open space, tree and garden planting;
- iii. Avoiding the location of vehicle parking and garaging within the front yard, or where it visually dominates the streetscene; and
- iv. Orientating [building](#) on the [site](#) to face the ~~street~~ [road](#).

c. Built character

Whether the [building](#) supports the built character values of Character Area 13 – Heaton and the residential area more widely in regard to:

- i. The scale and form of the [building](#)
- ii. Ensuring that any increase in [building height](#) is not visible from a public place and is contained within the [building](#) form;
- iii. The predominance of hip and gable roofs and the avoidance of flat or monopitch roofs;
- iv. Architectural detailing including features such as front entry porches, materials, [window](#) design and placement.

d. Design guidelines

Whether the development has been designed with consideration given to the CA13 – Heaton Character Area Design Guideline.

21.5.7 Appendix

The alternative zone that applies to each of the [hospital sites](#) included within the Specific Purpose (Hospital) Zone is shown in the following table.

For a full version of the zone names, refer to the planning maps legend.

Hospital Name	Location	Map ref	Alternative Zone
Burwood	Burwood/Mairehau Roads	20, 26	RS
Princess Margaret	Cashmere Road	46	RSdT
Hillmorton	Lincoln/Annex Roads	38	RS
Nurse Maude and Nurse Maude – Mansfield	McDougal Avenue/Mansfield Avenue	31	RMD
St Georges	Papanui Road/Leinster Road	31	RMD
St Georges-Heaton Overlay	Heaton Street	31	RS
Southern Cross	Bealey Avenue/Durham Street/Caledonian Road	32	RMD
Pegasus Health 24hr	Bealey Avenue/Caledonian Road	32	RMD
Wesley Care	Harewood Road	24	RSdT
Former Christchurch Women's Hospital	Colombo/Durham Streets	32	RCC
Montreal House	Montreal/ Bealey Avenues	32	RCC

Plan to be updated so it is legible.

21.6 Specific Purpose (School) Zone

21.6.1 Introduction

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

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

This chapter relates to activities that may occur in the Specific Purpose (School) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.

The Specific Purpose (School) Zone applies to a number of public and private school sites throughout the district. It seeks to enable education providers to efficiently use and develop their land and [buildings](#) for [education activities](#) and as hubs for a diverse range of [community activities](#). It also seeks to mitigate significant adverse effects on the [amenity values](#) of [adjoining](#) zones, and to recognise and enhance the contribution of education [buildings](#) and sites to the character of neighbourhoods.

21.6.2 Objectives and policies

21.6.2.1 Objective – Use of education facilities

- a. Education providers are able to efficiently use and develop their land and [buildings](#), within the wider network of [education facilities](#) across Christchurch, for:

- i. [education activity](#); and as
- ii. hubs for a diverse range of [community activities](#),

while:

- iii. mitigating significant adverse effects on the [amenity values](#) of [adjoining](#) zones, and
- iv. recognising and enhancing the contribution of education [buildings](#) and sites to the character of neighbourhoods.

21.6.2.1.1 Policy – Community use of education facilities

- a. Provide for community use of education land and [buildings](#), including use for active and passive recreation, where such use of land and [buildings](#) is compatible with, and secondary to, the use of the [site](#) for [education activity](#).

21.6.2.1.2 Policy – Amenity of neighbourhoods

- a. Ensure adverse effects from education [sites](#) on neighbourhood [amenity values](#), including effects arising from [building](#) location and scale, traffic, parking, and noise are not significant, while also recognising the benefits of [education activities](#) and [community activities](#) occurring on school [sites](#) for the wider community.

21.6.2.1.3 Policy – Contribution of education sites to the character of neighbourhoods

- a. Encourage education providers to develop [buildings](#) and [sites](#) to a high standard of visual amenity and design.

21.6.2.2 Objective – Future use of surplus education land and buildings

- a. Change of use of surplus education land and [buildings](#) to activities compatible with the surrounding area is facilitated.

21.6.2.2.1 Policy – Additional development provisions

- a. Provide for land and [buildings](#) no longer required for an [education activity](#) to be developed for other uses where those uses are consistent with the provisions applicable in the surrounding environment.

21.6.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (School) Zone are contained in the activity status tables (including activity specific standards) in Rule 21.6.4 and the built form standards in Rule 21.6.5.
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (School) 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; and
- 12 Hazardous Substances and Contaminated land.

~~e. 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.~~

- ~~d.c.~~ Appendices 21.6.7.1, 21.6.7.2 and 21.6.7.3 list the alternative zones that apply to each of the school sites. Rules 21.6.4.1.1, 21.6.4.1.2, 21.6.4.1.3 and 21.6.4.1.4 provide for any additional activities or facilities on each of the school sites in accordance with the rules in the relevant alternative zone listed in Appendix 21.6.7.1, 21.6.7.2 and 21.6.7.3.

21.6.4 Rules – Specific Purpose (School) Zone

21.6.4.1 Activity status tables

21.6.4.1.1 Permitted activities

The activities listed below are permitted activities in the Specific Purpose (School) Zone if they meet ~~any~~the activity specific standards set out in this table and the built form standards in Rule 21.6.5.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 21.6.4.1.2, 21.6.4.1.3 and 21.6.4.1.4.

	Activity	Activity Specific Standards
P1	<u>Education activities</u> and <u>education facilities</u> , and additions to such facilities.	Nil
P2	<u>Spiritual activities</u> and facilities established before 2 May 2015, which are not <u>ancillary</u> to an <u>education activity</u> , and additions to such facilities <u>activities</u> .	
P3	<u>Community activities</u> (but not <u>community facilities</u>) occurring at <u>education facilities</u> or spiritual facilities <u>activities</u> .	
P4	Any additional activities or facilities which would be permitted activities in the alternative zone listed for that <u>site</u> in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.	

21.6.4.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Section 21.6.6, as set out in the table below.

	Activity	The <u>Council</u> 's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 21.6.4.1.1 that does not meet the built form standard in Rule 21.6.5.1.	a. Amenity of the Neighbourhood – 21.6.6.1 (b), (d), (e) and (h).
RD2	Any activity listed in Rule 21.6.4.1.1 that does not meet the built form standard in Rule 21.6.5.2, or Rule 21.6.5.4.	a. Amenity of the neighbourhood – 21.6.6.1 (a), (b), (c), (d) and (e).
RD3	Any activity listed in Rule 21.6.4.1.1 that does not meet the built form standard in Rule 21.6.5.3.	a. Amenity of the neighbourhood – 21.6.6.1 (b), (c), (d), (e), (f), (g) and (h). b. Traffic Issues – 21.6.6.2 (a) and (b).
RD4	Any activity listed in Rule 21.6.4.1.1 that does not meet the built form standard in Rule 21.6.5.6.	a. Water supply for firefighting – 21.6.6.3 (a).

RD5	Any additional activities or facilities which would be restricted discretionary activities in the alternative zone listed for that site in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.	The matters of discretion for the additional activity or facility in the alternative zone listed for that site in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.
RD6	<p>A major sports facility on Lot 1 DP11232 (Heaton Street Intermediate Normal School), where:</p> <ul style="list-style-type: none"> a. It is developed in conjunction with part of the adjacent Lot 1 DP12727 (that part of Elmwood Park located at 83D Heaton Street); and b. The net contiguous site set aside for the major sports facility is no less than 6,000m² across both sites c. A 3 metre wide landscaped area is established along all Residential Suburban Zone boundaries which shall be planted with a minimum of 1 tree for every 10 metres of boundary. d. In addition to (c), within on-site car parking areas, 1 tree shall be planted for every 5 car parking spaces. <p>shall be a restricted discretionary activity except as specified in Rule 21.6.4.1.3 D4.</p>	<ul style="list-style-type: none"> a. Major Sports Facility on Heaton Street Intermediate School – 21.6.6.4 (a) and (b). b. Parking areas – 21.6.6.4 (c) and (d). c. Traffic generation and access – 21.6.6.4 (e) to (g). d. Landscaping and trees – 18.7.1.13. e. Overlooking and privacy in relation to adjacent residential properties and the remainder of the school property. f. Amenity of the neighbourhood – 21.6.6.1 (a) to (h).

21.6.4.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any new spiritual activity and facility.
D2	Any activity listed in Rule 21.6.4.1.1 that does not meet Rule 21.6.5.5.
D3	Any additional activities or facilities which would be discretionary activities in the alternative zone listed for that site in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.
D4	A major sports facility on Lot 1 DP11232 (Heaton Street Intermediate Normal School), developed in conjunction with part of Lot 1 DP12727, Elmwood Park located at 83D Heaton Street, that does not meet Rule 21.6.4.1.2 - RD6 (b), (c) or (d).

21.6.4.1.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity that is not listed above as a permitted, restricted discretionary, or discretionary activity.
NC2	a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity) within 10m of the centreline of the 66 KV electricity distribution line

	<p>through the Kendal School, or within 10 metres of a foundation of an associated support structure.</p> <p>b. Fences within 5 metres of the 66 KV electricity distribution line support structure foundations (through Kendal School).</p> <p>Any application arising from this rule shall be limited notified only to Orion New Zealand Limited or other electricity distribution network utility operator (absent its written approval).</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The 66kV electricity distribution line through Kendal School is shown on Planning Map 23. 2. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in the vicinity of electricity distribution lines, which must be complied with.
--	---

21.6.5 Built form standards

21.6.5.1 Maximum site coverage

The maximum percentage of the [net site area](#) covered by [buildings](#) shall be as follows:

	Applicable to	Standard
a.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Suburban, Residential Suburban Density Transition, Residential Hills, Residential Banks Peninsula, Residential Small Settlement or Rural Zones.	40%
b.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Medium Density, or Residential New Neighbourhood Zones, or Open Space Community Park Zone.	45%
c.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Central City, Commercial Central City Business, Commercial Central City Mixed Use, or Industrial General Zone.	No maximum percentage

d.	<u>Spiritual facilities-activities</u> on school sites listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.	50%
----	---	-----

21.6.5.2 Daylight recession planes

No part of any building shall project beyond a building envelope contained by:

	Applicable to	Standard
a.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Suburban, Residential Suburban Density Transition, Residential Hills, Residential Medium Density, Residential New Neighbourhood, Rural Zones, Residential Central City, or Open Space Community Park Zone.	Recession planes from points 2.3 metres above a <u>boundary</u> with a residential zone as shown in Appendix 14.14.2.
b.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Banks Peninsula, Residential Small Settlement.	45 degree recession planes measured from points 2 metres above a <u>boundary</u> with a residential zone.
c.	For a <u>major sports facility</u> on Lot 1 DP 11232 and on any land in an <u>adjoining open-Open space-Space zoneZone</u> , where a <u>site boundary</u> adjoins the Residential Suburban Zone.	Recession planes from points 2.3 metres above the <u>boundary</u> , as shown in Appendix 14.14.2A.

21.6.5.3 Minimum building setback from road boundaries

The minimum building setback from road boundaries shall be:

	Applicable to	Standard
a.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Suburban; Residential Suburban Density Transition; Residential Hills; Residential Banks Peninsula; Residential Small Settlement; or Rural Zones.	10 metres
b.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Medium Density, or	4 metres

	Applicable to	Standard
	Residential New Neighbourhood Zones.	
c.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Open Space Community Park Zone.	5 metres
d.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Central City Zone	2 metres
e.	The Phillipstown School site , where the additional activities and standards are from the Industrial General Zone.	6 metres
f.	For a major sports facility on Lot 1 DP 11232, and on any land in an adjoining Open Space Zone.	10 metres
g.	Spiritual facilities-activities on school sites listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.	6 metres

21.6.5.4 Minimum building setback from internal boundaries

The minimum [building setback](#) from an internal [boundary](#) shall be:

	Applicable to	Standard
a.	From a boundary with any other zone, with the exception of (b), (c), (d), and (e) below.	6 metres
b.	From a boundary with any other zone, if the building does not exceed 4.5 metres in height ; and Either: i. does not exceed 15 metres in length, or ii. a recess is provided for every additional 15 metres of building length or part thereof, with a minimum dimension of 3 metres by 3 metres for the full height of the building including the roof.	3 metres
c.	Accessory buildings for caretaking and storage purposes from a boundary with any other zone.	Nil, if the length of walls of accessory buildings within 6 metres of a boundary does not exceed a total of 9 metres for each 100 metres length of boundary ; Otherwise 6 metres.
d.	For a major sports facility on Lot 1 DP 11232 developed in conjunction with part of the adjacent Elmwood Park located at 83D Heaton Street.	6 metres, except that on the boundaries with Lot 1 DP12727, Elmwood Park no setback is required.
e.	Spiritual facilities-activities on school sites listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.	5 metres

21.6.5.5 Maximum building height

The maximum [height](#) of any [building](#) shall be:

	Applicable to	Standard
a.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Suburban, Residential Suburban Density Transition, Residential Hills, Residential Banks Peninsula, Residential Small Settlement, or Rural Zones.	10 metres within 20 metres of an internal boundary , otherwise 14 metres.
b.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Medium Density, or Residential New Neighbourhood Zones; with the exception of (c) below.	12 metres within 20 metres of internal boundary , otherwise 16 metres.
c.	School sites where the additional activities and standards are from the zones listed in Appendix 21.6.7.1, 21.6.7.2, or 21.6.7.3, including Christ's College east of Rolleston Avenue: Residential Central City Zone.	11 metres or 14 metres. Refer to Central City Maximum Building Height Planning Map.
d.	School sites where the additional activities and standards are from the zones listed in Appendix 21.6.7.1, 21.6.7.2, or 21.6.7.3: Commercial Central City Business, or Commercial Central City Mixed Use Zones.	Refer to Central City Maximum Building Height Planning Map.
e.	The Phillipstown School site , where the additional activities and standards are from the Industrial General zone, and Christ's College west of Rolleston Avenue, where the additional activities and standards are from the Residential Central City Zone (buildings) and from the Open Space Community Park Zone (playing fields).	15 metres
f.	For a major sports facility on Lot 1 DP 11232 developed in conjunction with part of the adjacent Elmwood Park located at 83D Heaton Street.	12 metres

21.6.5.6 Water supply for firefighting

- a. All [buildings](#), excluding [accessory buildings](#), shall provide sufficient access for firefighting appliances and supply of water for firefighting in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

21.6.6 Matters of discretion

21.6.6.1 Amenity of the neighbourhood

- a. Effects on amenity of [adjoining](#) properties, including daylight and sunlight admission.

- b. Any visual dominance over [adjoining](#) properties, or their outlook to the street; or visual dominance over the street or nearby [public open space](#).
- c. Any loss of privacy for [adjoining](#) properties through overlooking.
- d. Alternative practical locations for the [building](#) on the [site](#).
- e. Opportunities for [landscaping](#) and tree planting, as well as screening of [buildings](#).
- f. Whether the nature and form of development on [adjoining site\(s\)](#) mitigates the potentially adverse effects of increased [height](#) or [building](#) scale.
- g. The compatibility of the [building](#) in terms of appearance, layout and scale of other [buildings](#) and sites in the surrounding area, including whether increased [height](#) would result in [buildings](#) which significantly contrast with the scale of surrounding development, both existing and permitted.
- h. The balance of open space and [buildings](#) on the site, in the context of:
 - i. The character of the surrounding zone(s); and
 - ii. The contribution of the [buildings](#) and grounds to local landscape character.

21.6.6.2 Traffic issues

- a. Any potentially adverse effects on the surrounding environment and [adjoining](#) zones of traffic and parking associated with the proposed new development.
- b. Where an Integrated Transport Assessment has not been provided, the ability to provide safe access to cycle parking and to drop-off/pick-up areas for children.

21.6.6.3 Water supply for firefighting

- a. Whether sufficient firefighting water supply is available to ensure the safety of people and property in the zone, as well as [neighbouring properties](#), in the event of fire.

21.6.6.4 Major sports facility on Heaton Street Intermediate School

- a. With respect to a [major sports facility](#) on Heaton St Intermediate School, whether the site size will:
 - i. Provide sufficient separation to mitigate the effects of activities, [buildings](#) and car parking on the school and [adjoining](#) residents;
 - ii. Provide adequate public access and connectivity;
 - iii. Promote a safe physical environment and reflect principles of Crime Prevention through Environmental Design (CPTED);
 - iv. Enable a mixed or multifunctional use of land and facilities, and/or an adaptable design to increase the capacity of the [recreation facility](#); and
 - v. Create benefits in terms of satisfying the needs of the local community, particularly where there is an identified deficiency, or specialised recreational needs.

- b. Whether the scale of the facility is in keeping with the local context and character of the surrounding environment.
- c. Whether the [parking area](#) within school zoned land will:
 - i. Significantly reduce open space and/or displace [recreation activities](#);
 - ii. Give rise to nuisance effects;
 - iii. Be designed and landscaped to mitigate visual effects. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species;
 - iv. Promote a safe physical environment and reflect principles of Crime Prevention through Environmental Design (CPTED); and
 - v. Allow for better utilisation and improve the amenity of the sports facility.
- d. Whether the reduced on-site carparking will create extra demand for parking in the surrounding streets and /or adversely affect the efficiency and safety of the [road](#) network, and/or the [amenity values](#) of the surrounding environment.
- e. Whether traffic generation and [vehicle access](#) will adversely affect character and [amenity values](#) of the surrounding area and/or safety and efficient functioning of the [road](#) network.

21.6.7 Appendices

The alternative zone that applies to each of the school sites included within the Specific Purpose (School) Zone are shown in the following appendices:

Appendix 21.6.7.1 – State Schools;

Appendix 21.6.7.2 – State Integrated Schools; and

Appendix 21.6.7.3 – Private Schools.

For a full version of the zone abbreviations, refer to the legends for the planning maps.

21.6.7.1 State Schools

	School Name	Location	Map Ref	Alternative Zone
1	Addington Primary School	Brougham Street, Addington	38	RMD
2	Akaroa Area School	Rue Jolie, Bruce Terrace and Selwyn Avenue, Akaroa	77	RBP
3	Allenvale School	Aorangi Road, Bryndwr	24	RS
4	Aranui High School	Shortland Street, Aranui	33	RS
5	Aranui Primary School	Breezes Road, Aranui	33	RS
6	Avondale Primary School	Breezes Road, Wainoni	33	RS

	School Name	Location	Map Ref	Alternative Zone
7	Avonhead Primary School	Avonhead Road, Avonhead	30	RS
8	Avonside Girls' High School	Avonside Drive, Avonside	32	RS
9	Bamford Primary School	Gould Crescent, Woolston	40	RSdT
10	Banks Avenue Primary School	Banks Avenue, Dallington	32	RS
11	Beckenham Primary School	Sandwich Road, Beckenham	46	RS
12	Belfast Primary School	Main North Road, Belfast	12	RS
13	Bishopdale Primary School	Greers Road, Bishopdale	24	RS
14	Branston Intermediate School (Closed)	Amyes Road, Hornby	37	RS
15	Breens Intermediate School	Breens Road, Bishopdale	23/24	RS
16	Bromley Primary School	Keighleys Road, Bromley	40	RS
17	Burnside High School	Greers Road, Burnside	23/24/30 /31	RS
18	Burnside Primary School	Memorial Avenue, Fendalton	31	RS
19	Casebrook Intermediate School	Veitches Road, Casebrook	18	RS
20	Cashmere High School	Rose Street, Spreydon	45/46	RS
21	Cashmere Primary School	Dyers Pass Road and Hackthorne Road, Cashmere	46	RH
22	Central New Brighton Primary School (closed)	Seaview Road, New Brighton	26	RSdT
23	Chisnallwood Intermediate School	Breezes Road, Avondale	33	RS
24	Christchurch Boys' High School	Kahu Road, Fendalton	31	RS
25	Christchurch East Primary School	Gloucester Street, City	CC Zoning Map	RCC
26	Christchurch Girls' High School	Matai Street, Fendalton and Papanui Road, Merivale	31	RS
27	Christchurch South Intermediate School	Selwyn Street, Sydenham	38/39	RSdT
28	Cobham Intermediate School	Ilam Road, Fendalton	31	RS
29	Cotswold Primary School	Cotswold Avenue, Bishopdale	18	RS
30	Diamond Harbour School	Hunters Road, Diamond Harbour	58/59/61 /62	RBP
31	Duvauchelle School	Christchurch - Akaroa Road (SH75), Duvauchelle	70	RBP
32	Elmwood Normal Primary School	Aikmans Road, Merivale	31	RSdT

	School Name	Location	Map Ref	Alternative Zone
33	Fendalton Open Air Primary School	Clyde Road, Fendalton	31	RS
34	Ferndale School	Merivale Lane, Merivale	31	RSdT
35	Freeville Primary School (closed)	Sandy Avenue, New Brighton	26	RS
36	Gilberthorpe Primary School	Gilberthorpe Road, Hei Hei	29	RS
37	Glenmoor Primary School (Closed)	Philpotts Road, Mairehau	25	RS
38	Governors Bay School	Jetty Road, Governors Bay	57	RSS
39	Hagley Community College	Hagley Avenue, City	CC Zoning Map	RCC
40	Halswell Primary School	Halswell Road, Halswell	49	RS
41	Halswell Residential College	Nash Road, Halswell	44	RS
42	Hammersley Park Primary School (Closed)	Quinns Road, Shirley	25	RS
43	Harewood Primary School	Harewood Road, Harewood	17	RuUF
44	Heathcote Valley Primary School	Bridle Path Road, Heathcote, Christchurch	47	RS
45	Heaton Street Normal Intermediate School	Heaton Street, Merivale	31	RS
46	Hillmorton High School	Tankerville Road, Hillmorton	38/45	RS
47	Hoon Hay Primary School	Sparks Road, Hoon Hay	45	RS
48	Hornby High School	Waterloo Road, Hornby	36/37	RS
49	Hornby Primary School	Waterloo Road, Hornby	36	RS
50	Ilam Primary School	Ilam Road, Ilam	31	RS
51	Isleworth Primary School	Farrington Avenue, Bishopdale	24	RMD
52	Kendal Primary School (Closed)	Kendal Avenue, Burnside	23	RS
53	Kirkwood Intermediate School	Riccarton Road, Riccarton	31	RS
54	Linwood Avenue Primary School	Linwood Avenue, Linwood	39	RSdT
55	Linwood College and Linwood College Playing Fields	Aldwins Road and Ferry Road, Linwood	39	RSdT College; RS Playing Fields
56	Linwood Intermediate School (Closed)	McLean Street, Linwood	32	RSdT
57	Linwood North Primary School	Woodham Road, Avonside	32	RS
58	Little River School	Western Valley Road, Little River	69	RSS

	School Name	Location	Map Ref	Alternative Zone
59	Lyttelton Main School	Oxford Street, Lyttelton	52	RBP all of site , except 1 Oxford Street which is CBP
60	Lyttelton West School	Voelas Road, Lyttelton	52	RBP
61	Mairehau High School	Hills Road, Mairehau	25	RS
62	Mairehau Primary School	Mahars Road, Mairehau	25	RS
63	Manning Intermediate School (Closed)	Hoon Hay Road, Hoon Hay	45	RS
64	Marshland Primary School	Prestons Road, Marshland	19	RuUF – Marshland Rd site ; RNN – Prestons site
65	McKenzie Residential School (Closed)	Yaldhurst Road, Yaldhurst	29	RuUF
66	Merrin Primary School	Merrin Street, Avonhead	30	RS
67	Mt Pleasant Primary School	Major Hornbrook Road, Mt Pleasant	47	RH
68	Noku Te Ao Childcare Centre	Birchgrove Gardens, Mairehau	25	RS
69	North New Brighton Primary School (closed)	Leaver Terrace, North New Brighton	26	RS
70	Northcote Primary School	Tuckers Road, Redwood	18	RS
71	Oaklands Primary School	Cunningham Place, Halswell	44	RS
72	Okains Bay School	Okains Bay Road, Okains Bay	68	RuBP
73	Opawa Primary School	Ford Road, Opawa	39	RS
74	Ouruhia Model Primary School	Turners Road, Ouruhia	12	RuUF
75	Papanui High School	Langdons Road, Papanui	24	RSDT
76	Papanui Primary School	Winters Road, Papanui	24	RS
77	Paparoa Street Primary School	Paparoa Street, Papanui	24	RS
78	Parkview Primary School	Chadbury Street, Parklands	20	RS
79	Phillipstown Primary School	Nursery Road, Phillipstown	39	IG
80	Queenspark Primary School	Queenspark Drive, Parklands	20	RS
81	Rawhiti Primary School	Leaver Terrace, North New Brighton	26	RS
82	Redcliffs Primary School	Main Road, Redcliffs. Temporary location: Van Asch Deaf Education Centre, Sumner	48	RS
83	Redwood Primary School	Prestons Road, Redwood	18	RS
84	Riccarton High School	Vicki Street, Upper Riccarton	37	RS

	School Name	Location	Map Ref	Alternative Zone
85	Riccarton Primary School	English Street, Upper Riccarton	37	RS
86	Rowley Avenue School	Rowley Avenue, Hoon Hay	45	RS
87	Roydvale Primary School	Roydvale Avenue, Burnside	23	RS
88	Russley Primary School	Cutts Road, Avonhead	30	RS
89	Shirley Boys' High School	North Parade, Shirley	32	RS
90	Shirley Intermediate School	North Parade, Shirley	32	RMD
91	Shirley Primary School	Shirley Road, Shirley	25	RS
92	Sockburn Primary School	Springs Road, Sockburn	37	RS
93	Somerfield Primary School	Studholme Street, Somerfield	46	RS
94	South Hornby Primary School	Shands Road, Hornby	36	RSdT
95	South New Brighton Primary School	Estuary Road, South New Brighton	34	RS
96	Spreydon Primary School	Halswell Road, Hoon Hay	38	RS
97	St Albans Primary School	Sheppard Place, St Albans	25/32	RSdT
98	St Martins Primary School	Albert Terrace, St Martins	46	RH
99	Sumner Primary School	Colenso Street, Sumner	48	RS
100	Te Kura Kaupapa Māori o Te Whanau Tahī	Lyttelton Street, Spreydon	45	RS
101	Te Kura Kaupapa Māori o Waitaha	Hassals Lane, Opawa. Temporary location Linwood Intermediate.	39	RSdT
102	Te Pa o Rakaihautu	Pavitt Street, Richmond	32	RMD
103	Templeton Primary School	Kirk Road, Templeton	35	RS
104	Thorrington Primary School	Colombo Street, Beckenham	46	RS
105	Te Waka Unua Primary School	Ferry Road, Woolston	39	RS
106	Unlimited Discovery School	Temporary locations: UC, Parkstone Avenue, Ilam and Halswell Residential College, McMahon Drive, Aidanfield	None	
107	Van Asch Deaf Education Centre	Heberden Avenue, Sumner	48	RS
108	Waimairi Primary School	Tillman Avenue, Papanui	24	RS
109	Wainoni Primary School	Eureka Street, Aranui	26	RS
110	Wairakei Primary School	Wairakei Road, Bryndwr	24	RS
111	Waitaha School	Kirk Road, Templeton	35	RuT
112	Waitakiri Primary School	Burwood Road, Burwood	26	RS
113	Waitakiri Primary School River Site	New Brighton Road, Burwood	26	RS

	School Name	Location	Map Ref	Alternative Zone
114	Waltham Primary School	Hastings Street East, Waltham	39	RS
115	West Spreydon Primary School	Lyttelton Street, Spreydon	45	RS
116	Westburn Primary School	Waimairi Road, Ilam	30	RS
117	Wharenui Primary School	Matipo Street, Riccarton	38	RMD
118	Yaldhurst Model Primary School	School Road, Yaldhurst	29	RuUF

21.6.7.2 State Integrated Schools

	School Name	Location	Map Ref	Alternative Zone
1	Aidanfield Christian	Nash Road, Aidanfield	44	RS
2	Catholic Cathedral College	Ferry Road, City	CC Zoning Map	CCMU
3	Christ the King	Greers Road, Burnside	31	RS
4	Christchurch Adventist	Grants Road, Papanui	24	RMD
5	Emmanuel Christian	Sawyers Arms Road, Bishopdale	18	RuUF
6	Hillview Christian	Wilson's Road, St Martins	46	RS
7	Laidlaw College	Condell Avenue, Papanui	24	RS
8	Marian College	Barbadoes Street, City	39 and CC	CCMU
9	Middleton Grange	Acacia Avenue, Upper Riccarton	37/38	RS
10	New Brighton Catholic	Lonsdale Street, New Brighton	26	RS
11	St Francis of Assisi Catholic	Innes Road, Mairehau	25	RS
12	Our Lady of the Assumption	Sparks Road, Hoon Hay	45	RS
13	Our Lady of Victories	Main South Road, Sockburn	37	RS
14	Our Lady Star of the Sea	Colenso Street, Sumner	48	RS
15	Rudolf Steiner	Ombersley Terrace, Opawa	46	RS
16	Sacred Heart	Spencer Street, Addington	38	RMD
17	St Albans Catholic	Rutland Street, St Albans	25	RS
18	St Anne's	Ferry Road, Woolston	40	RS
19	St Bede's	Main North Road, Redwood	18/24	RS
20	St Bernadette's	Hei Hei Road, Hei Hei	36/37	RS
21	St James'	Rowan Avenue, Aranui	33	RS
22	St Joseph's	Vagues Road, Papanui	24	RS
23	St Mark's	Cholmondeley Avenue, Opawa	39	RS

	School Name	Location	Map Ref	Alternative Zone
24	St Mary's	Manchester Street, City	CC Zoning Maps	RCC
25	St Patrick's	Plynlimon Road, Bryndwr	31	RS
26	St Peter's	Fisher Avenue, Beckenham	46	RS
27	St Teresa's	Puriri Street, Riccarton	31	RS
28	St Thomas of Canterbury	Middlepark Road, Sockburn	37	RS
29	Stand Childrens' Services Village	Glenelg Spur, St Martins	46	RH
30	Tamariki	St Johns Street, Woolston	40	RS
31	Villa Maria	Peer Street, Upper Riccarton	30	RS

21.6.7.3 Private Schools

	School Name	Location	Map Ref	<u>Alternative Zone</u>
1	The Academy	Manchester Street, City; and Aberdeen Street, City	CC Zoning Map	<u>RCC - Manchester St site; CCMU - Aberdeen St site</u>
2	Birch Grove Montessori	Birchgrove Gardens, Mairehau	25	<u>RS</u>
3	Cathedral Grammar	Park Terrace, City	CC Zoning Map	<u>RCC</u>
4	Christ's College	Rolleston Avenue, City & Montreal Street, City (former Girls High site)	CC Zoning Map	<u>OSCP -playing fields, RCC - all school buildings & Montreal St site</u>
5	Jean Seabrook Memorial School	London Street, Richmond	32	<u>RMD</u>
6	Medbury	Clyde Road, Ilam	31	<u>RS</u>
7	Nova Montessori	Owles Terrace, New Brighton	33	<u>RS</u>
8	Rangi Ruru Girls' School	Hewitts Road, Merivale	31	<u>RMD</u>
9	Selwyn House	Merivale Lane, Merivale	31	<u>RS</u>
10	Seven Oaks School	Quaifes Road, Halswell	49	<u>RNN</u>
11	St Andrew's College	Normans Road, Papanui	24/31	<u>RS</u>
12	St Margaret's	Winchester Street, Merivale	32	<u>RMD</u>
13	St Michael's	Durham Street, City	CC Zoning Map	<u>CCB</u>
14	Westmount School	Kirk Road, Templeton	35	<u>RuUF</u>

21.7 Specific Purpose (Tertiary Education) Zone

21.7.1 Introduction

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

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

This chapter relates to activities that may occur in the Specific Purpose (Tertiary Education) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.

The Specific Purpose (Tertiary Education) Zone applies to the [sites](#) operated by the University of Canterbury and the Ara Institute of Canterbury. It seeks to enable the efficient use and growth/diversification of [tertiary education and research activities](#) and facilities, while having regard to the [amenity values](#) and character of the surrounding environment.

21.7.2 Objectives and policies

21.7.2.1 Objective – Tertiary education and research activities

- a. [Tertiary education and research activities](#) are able to efficiently use [tertiary education and research facilities](#), and are able to grow and diversify while having regard to the [amenity values](#) and character of the surrounding environment.

21.7.2.1.1 Policy – Tertiary education and research activities and facilities and amenity and character of the surrounding environment

- a. Enable [tertiary education and research activities](#) and facilities to develop, while:
 - i. Minimising adverse effects from education [sites](#) on neighbourhood [amenity values](#); and
 - ii. Having regard to the benefits of open space, [landscaping](#) and mature trees on the streetscape, and on the character and visual amenity of the campus and the surrounding area.

21.7.2.2 Objective – The contribution of tertiary education and research institutions

- a. Tertiary education and research institutions make positive social and economic contributions to Christchurch, including as hubs for a diverse range of [community activities](#).

21.7.2.2.1 Policy – Community use of tertiary education and research facilities

- a. Provide for community use of education land and [buildings](#) where such use is compatible with, and secondary to, the use of the [site](#) for [education activity](#).

21.7.2.3 Objective – Changing needs for educational land and buildings

- a. Tertiary education and research providers have some flexibility, and the community some certainty, as to the future use of [tertiary education and research facilities](#) if land or [buildings](#) become surplus.

21.7.2.3.1 Policy – Additional development provisions

- a. Enable land or [buildings](#) no longer required for a [tertiary education and research activity](#) to be developed for other uses where those uses are consistent with the provisions applicable in the surrounding environment.

21.7.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Tertiary Education) Zone are contained in the activity status tables (including activity specific standards) in Rule 21.7.4 and the built form standards in 21.7.5.
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Tertiary Education) 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; and

12 Hazardous Substances and Contaminated land.

- ~~e. 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.~~

- ~~d.c.~~ Appendix 21.7.7 lists the alternative zones that apply to each of the tertiary education [sites](#). Rules 21.7.4.1.1, 21.7.4.1.2, 21.7.4.1.3 and 21.7.4.1.4 provide for any additional activities or facilities on each of the tertiary education [sites](#) in accordance with the rules in the relevant alternative zone listed in Appendix 21.7.7.

e.d. In the following tables, the University of Canterbury is abbreviated to UC.

21.7.4 Rules – Specific Purpose (Tertiary Education) Zone

21.7.4.1 Activity status tables

21.7.4.1.1 Permitted activities

The activities listed below are permitted activities in the Specific Purpose (Tertiary Education) Zone if they meet ~~any~~the activity specific standards set out in this table and the built form standards in Rule 21.7.5.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 21.7.4.1.2, 21.7.4.1.3, 21.7.4.1.4 and 21.7.4.1.5.

	Activity	Activity specific standards
P1	<u>Tertiary education and research activities</u> and <u>Tertiary education and research facilities</u> .	Nil
P2	<u>Community activities</u> (but not <u>community facilities</u>) using <u>tertiary education and research facilities</u> .	
P3	Any additional activities or facilities which would be permitted activities in the alternative zone listed for that <u>site</u> in Appendix 21.7.7.	
P4	Use of student accommodation by persons not associated with the <u>tertiary education and research activity</u> .	a. Student accommodation buildings must not be used for more than 30 days per calendar year. b. Use by non-students must be outside of student residential agreement periods.

21.7.4.1.2 Controlled activities

The activities listed below are controlled activities if they comply with the built form standards in Rule 21.7.5.

	Activity	The matters over which <u>Council</u> reserves its control:
C1	Any new <u>building</u> , part of a <u>building</u> or addition to a <u>building</u> , that is within 30 metres of a <u>site boundary</u> , and greater than 11 metres in <u>height</u> , and where the <u>building</u> as a whole has a gross <u>ground floor area</u> of greater than 1000m ² . This rule shall not apply to: a. Repairs, maintenance, and building code upgrades; and b. Refurbishment and reinstatement works. Any application arising from this rule shall not be limited or publicly notified.	a. Building modulation – 21.7.6.2 (a) and (b).

	Activity	The matters over which Council reserves its control:
C2	Any additional activities or facilities which would be controlled activities in the alternative zone listed for that site in Appendix 21.7.7.	a. The matters of control for the additional activity or facility in the alternative zone listed for that site in Appendix 21.7.7.

21.7.4.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Section 21.7.6, as set out in the table below.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet the built form standard in Rule 21.7.5.1.	a. Amenity of the neighbourhood – 21.7.6.1 (a), (b), (c), (d), (e), (f), (g) and (h).
RD2	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet one or more of the built form standards in Rule 21.7.5.2 or Rule 21.7.5.4	a. Amenity of the neighbourhood – 21.7.6.1 (a), (b), (c), (d), (e), (f) and (g).
RD3	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet the built form standard in Rule 21.7.5.3.	a. Amenity of the neighbourhood – 21.7.6.1 (b), (c), (d), (e), (f), (g) and (h).
RD4	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet the built form standard in Rule 21.7.5.6. Any application arising from clauses (a) or (c) of Rule 21.7.5.6 shall not be limited or publicly notified.	a. Adequacy of Landscaping – 21.7.6.3.
RD5	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 which does not meet the built form standard in Rule 21.7.5.5 on the Ara Institute of Canterbury Madras Street site.	a. Amenity of the neighbourhood - 21.7.6.1 (a), (b) and (c).
RD6	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet the built form standard in Rule 21.7.5.7.	b. Amenity of the neighbourhood – 21.7.6.1 (a) and (e).
RD7	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet the built form standard in Rule 21.7.5.8.	a. Water supply for firefighting – 21.7.6.4 (a).
RD8	Any additional activities or facilities which would be restricted discretionary activities in the alternative zone listed for that site in Appendix 21.7.7.	a. The matters of discretion for the additional activity or facility in the alternative zone listed for that site in Appendix 21.7.7.

21.7.4.1.4 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet the built form standard in Rule 21.7.5.5 on all UC sites , and on the Ara Institute of Canterbury Sullivan Avenue and Hassals Lane sites
D2	Any additional activities or facilities which would be discretionary activities in the alternative zone listed for that site in Appendix 21.7.7.

21.7.4.1.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity which is not listed above as a permitted, controlled, restricted discretionary or discretionary activity.

21.7.5 Built form standards

21.7.5.1 Maximum site coverage

The maximum percentage of the [net site area](#) covered by [buildings](#) or [impervious surfaces](#) used for vehicle parking and [access](#), shall be as follows:

	Applicable to	Standard
a.	UC east of Ilam Road site .	60%
b.	UC west of Ilam Road site (not including Dovedale site).	30%
c.	UC Dovedale site .	45%
d.	Ara Institute of Canterbury Madras Street site	90%
e.	Ara Institute of Canterbury Sullivan Avenue, and Hassals Lane sites .	50%

21.7.5.2 Daylight recession planes

No part of any [building](#) shall project beyond a building envelope as follows:

	Applicable to	Standard
a.	UC east of Ilam Road site ; UC west of Ilam Road site ; UC Dovedale site ; Ara Institute of Canterbury Sullivan Avenue and Hassals Lane site .	No part of any building shall project beyond a building envelope contained by recession planes from points 2.3 metres above a boundary with a residential zone as shown in Appendix 14.14. 2 – Diagram A.

	Applicable to	Standard
b.	UC east of Ilam Road, and Ara Institute of Canterbury Hassals Lane site .	No part of any building shall project beyond a building envelope contained by recession planes from points 2.3 metres above a boundary with a Transport zone as shown in Appendix 14.14.2 – Diagram A.

21.7.5.3 Minimum building setback from road boundaries

The minimum [building setback](#) from [road boundaries](#) shall be:

	Applicable to	Standard
a.	UC site east of Ilam Road site ; UC west of Ilam Road site ; and Ara Institute of Canterbury Sullivan Avenue site and Hassals Lane site .	10 metres
b.	UC Dovedale site .	15 metres
c.	Ara Institute of Canterbury Madras Street site on all road boundaries except as in (d) below.	4 metres
d.	Ara Institute of Canterbury Barbadoes Street road boundary opposite the Catholic Cathedral building , with setback measured from facade of Catholic Cathedral. Advice note: The façade of the Cathedral is approximately 33 metres from the road boundary of the Ara Institute of Canterbury site on the opposite side of Barbadoes Street.	75 metres

21.7.5.4 Minimum building setback from internal boundaries

The minimum [building setback](#) from the internal [boundary](#) with any other zone shall be 6 metres.

21.7.5.5 Maximum building height

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

	Applicable to	Standard
a.	UC east of Ilam Road site .	30 metres
b.	UC west of Ilam Road site .	16 metres
c.	UC Dovedale site .	20 metres
d.	Ara Institute of Canterbury Madras Street site	30 metres
e.	Ara Institute of Canterbury Sullivan Avenue and Hassals Lane site .	20 metres

21.7.5.6 Landscaping

The minimum requirements for [landscaping](#) are as follows:

	Applicable to	Standard
a.	The area adjoining the road boundaries of all sites.	A landscaping strip shall be provided in accordance with the following standards: <ol style="list-style-type: none"> Minimum width – Dovedale site – 5 metres. Minimum width – UC east of Ilam Road site, UC west of Ilam Road site, Ara Institute of Canterbury Sullivan Avenue site, Madras Street and Hassals Lane site – 1.5 metres. Minimum density of tree planting – one tree for every 10 metres of road frontage or part thereof.
b.	On the shared boundary of sites adjoining a residential zone.	Trees shall be planted adjacent to the shared boundary at a ratio of at least one tree for every 10 metres of the boundary or part thereof or at a lesser rate with adjoining owner's written approval.
c.	Where car parking is located at the road boundary of a site .	In addition to clauses (a) and (b) above, one tree shall be planted for every five car parking spaces within any car parking area .
d.	In all landscaping areas listed in (a) to (c) above.	<ol style="list-style-type: none"> All landscaping/trees required for these rules shall be sized, protected and maintained in accordance with Part A of Appendix 16.7.1. Landscaping required under clauses (a) to (c) above shall only be required to be indicated on application plans: <ol style="list-style-type: none"> for all areas within 20 metres of proposed buildings, or additions to buildings, and for all areas between proposed buildings or additions to buildings and road or zone boundaries, unless intervening buildings result in proposed buildings or additions not being visible from the road or zone boundaries.

21.7.5.7 Outdoor storage

- [Outdoor storage areas](#) shall:
 - be screened from [adjoining roads](#) or [adjoining sites](#) by either [landscaping](#), wall(s), fence(s) or a combination, to a minimum [height](#) of 1.8 metres along the zone or [road boundary](#), except across those parts of the [road boundary](#) used as a [vehicle crossing](#); and
 - not be located within the [setbacks](#) specified in Rules 21.7.5.3 and 21.7.5.4.

21.7.5.8 Water supply for firefighting

- All [buildings](#) shall provide sufficient access for firefighting appliances and supply of water for firefighting in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

21.7.6 Matters of discretion

21.7.6.1 Amenity of the neighbourhood

- a. Effects on amenity of [adjoining](#) properties, including daylight and sunlight admission.
- b. Any visual dominance over [adjoining](#) properties, or their outlook to the street; or visual dominance over the street or nearby [public open space](#).
- c. Any loss of privacy for [adjoining](#) properties through overlooking.
- d. Alternative practical locations for the [building](#) on the [site](#).
- e. Opportunities for [landscaping](#) and tree planting, as well as screening of [buildings](#).
- f. Whether the nature and form of development on [adjoining site\(s\)](#) mitigates the potentially adverse effects of increased [height](#) or [building](#) scale.
- g. The compatibility of the [building](#) in terms of appearance, layout and scale of other [buildings](#) and [sites](#) in the surrounding area, including whether increased [height](#) would result in [buildings](#) which significantly contrast with the scale of surrounding development, both existing and permitted.
- h. The balance of open space and [buildings](#) on the [site](#), in the context of:
 - i. the character of the surrounding zone(s);
 - ii. the contribution of the [buildings](#) and grounds to local landscape character.

21.7.6.2 Building modulation

The extent to which:

- a. Architectural detailing, materials, architectural form and modulation of the [building](#) provide horizontal and vertical features that break down the bulk and scale of the [building](#); and
- b. Activities connect with streets and public spaces at ground and first floor levels.

21.7.6.3 Adequacy of landscaping

- a. The visual effects of [buildings](#) or other works as a result of reduced [landscaping](#), taking into account the scale and appearance of the [buildings](#) or works and associated car parking, [outdoor storage areas](#) etc.
- b. The extent to which the [site](#) is visible from [adjoining sites](#), and any decreased [amenity value](#) for those [sites](#) as a result of the reduction in [landscaping](#) or screening.
- c. Any compensating factors for reduced [landscaping](#) or screening, including distance from [adjoining](#) properties and [buildings](#), alternative planting proposed, and the location of parking, or [outdoor storage areas](#).

21.7.6.4 Water supply for firefighting

- a. Whether sufficient firefighting water supply is available to ensure the safety of people and property in the zone, as well as neighbouring properties, in the event of fire.

21.7.7 Appendix

The alternative zone that applies to each of the tertiary education [sites](#) included within the Specific Purpose (Tertiary Education) Zone is shown in the following table. For a full version of the zone names, refer to the legends for the ~~planning~~ [Planning maps](#) ~~Maps~~.

	Tertiary Facilities Name	Location	Map Ref	Alternative Zone
1	UC east of Ilam Road site	East of Ilam Road, Ilam	31	RS
2	UC west of Ilam Road site	West of Ilam Road, Ilam	30/31	RS
3	UC Dovedale site	Dovedale Avenue, Ilam	30	RS
4	Ara Institute of Canterbury Madras Street site	Madras Street, Central City	CC Zoning Map	CCMU
5	Ara Institute of Canterbury Sullivan Avenue site	Sullivan Avenue, Opawa	39	RS
6	Ara Institute of Canterbury Hassals Lane site	Hassals Lane, Opawa	39	RS

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~~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 plan~~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~~[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~~[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;

~~e. 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-the~~ 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 <u>accessory buildings</u> .	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 <u>recreation activity</u> 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.
<u>Clubhouse</u> and Facility Area only		
P3	<u>Clubhouse</u> facilities, <u>restaurants</u> , gym and spa facilities, indoor sports complex and <u>accessory buildings</u> .	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 activity 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 water bodies 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 Development plan-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.
NC7	Any activity listed in Rule 21.9.4.1.1 P7 that does not meet one or more of the activity specific standards a. and b.
NC8	Any activity listed in Rule 1.9.4.1.1 P8 that does not meet one or more of activity specific standards a. b. and c.

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 site](#) 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 site area covered by buildings	Maximum building footprint	Max net site 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		N/A	
	i. Less than 150m ²	i. 100%		i. N/A
	ii. 150-249m ²	ii. 75%		ii. N/A
	iii. 250-399m ²	iii. 50%		iii. 30%
	iv. 400-999m ²	iv. 40%		iv. 20%
	v. 1000-1999m ²	v. 30%		v. 15%
	vi. 2000-4000m ²	vi. 20%		vi. 10%
		vii. 10% or 2000m ² (whichever		vii. 5% or 400m ² (whichever

	Activity Area or Type	Max <u>net site area</u> covered by <u>buildings</u>	Maximum <u>building</u> footprint	Max <u>net site area</u> covered by <u>impervious surfaces</u> excluding <u>buildings</u>
	vii. More than 4000m ² .	is less)		is less)
iv.	Multi-unit residential or <u>resort hotel</u> units in Resort Community Activity Areas 1-6.	As above in c.	600m ² for a single <u>building</u>	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 <u>buildings</u> on <u>adjoining sites</u> have a common wall along an internal <u>boundary</u> , recession planes do not apply along the portion of the <u>boundary</u> covered by such a wall, except on <u>sites</u> of 250m ² to 400m ² this common wall exception shall apply to a single <u>boundary</u> only.	Recession planes from points 2.3 metres above internal <u>boundaries</u> as shown in Diagram B of Appendix 14.14.2.
b.	<u>Sites</u> in other Activity Areas <u>adjoining sites</u> within Resort Community Areas 1- 6, along the <u>adjoining boundary</u> only.	
c.	<u>Sites</u> 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.	<u>Residential activity</u> within Resort Community Activity Areas, except as located in b. below.	4.5 metres
b.	<u>Residential activity</u> within Resort Community Activity Areas, where a <u>garage</u> has a vehicle door generally facing a private or public <u>road</u> or shared <u>access lot</u> or <u>access strip</u> .	5 metres from <u>road</u> , <u>access lot</u> or <u>access strip boundary</u> .

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	<u>Setback</u> from internal <u>boundaries</u>	<u>Setback</u> from zone <u>boundaries</u>
a.	Within Resort Community Activity Areas 1-7 only, except that where <u>buildings</u> on <u>adjoining sites</u> have a common wall along an internal <u>boundary</u> , no <u>setback</u> is required along the portion of the <u>boundary</u> covered by such a wall, except on <u>sites</u> of 250m ² to 400m ² this common	3 metres	As below for c. and d.

	Applicable to	Setback from internal boundaries	Setback from zone boundaries
	wall exception shall apply to a single boundary only.		
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.	<ol 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 ground levels required by a.
b. Ground levels in other Resort Community Activity Areas – Clearwater.	<ol style="list-style-type: none"> 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	1. 5751420 N	1. 2477660 E	1. 21.09 metres
2. Easternmost extent	2. 5751719 N	2. 2477909 E	2. 20.94 metres
Resort Community Area 5B			
1. Westernmost extent	1. 5751568 N	1. 2478180 E	1. 20.11 metres
2. Easternmost extent	2. 5751870 N	2. 2478449 E	2. 19.50 metres
Resort Community Area 5C			
1. Westernmost extent	1. 5751034 N	1. 2478238 E	1. 21.89 metres
2. Easternmost extent	2. 5751611 N	2. 2478525 E	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~~the 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 <u>wetlands</u> .	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 <u>recreation activity</u> 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	<u>Clubhouse</u> facilities, R estaurants, G ym and spa facilities, Indoor sports complex and <u>accessory buildings</u> .	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	<u>Food and beverage outlets</u> .	a. 1000m ² maximum GFA in the Specific Purpose (Golf Resort) Zone at Whisper Creek Golf Resort. b. <u>Food and beverage outlets</u> 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	<u>Retail activity</u> , other than as provided for in Rule 21.9.5.1.1 P5, servicing <u>recreation activities</u> and visitor needs within the zone.	a. The maximum GLFA for <u>retail activity</u> ing in the Specific Purpose (Golf Resort) Zone at Whisper Creek Golf Resort, other than of <u>food and beverages outlets</u> , 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 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 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 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 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 <u>Development Plan</u> 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 <u>Council</u> '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 the built form standard in Rule 21.9.3.3.3.	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 <u>Council</u> 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 <u>subdivision</u> 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 <u>subdivision</u> 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 <u>Development Plan</u> 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 a 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: 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 <u>building</u> footprint	Minimum internal floor area
i.	Golf <u>clubhouse</u>	1000m ²	N/A
ii.	Indoor sports complex	2000m ²	N/A
iii.	Driving Range Activity Area	800m ²	N/A
iv.	Dormitory/ <u>education facilities</u>	1600m ²	N/A
v.	Each <u>residential unit</u>	400m ²	N/A
vi.	Each <u>resort apartment building</u>	A. Area A 1300m ² B. Area A1 6500m ²	A. 2 bedroom <u>apartments</u> 100m ² B. 3 Bedroom <u>apartments</u> 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 <u>buildings</u> on <u>adjoining sites</u> have a common wall along an internal <u>boundary</u> , recession planes do not apply along the portion of the <u>boundary</u> covered by such a wall. On <u>sites</u> of 250m ² to 400m ² this common wall exception shall apply to a single <u>boundary</u> only.	Recession planes from points 2.3 metres above internal <u>boundaries</u> 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	<u>Setback from zone boundaries</u>	<u>Setback from other boundaries</u>
a.	All <u>buildings</u> .	20 metres from any rural zone <u>boundary</u> which is not also a <u>road boundary</u> .	As below in b and c.
b.	All <u>buildings</u> in the Academy and Resort Community Activity Areas, except a golf <u>clubhouse</u> .	20 metres	15 metres from the Lower Styx Ponding Area <u>boundary</u>
c.	Golf <u>clubhouse</u> .	20 metres	10 metres from the Lower Styx Ponding Area <u>boundary</u> .

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 activities](#) 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~~-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

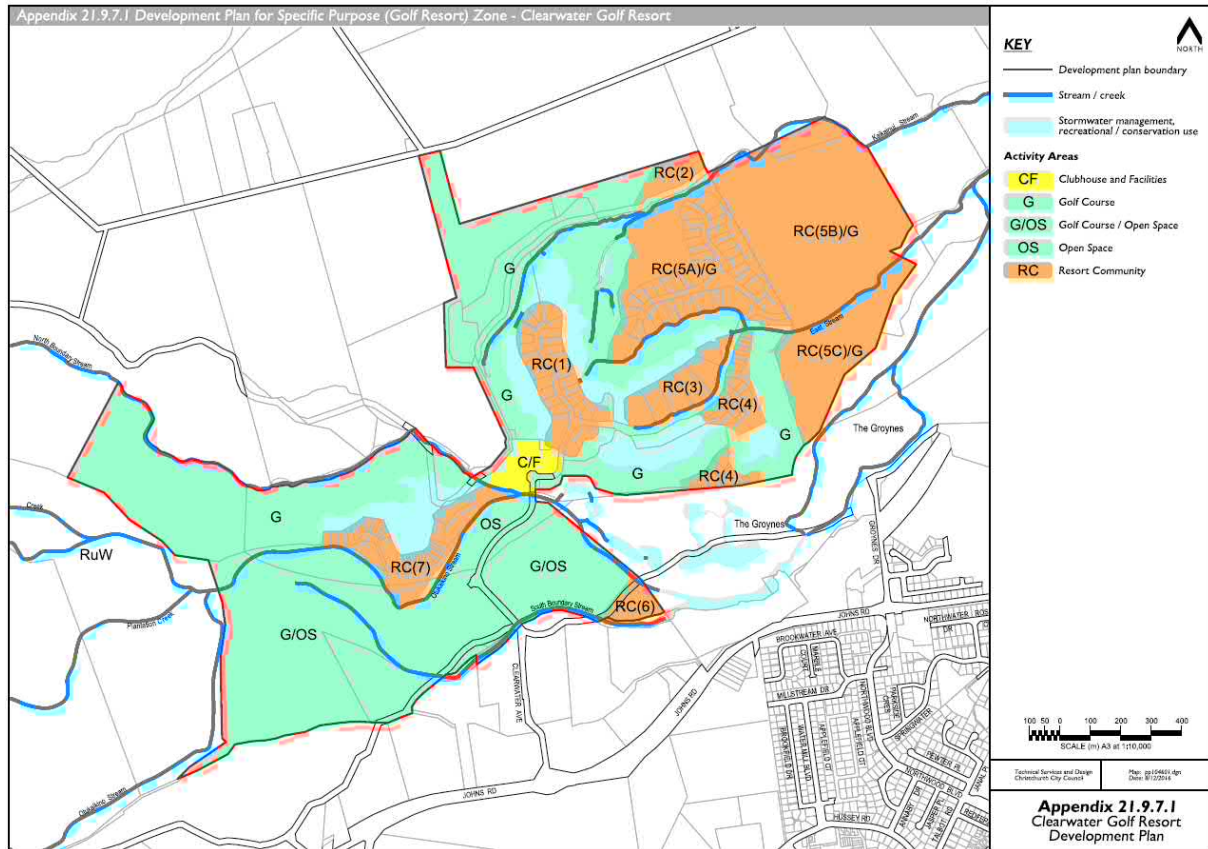
- a. The provisions of a management plan to address the following:
 - i. The biodiversity and enhancement of waterways and [wetland](#) areas, as well as measures to mitigate any adverse effects on biodiversity.
 - ii. Details of design, construction and operation of the golf course drainage system and [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~~[Zone](#), with consideration of tidal influences and the effects of sea level rise.
 - iv. Amenity planting around the ~~zone~~[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~~[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~~[Zone](#) and with adjacent open space and other zones, in terms of car parking locations, walkways and [cycle](#)ways;
 - 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

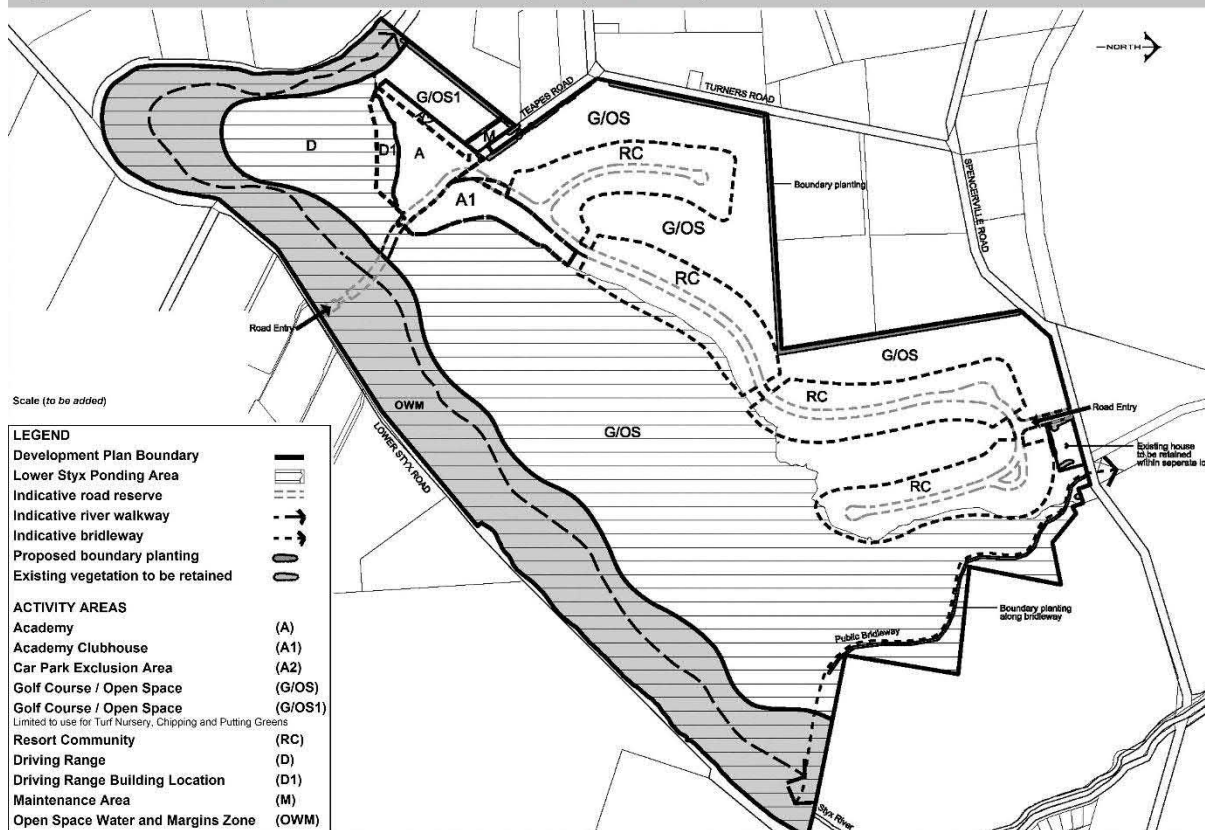
Appendix 21.9.7.1– Development Plan for Clearwater Golf Resort



Appendix 21.9.7.2 - Development Plan for Whisper Creek Golf Resort

Council to insert a legible scale

Appendix 21.9.7.2 Development Plan for Specific Purpose (Golf Resort) Zone - Whisper Creek Golf Resort



21.10 Specific Purpose (Ruapuna Motorsport) Zone

21.10.0 Introduction

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

This chapter relates to activities that may occur in the Specific Purpose (Ruapuna Motorsport) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.

This chapter provides for the continued operation of the Ruapuna Motorsport Park as a facility of regional importance, whilst ensuring the adverse noise effects are effectively managed to not increase and, if practicable, are reduced. A range of training and ancillary uses are also provided for.

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

21.10.5 21.10.1 Objectives and Policies

21.10.5.1 21.10.1.1 Objective — Motorsport

- a. Ruapuna Motorsport Park continues to operate as a facility of regional importance servicing motorsport, as well as training and ~~recreation~~ activities, whilst ensuring the adverse noise effects of activities at the Park on the surrounding community and environment are effectively managed to not increase and, if practicable, are reduced.

21.10.5.1.2 21.10.1.1.2 Policy — Motorsport

- a. To ensure that motorsport activities operate in a manner which do not result in an unreasonable level of noise being received by ~~activities which are~~ noise sensitive activities; and
- b. To manage noise sensitive activities where they would be affected by noise from motorsport activities.

21.10.5.1.3 21.10.1.1.3 Policy — Other environmental effects of activity at Ruapuna Motorsport park

- a. To ensure that activities associated with the Ruapuna Motorsport Park do not have the effect of giving rise to adverse effects (noise, glare, visual detracting), including through incremental increases in scale and intensity, without separation or mitigation measures.

21.10.5.1.421.10.1.1.4 Policy — Use and development of Ruapuna Motorsport Park

- a. Provide for the use and development of the land and buildings at Ruapuna Motorsport Park in a manner that:
 - i. recognises the regional importance of the park as a motorsport facility; and
 - ii. enables a range of uses that are ancillary to the park's use as a motorsport facility.

21.10.5.221.10.1.2 Objective — Ancillary activities

- a. A range of ancillary uses that will assist in maintaining the viability of the Motorsport Park, contributes towards providing for the social and cultural wellbeing of the community, and ensures any adverse effects on the environment are avoided, remedied or mitigated.

21.10.621.10.2 Rules — Specific Purpose (Ruapuna Motorsport) Zone

21.10.6.121.10.2.1 How to ~~use~~ interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Ruapuna Motorsport) Zone are contained in:
 - i. General Rules - Noise in Rule 21.10.2.2.
 - ii. The activity status tables (including activity specific standards) in Rule 21.10.2.3.
 - iii. Built form standards in Rule 21.10.2.4.
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Ruapuna Motorsport) Zone:
 5. Natural Hazards
 6. General Rules and Procedures
 7. Transport - see in particular 7.2.3
 8. Subdivision, Development and Earthworks
 9. Natural and Cultural Heritage
 11. Utilities and Energy
 12. Hazardous Substances and Contaminated Land

- e. ~~Where the word "facilities" is used in the rules (e.g. cultural facilities), it shall also include the use of a site/building for the activity that the facilities provide for, unless expressly stated otherwise. Similarly, where the word/phrase defined includes the word activity or "activities", the definition includes the land and/or buildings for that activity unless stated otherwise in the activity status tables.~~

21.10.6.2.21.10.2.2 General Rules — Noise

21.10.6.2.21.10.2.2.1 There shall be a minimum of 10 weekend calendar days scheduled between 31 October and 31 March per annum, of which at least 4 shall be scheduled between 2 January and 31 March, where there shall only be activities permitted in Rule 21.10.2.3 Table 4.

21.10.6.2.21.10.2.2.2 For the purposes of these rules:

- a. Noise from Ruapuna Motorsport Park shall be measured in accordance with New Zealand Standard NZS 6801:2008 Acoustics – Measurement of environmental sound, and assessed in accordance with NZS 6802:2008 Acoustics - Environmental noise, except that any penalty for special audible characteristics and/or duration (paragraphs 6.3 and 6.4) shall not apply.
- b. A permanent noise logger shall be established at Ruapuna Motorsport Park, at a position selected by the [Council](#), and shall be operated and maintained by the [Council](#).
- c. The noise limits specified in Rule 21.10.2.3 Table 1 and Table 2 apply at the permanent noise logger. Data from the permanent noise logger will be deemed sufficient to determine compliance with Rule 21.10.2.3 Table 1 and Table 2, subject to verification that noise is attributable to activities at the Ruapuna Motorsport Park. Verification is to be confirmed by the [Council](#).
- d. The noise limits specified in Rule 21.10.2.3 Table 3 and Table 4 apply at the [boundary](#) of the Ruapuna Motorsport Park.
- e. The lessees of the Ruapuna Motorsport Park shall maintain a log of racing, training, practicing, testing, and all other events. The log is to be made available to the [Council](#) upon request and should include as a minimum: the type of activity, event name if applicable, and start/finish times.
- f. A year shall mean the 12 month period from 1 July to the following 30 June.

21.10.6.2.321.10.2.2.3 The following exemptions will apply to the rules in 21.10.2.3 and 21.10.2.2.1:

- a. Rule 21.10.2.3 shall not apply to emergency services vehicles;
- b. Where the need to wait for a replacement ambulance to arrive on site causes the start or finish time of any activity on the track to be delayed, the hours of operation may be extended for up to an hour.
- c. Where a New Zealand Speedway title event has experienced unavoidable delays, the hours of operation may be extended for up to an hour to complete the New Zealand Speedway title event on up to 4 occasions per year;
- d. Where the Speedway race programme for a New Zealand Speedway title event is unable to be completed due to adverse weather conditions, the programme may be completed the following calendar day, and may commence from 2pm, on up to 4 such events per year.

21.10.6.2.4 21.10.2.2.4 Noise Management Plans

- a. The lessee or lessees of facilities within the Ruapuna Motorsport Park shall prepare, maintain and operate in accordance with a Noise Management Plan for the operation of the Speedway (including the Remote Control Car Track) and a Noise Management Plan for the operation of the Raceway. Each initial Noise Management Plan shall be submitted to the Head of Planning and Strategic Transport for certification by a suitably qualified and experienced person (appointed by the Head of Planning and Strategic Transport) in writing that the Noise Management Plan gives effect to this rule within three months of this rule becoming operative. Any subsequent iterations of the Noise Management Plans will not require certification.
- b. Notwithstanding the process and timing for review of the Noise Management Plans specified in the Plans, the [Council](#) may review either one or both Noise Management Plans in consultation with the lessees and the Community Liaison Committee. The [Council](#) shall provide adequate notice and state the reasons for the review, and any reviewed plan shall be recertified by the suitably qualified and experienced person appointed by the Head of Planning and Strategic Transport.
- c. The respective Noise Management Plans shall each address and include:
 - i. Objectives which are consistent with and which will contribute to achievement of Objective 21.10.1.1 and Policy 21.10.1.1.1 to maintain the operation of the facility whilst not increasing, and if possible reducing adverse noise effects on the environment.
 - ii. A clear description of the physical resources and facilities located at the Raceway or Speedway.
 - iii. A comprehensive description of the range of activities conducted at the Raceway or Speedway, including a requirement that an annual calendar of Race Dates be prepared and made publicly available for both the Raceway and Speedway prior to the commencement of each raceway season. In addition a calendar of all the activities proposed for each calendar month showing the times and noise category of each activity shall be prepared, maintained, and made publicly available prior to the beginning of that calendar month. The calendars should:
 - A. specifically identify dates for those weekend days required by Rule 21.10.2.2.1;
 - B. where possible, the calendar should include provision of late starting times at the Raceway on days when the Speedway is also holding a race event and identify dates for [Special Interest Vehicles](#); and
 - C. be updated as soon as possible following the cancellation of any activity.
 - iv. Operating procedures for the Raceway or Speedway. These procedures are to ensure activities at the Raceway and Speedway comply with the rules in 21.10.2.2 and 21.10.2.3.
 - v. Measures and initiatives for the management of vehicle noise and public address systems to achieve the Noise Management Plan objectives, including to ensure, where relevant, consistency with the requirements of the New Zealand Motorsport Manual.

- vi. A description of the methods proposed to record the type, scale, frequency and duration of activities and events, including the monitoring of noise levels.
- vii. Protocols for the sharing of data from noise monitoring. This shall include a requirement to provide regular reporting of activities to the public, [Council](#) and Community Liaison Committee with regard to compliance with the rules in 21.10.2.2 and 21.10.2.3, including a running tally of each category of event held in each year.
- viii. Protocols for responding to, addressing, and reporting on noise exceedances recorded by noise monitoring.
- ix. Identification of management responsibilities and personnel, including contact details.
- x. The protocol for receiving, processing and responding to noise complaints. This shall include a requirement that the complainant be advised of the outcome of any complaint.
- xi. The process and timing for review of the respective Noise Management Plans.
- xii. As a schedule, a copy of the [Council](#)'s Monitoring Guidelines for Ruapuna Motorsport Park. The Guidelines shall record the methodology that the [Council](#) will utilise for:
 - A. how monitoring at the [boundary](#) is to occur for the activities undertaken in accordance with Rule 21.10.2.3 Tables 3 and 4; and
 - B. analysing noise data from the boundary noise logger for the purpose of assessing compliance with the rules in 21.10.2.2 and 21.10.2.3 (for example, to eliminate outliers in the data set, such as overflying aircraft); and
 - C. subsequently investigating any non-compliances identified in that analysis, including through discussion with the lessees of facilities within the Park; and
 - D. ensuring that the boundary noise logger is calibrated to accurately record noise at the Raceway and the Speedway.
- xiii. The matters required by Rule 21.10.2.2.5 below.

21.10.6.2.5 21.10.2.2.5 Community Liaison Committee

- a. The lessees, with support from the [Council](#), shall form and operate a Community Liaison Committee. The following matters shall be set out in each Noise Management Plan:
 - i. Committee membership, roles, and appointment procedures. The Committee shall comprise an independent chairperson appointed by the [Council](#), 3 members from the local Templeton residents, 2 members from the Canterbury Car Club, 1 member from Christchurch Speedway Association, and 1 member from the [Council](#);
 - ii. The frequency of meetings, which shall be a minimum of four times per year, or as agreed by the Committee;
 - iii. Administration responsibilities, and procedures;

- iv. Dispute resolution procedures.
- b. If local Templeton residents do not wish to form a Community Liaison Committee that shall not comprise a breach of these rules on the part of the Council or the lessees.
- c. The Community Liaison Committee may consider any adverse effect arising from activities at the Motorsport Park.

21.10.6.321.10.2.3 Activity status tables — Ruapuna Motorsport Activities

21.10.6.3.121.10.2.3.1 Permitted activities

In the Specific Purpose (Ruapuna Motorsport) Zone the activities listed below are permitted activities if they comply with ~~any the~~ activity specific standards set out in this table and the built form standards in Rule 21.10.2.4.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 21.10.2.3.2, 21.10.2.3.3 and 21.10.2.3.4.

Activity		Activity specific standards
P1	Motor vehicles using the Racetrack except <u>motor racing vehicles</u> , and not operating above 100 km/h.	a. Shall occur in accordance with the raceway noise standards in Table 1.
P2	<u>Motor racing vehicles</u> using the Racetrack.	a. Shall occur in accordance with the raceway noise standards in Table 1. b. The activities in Table 1 shall not be scheduled to occur at the same time as the activities in Table 2.
P3	<u>Drag racing</u> vehicles using the Racetrack.	a. Shall occur in accordance with the raceway noise standards in Table 1. b. Where <u>Drag Racing</u> is scheduled to occur on a day where there are other activities scheduled to occur on the racetrack, it shall be allowed to occur on the same day provided that the events do not occur at the same time. For the avoidance of doubt, a day of <u>Drag Racing</u> that occurs on the same day as one of the other 120 high noise days in Table 1 will be treated as two separate days for the purpose of accounting for the maximum number of calendar days per year allocated for these activities. c. The activities in Table 1 shall not be scheduled to occur at the same time as the activities in Table 2.
P4	<u>Special Interest Vehicles</u> using the Racetrack.	a. Shall occur in accordance with the raceway noise standards in Table 1. b. The activities in Table 1 shall not be scheduled to occur at the same time as the activities in Table 2.
P5	Speedway race meeting.	a. Shall occur in accordance with the speedway noise standards in Table 2.

Activity		Activity specific standards
		b. The activities in Table 1 shall not be scheduled to occur at the same time as the activities in Table 2.
P6	Speedway practices.	a. Shall occur in accordance with the standards in Table 2.
P7	Electric remote controlled vehicles using the Track.	a. Shall occur in accordance with the remote controlled vehicle track noise standards in Table 3.
P8	Non-electric remote controlled vehicles using the Track.	a. Shall occur in accordance with the remote controlled vehicle track noise standards in Table 3.
P9	Driver training	a. Shall occur in accordance with the noise standards for all other activities in Table 4
P10	Road safety testing	a. Shall occur in accordance with the noise standards for all other activities in Table 4
P11	All other activities associated with a motorised sports facility at Ruapuna including operation of any PA system, maintenance or management of the Motorsport Park, pilot vehicles used to manage or control activities, vehicles entering, parking within or leaving the Motorsport Park, and car storage.	a. Shall occur in accordance with the noise standards for all other activities in Table 4.
P12	Facilities to accommodate the activities permitted by rules P1 - P11	Nil
P13	Ruapuna club rooms	a. Shall occupy no more than 400m ² of gross floor area . b. Shall occur in accordance with the noise standards for all other activities in Table 4
P14	Public amenities	a. Any building containing toilets and/or changing rooms shall be setback a minimum of 20 metres from the boundary with any rural or residential zone and/or Accommodation and Community Facilities Overlay, except on the northern boundary where the setback shall be a minimum of 10 metres.
P15	Offices ancillary to permitted activities listed in this table.	a. Shall cumulatively occupy no more than 250m ² of gross floor area b. Shall occur in accordance with the noise standards for all other activities in Table 4
P16	Retail activity ancillary to permitted activities in this table.	a. Shall cumulatively occupy no more than 200m ² of gross floor area ; b. Shall occur in accordance with the noise standards for all other activities in Table 4
P17	Emergency service facilities ancillary to permitted activities in this table.	Nil

Activity		Activity specific standards
P18	Parking areas for motorised sports events	a. Parking shall be provided at the rate shown in row 1 of Chapter 7 Transport Appendix 7.1 Parking space requirements.
P19	Cultural facilities-activities	a. Shall be ancillary to the motorised sports facility in the Specific Purpose Ruapuna Motorsport Zone and shall cumulatively occupy no more than 500m ² of site area b. Shall occur in accordance with the noise standards for all other activities in Table 4
P20	Motor racing vehicle fabrication and repairs facilities ancillary to motor racing activities in the Specific Purpose Ruapuna Motorsport Zone.	a. Shall cumulatively occupy no more than 1500 m ² of site area. b. Shall occur in accordance with the noise standards for all other activities in Table 4
P21	Conference and function facilities	a. Shall be ancillary to the motorised sports facility in the Specific Purpose Ruapuna Motorsport Zone. b. Shall occur in accordance with the noise standards for all other activities in Table 4 c. There shall be no more than 100 delegates present in the facility at any one time. d. The hours of operation when the facility is open to visitors, clients and deliveries shall be limited to between the hours of 0700 - 2300.
P22	Recreation activities	a. Shall be ancillary to the motorised sports facility in the Specific Purpose Ruapuna Motorsport Zone. b. Shall occur in accordance with the noise standards for all other activities in Table 4

21.10.2.3.2 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 21.10.2.5, as set out in the following table.

Activity		The Council 's discretion shall be limited to the following matters:
RD1	Buildings that do not meet Rule 21.10.2.4.1 – Maximum impervious surface	a. Impervious surface – Rule 21.10.2.5.1
RD2	Buildings that do not meet Rule 21.10.2.4.2 – Maximum site coverage	a. Maximum site coverage – 21.10.2.5.2
RD3	Buildings that do not meet Rule 21.10.2.4.3 – Minimum building setbacks from internal boundaries	a. Minimum building setbacks from internal boundaries – Rule 21.10.2.5.3
RD4	Buildings that do not meet Rule 21.10.2.4.4 – Road boundary building setback	a. Road boundary building setback – Rule 21.10.2.5.4

Activity		The Council's discretion shall be limited to the following matters:
RD5	Buildings that do not meet Rule 21.10.2.4.5 – Building height	a. Building height – 21 Rule 1 .10.2.5.5
RD6	Buildings that do not meet Rule 21.10.2.4.6 – Service, storage and waste management spaces	a. Service, storage and waste management spaces – Rule 21.10.2.5.6

~~21.10.6.3.2~~**21.10.2.3.2** Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any activity listed in Rule 21.10.2.3.1 P1 to P22 that does not meet one or more of the activity specific standards, unless otherwise specified.
D2	Any activity not meeting the requirements of Rule 21.10.2.2 General Rules – Noise, except as provided for in Rule 21.10.2.3.4 NC1 below

~~21.10.6.3.3~~**21.10.2.3.3** Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity at the Raceway, Speedway, or Remote Controlled Vehicle Track exceeding 40dB $L_{Aeq}(15min)$ and 65dB L_{AFmax} on the following days: <ul style="list-style-type: none"> a. Good Friday b. Easter Monday c. Between 25 and 31 December d. New Years Day e. ANZAC Day This rule applies in addition to any allowance for noise free Mondays in Rule 21.10.2.3.1 Table 1
NC2	Any activity not provided for as a permitted, controlled , restricted discretionary or discretionary, or prohibited activity.

Table 1: Raceway Noise Standards

Permitted Activity	Days of the Week	Maximum Number of calendar days per year	Boundary Noise Logger Noise Limits		Hours of Operation
			$L_{Aeq}(15min)$	L_{AFmax}	
Motor vehicles using the Racetrack except motor racing vehicles , and not operating above 100 km/h	Mondays	50	65 dB	85 dB	0900 – 1800

Permitted Activity	Days of the Week	Maximum Number of calendar days per year	Boundary Noise Logger Noise Limits		Hours of Operation
			L_{Aeq} (15min)	L_{AFmax}	
<u>Motor racing vehicles</u> using the Racetrack	Any day except Mondays	90	65 dB	90 dB	0900 – 1800 Except on 5 days Friday to Sunday 0900 – 2000
		75	70 dB	90 dB	
		120 of which no more than 50 days shall occur from Tuesday to Friday inclusive	80 dB	95 dB	
<u>Drag racing</u> vehicles using the Racetrack	Any day except Mondays	5	80 dB	105 dB	0900 – 1800
<u>Special Interest Vehicles</u> using the Racetrack	Any day except Mondays	6 as part of any permitted activity listed in this table	90 dB	105 dB	Maximum of 90 minutes per day 1000 – 1700

Table 2 Speedway Noise Standards

Permitted Activity	Days of the week	Maximum Number of calendar days per year	Boundary Noise Logger Noise Limits		Hours of Operation
			L_{Aeq} (15min)	L_{AFmax}	
Speedway race meeting	Any day except Mondays	15	80 dB	95 dB	1800 – 2200
Speedway practices	Any day except Monday	5	80 dB	95 dB	1200 – 1800

Table 3 Remote Controlled Vehicle Track Noise Standards

Permitted Activity	Days of the week	Maximum Number of calendar days per year	Boundary Noise Limits		Hours of Operation
			L_{Aeq} (15min)	L_{AFmax}	
Electric remote controlled vehicles using the Track	Any day except Mondays	No limit	65 dB	90 dB	0900 – 1800
Non-electric remote controlled vehicles using the Track	Any day except Mondays	50	65 dB	90 dB	0900 – 1800

Table 4 All other activities Noise Standards

Permitted Activity	Days of the week	Maximum Number of calendar days per year	Boundary Noise Limits		Hours of Operation
			<u>L_{Aeq}</u> (15min)	<u>L_{AFmax}</u>	
Activities not listed in Tables 1, 2, and 3 including operation of any PA system, maintenance or management of the Motorsport Park, pilot vehicles used to manage or control activities, vehicles entering, parking within or leaving the Motorsport Park	Any day	No limit	50 dB	75 dB	0700 – 2200
	Any day	No limit	40 dB	65 dB	2200 – 0700

21.10.6.421.10.2.4 Built form standards

21.10.6.4.121.10.2.4.1 Maximum impervious surface

- a. The maximum percentage of the net site area covered by impervious surfaces shall be 30%.

21.10.6.4.221.10.2.4.2 Maximum site coverage

- a. The maximum area of the site covered by a single building shall be 1500m².
- b. The maximum percentage of the net site area covered by buildings shall be 5%.

21.10.6.4.321.10.2.4.3 Minimum building setbacks from internal boundaries

- a. The minimum building setback from an internal boundary shall be 20 metres, except at the northern boundary where the minimum building setback shall be 10 metres.

21.10.6.4.421.10.2.4.4 Road boundary building setback

- a. The minimum building setback from a road boundary shall be 10 metres.

21.10.6.4.521.10.2.4.5 Building height

- a. The maximum height of any building shall be 20 metres.

21.10.6.4.621.10.2.4.6 Service, storage and waste management spaces

- a. Outdoor storage areas shall be screened from adjoining sites and roads by either planting, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3 metres.

21.10.6.521.10.2.5 Matters of discretion

21.10.6.5.121.10.2.5.1 Impervious surface

- a. Whether the proposed means of collecting, conveying, treating, attenuating and disposing of surface water from all [impervious surfaces](#), including the management of potential contaminants on industrial [sites](#), is adequate.

21.10.2.5.2 Maximum site coverage

- ~~b~~.a. Whether the scale of the [building/s](#) is compatible with the layout, scale and appearance of other [buildings](#) within the [site](#) and/or on [adjoining sites](#).
- ~~e~~.b. The extent to which the provision of planting or screening may mitigate adverse effects of the encroachment. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species
- ~~d~~.c. Whether the development is designed and laid out to promote a safe environment and reflects principles of Crime Prevention through Environmental Design (CPTED).

21.10.6.5.221.10.2.5.3 Minimum building setbacks from internal boundaries

- a. The extent to which a reduced internal [boundary setback](#) will result in:
 - i. Adverse visual effects on open space and/or [adjoining](#) residents;
 - ii. Potential for activities within the [building](#) to give rise to disturbance to neighbours or nuisance effects;
 - iii. A more efficient, practical and better use of the balance of the [site](#).
- b. Whether the scale and [height](#) of the [building/s](#) is compatible with the layout, scale and appearance of other [buildings](#) within the [site](#) and/or on [adjoining sites](#).
- c. The extent to which the provision of planting or screening may mitigate adverse effects of the encroachment. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species
- d. Whether the development is designed and laid out to promote a safe environment and reflects principles of Crime Prevention through Environmental Design (CPTED).

21.10.6.5.321.10.2.5.4 Road boundary building setback

- a. The extent to which the reduced [setback](#) will detract from the pleasantness, coherence, openness and attractiveness of the [site](#) as viewed from the street and [adjoining sites](#), including consideration of:
 - i. Compatibility with the appearance, layout and scale of other [buildings](#) and [sites](#) in the surrounding area;
 - ii. The classification and [formation](#) of the [road](#), and the volume of traffic using it in the vicinity of the [site](#);

- iii. The provision of planting or screening to mitigate adverse effects of the encroachment. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species.
- b. Whether the development is designed and laid out to promote a safe environment and reflects principles of Crime Prevention through Environmental Design (CPTED).
- c. The extent to which the reduced [setback](#) will result in a more efficient, practical and better use of the balance of the [site](#).

~~21.10.6.5.4~~[21.10.2.5.5](#) **Building height**

- a. The extent to which the increased [building height](#) will result in:
 - i. Visual dominance;
 - ii. Loss of privacy and outlook for [adjoining](#) residents;
 - iii. Incompatibility with the character and scale of [buildings](#) within and surrounding the [site](#);
 - iv. Adverse visual effects that are mitigated by [landscaping](#). Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species.
- b. Whether the increased [height](#) will result in any benefits in terms of retention of open space, significant trees or the satisfaction of specialised recreational needs.
- c. Whether the development is designed and laid out to promote a safe environment and reflects the principles of Crime Prevention through Environmental Design (CPTED).

~~21.10.6.5.5~~[21.10.2.5.6](#) **Service, storage, and waste management spaces**

- a. The extent to which planting or screening will mitigate any adverse visual effects of outdoor storage. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species;
- b. The extent to which the materials or goods stored within the [setback](#) have an adverse visual effect.

21.11 Specific Purpose (Flat Land Recovery) Zone

21.11.1 Introduction

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

This chapter relates to activities that may occur in the Specific Purpose (Flat Land Recovery) Zone. An objective, policies, rules, standards and assessment criteria provide for activities in this zone.

The Specific Purpose (Flat Land Recovery) Zone largely mirrors the flat land areas that were ‘red-zoned’ as a result of the Canterbury earthquakes. The area includes land on the estuary side of South Brighton/Southshore and either side of the Avon River through to Fitzgerald Avenue.

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

This chapter seeks to protect the zone from inappropriate subdivision, land use and development that would compromise or impede options for the long term recovery and future use, or increase the risk to people's safety, property and infrastructure from the effects of natural hazards. As an interim zone, activities are limited to those existing and their limited modification, temporary activities, and immediate recovery activities.

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

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

21.11.1.2 21.11.2 Objectives and Policies

21.11.1.1 21.11.2.1 Objective — Activities in the Specific Purpose (Flat Land Recovery) Zone

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

21.11.1.1.1 21.11.2.1.1 Policy — Residential activities

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

21.11.1.1.2 21.11.2.1.2 Policy — Non-residential activities

- a. Only provide for the following non-residential activities:
 - i. ~~home-based-~~ [home occupation](#) activities, [market gardens](#) or [community gardens](#);
 - ii. existing commercial and community activities and their limited modification; or
 - iii. temporary activities, [land management activities](#), water or hazard management or mitigation activities, and
 - iv. new [community facilities](#) on privately owned [sites](#) assessed on a [site](#) by [site](#) basis, to the extent compatible with the natural hazard risks and infrastructure limitations.

21.11.1.1.3 21.11.2.1.3 Policy — Management of effects

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

21.11.1.1.4 21.11.2.1.4 Policy — Future use

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

21.11.3 How to interpret and apply the rules

~~21.11.2 Rules — Specific Purpose (Flat Land Recovery) Zone~~

~~21.11.2.1 How to use the rules~~

~~a.~~ The rules that apply to activities in the Specific Purpose (Flat Land Recovery) Zone are contained in:

~~b.a.~~ The activity status tables (including activity specific standards) in this ~~chapter~~ Rule 21.11.4.1.

~~e.b.~~ The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Flat Land Recovery) Zone (where relevant):

5 Natural Hazards;

6 The following sub-chapters of General Rules and Procedures ~~where relevant below~~:

6.1 Noise;

6.3 Outdoor Lighting and Glare;

6.4 Temporary Earthquake Recovery Activities;

7 Transport;

~~8.6~~ 5A Earthworks;

9 Natural and Cultural Heritage;

10 Designations;

11 Utilities and Energy;

12 Hazardous Substances and Contaminated Land;

~~19 Coastal Environment.~~

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

~~d.~~ Where the word 'facility' or 'facilities' is used in the rules e.g. community facilities, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

Similarly, where the word/ phrase defined includes the word 'activity' or 'activities', the definition includes the land and/or buildings for that activity unless expressly stated otherwise in the activity status tables.

21.11.4 Rules — Specific Purpose (Flat Land Recovery) Zone

21.11.2.21.11.4.1 Activity status tables

21.11.2.2.121.11.4.1.1 Permitted activities

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

Activities may also be ~~controlled~~, restricted discretionary, discretionary, ~~or non-complying or prohibited~~ as specified in Rules 21.11.24.21.2, 21.11.24.21.3, ~~and~~ 21.11.24.21.4, ~~21.11.2.2.5 and 21.11.2.2.6.~~

Activity	Activity specific standards
P1 <u>Residential activity</u> , except for <u>boarding houses</u> , on a <u>site</u> that was privately owned as at 12 October 2015.	a. The activity shall comply meet with the following built form standards of the Residential Suburban Zone: <u>Rules</u> 14.2.3.1, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.3.8, 14.2.3.9 and 14.2.3.11, except as provided for in (b) below. b. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall comply meet with the following built form standards of the Residential Small Settlement Zone: <u>Rules</u> 14.8.3.1, 14.8.3.2, 14.8.3.3, 14.8.3.4, 14.8.3.5, 14.8.3.6 and 14.8.3.8.
P2 Commercial activities that occur within an existing commercial <u>building</u> .	Nil
P3 Alterations, additions, maintenance and repair of an existing commercial <u>building</u> , <u>accessory building</u> , or built structure.	a. Any increase in <u>gross floor area</u> shall not exceed 25m ² within any continuous period of 10 years. b. Where the activity relates to an existing commercial <u>building</u> , the activity shall comply meet with the following built form standards of the Commercial Local Zone: <u>Rules</u> 15.35.32.1, 15.35.32.2, 15.35.32.3, and 15.35.32.4.
P4 Demolition and/or removal of existing <u>buildings</u> (including fencing, walls, paths, decks and pools).	Nil <u>Advice</u> Notes: 1. The provisions within Chapter 6.1 shall apply. 2. Noise from demolition activities shall comply with and be measured and assessed in accordance with New Zealand Standard NZS6803:1999 Acoustics – Construction Noise.

Activity		Activity specific standards
P5	<u>Land management activities</u> and the use, repair and maintenance of Crown owned <u>buildings</u> .	<p>a. Any activity on a <u>site adjoining</u> an occupied <u>residential unit</u> or residential zone shall comply <u>meet-with</u>:</p> <ul style="list-style-type: none"> i. the relevant noise standards for the residential zone in Rule 6.1.4.4.4-15.1 which shall be met at the <u>boundary</u> of that <u>site</u> or zone; ii. all standards for the residential zone in the Outdoor Lighting and Glare provisions in Rule 6.3.2.3-16; and iii. all standards for the residential zone in the <u>Signage</u> provisions in Rule 6.8.34.1. <p>Note: An activity is exempt from the <u>rules in Chapter 6.1 General (Noise), Chapter 6.3 (Outdoor Lighting and Glare), and Chapter 6.8 (Signage Signs) provisions</u> where the activity is not located in the areas specified above.</p>
P6	<p>Temporary buildings and <u>signage</u> associated with:</p> <ul style="list-style-type: none"> a. existing <u>residential activity</u>; b. existing commercial activities; c. relocation activities; d. utilities and infrastructure; e. existing recreation activities; or f. that are ancillary to an approved building or construction project or maintenance, repair and demolition activities. 	<ul style="list-style-type: none"> a. <u>Buildings</u> shall be relocatable. b. No <u>building</u> shall exceed 50m² in <u>gross floor area</u>. c. The following built form standards of the Residential Suburban Zone shall be met where it relates to <u>residential activity</u>: <u>Rules</u> 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.3.8, 14.2.3.9 and 14.2.3.11, except as provided for in (d). d. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall comply-meet with the following built form standards of the Residential Small Settlement Zone: <u>Rules</u> 14.8.3.2, 14.8.3.3, 14.8.3.4, 14.8.3.5, 14.8.3.6 and 14.8.3.8. e. The following built form standards of the Commercial Local Zone shall be met where it relates to commercial activity: <u>Rules</u> 15.35.32.1, 15.35.32.2, 15.35.32.3 and 15.35.32.4. f. Any <u>buildings</u> or <u>signage</u> associated with the activity shall be removed from the <u>site</u> within one month of the completion of the project.
P7	Use, maintenance and repair of <u>community facilities</u> and <u>community infrastructure</u> .	Nil
P8	Operation, maintenance, repair, removal, replacement, relocation, and upgrading of existing <u>utilities</u> and <u>roads</u> ; new <u>utilities</u> and <u>roads</u> ; and <u>ancillary</u> temporary activities.	Nil

Activity		Activity specific standards
P9	<p>Hazard management or mitigation works including river control and drainage works carried out by or on behalf of a Local Authority exercising its powers, functions and duties under the Resource Management Act 1991, Soil Conservation and Rivers Control Act 1941, Christchurch District Drainage Act 1951, or Land Drainage Act 1908, unless expressly provided for as a non-complying activity, where undertaken outside:</p> <ul style="list-style-type: none"> a. a Site of Ecological Significance listed in <u>Schedule A of Appendix 9.1.46.1</u>; b. an Outstanding Natural <u>Feature</u>, <u>Outstanding Natural Landscape</u> or Significant landscape or Feature listed in Appendix 9.2.59.42; c. areas of Outstanding or High <u>(and Very High)</u> Natural Character in the coastal environment in Appendix 9.2.59.42, and remaining areas in the coastal environment <u>shown on the Planning Maps</u>. 	<p>Nil</p> <p><u>Advice</u> Note:</p> <p>1. The design of hazard management or mitigation works shall be carried out by a chartered professional engineer.</p>
P10	<p>Maintenance, repair, relocation and removal of flood protection and bank erosion protection works; and the maintenance of existing drains or ponds undertaken or authorised by the Crown, the Regional <u>Council</u>, or Christchurch City Council.</p>	<p>Nil</p>
P11	<p>Construction, maintenance and operation of structures, basins and <u>wetlands</u> for the conveyance, treatment, storage, retention or detention of water, wastewater, stormwater and land drainage water by the Christchurch City Council or a <u>network utility operator</u>.</p>	<p>Nil</p> <p><u>Advice</u> Note:</p> <p>1. The requirements of the Infrastructure Design Standard and/or Construction Specification Standard apply</p>

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

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

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

21.11.2.2.2 Controlled activities

The activities listed below are controlled activities.

There are no controlled activities.

21.11.2.2.3 21.11.4.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

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

Activity		The <u>Council</u> 's discretion shall be limited to the following matters:
RD1	Activities <u>listed in Rule 21.11.4.1.1</u> P1, P3, P6, P12, P13, P14, P15, P16, or P17 in Rule 21.11.2.2.1 that do not comply-meet with Rule 14.2.3.4 where the <u>site coverage</u> is between 35% and 40%; or for the Specific Purpose (Flat Land Recovery) Zone at	<ul style="list-style-type: none"> a. Site density and site coverage – Rule 14.13 14.2. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.

Activity	The Council 's discretion shall be limited to the following matters:
<p>Brooklands, that do not comply with <u>built form standard Rule</u> 14.8.3.3.</p>	
<p>RD2 <u>Activities listed in Rule 21.11.4.1.1</u> Activities P1, P3, P6, P12, P13, P14, P15, P16 or P17 in Rule 21.11.2.2.1 that do not comply with one or more of the built form standards in Rules 14.2.3.3, 14.2.3.6, 14.2.3.7 or 14.2.3.8; or for the Specific Purpose (Flat Land Recovery) Zone at Brooklands, that do not comply with one or more of the built form standards in <u>Rules</u> 14.8.3.2, 14.8.3.4 or 14.8.3.5.</p>	<p>a. As relevant to the breached built form standard that is not met:</p> <ol style="list-style-type: none"> Impacts on neighbouring property — <u>Rule</u> 14.4314.3. Minimum building, window and balcony setbacks — <u>Rule</u> 14.4314.19. <p>b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.</p>
<p>RD3 <u>Activities listed in Rule 21.11.4.1.1</u> Activities P1, P3, P6, P12, P13, P14, P15, P16 or P17 in Rule 21.11.2.2.1 that do not comply with one or more of the built form standards in Rules 14.2.3.5, 14.2.3.9 or 14.2.3.11; or for the Specific Purpose (Flat Land Recovery) Zone at Brooklands, that do not comply with one or more of the built form standards in Rules 14.8.3.6 or 14.8.3.8</p> <p>Any application arising from this rule shall not be limited or publicly notified. Any application arising from non-compliance with these standards will not require written approval and shall not be publicly or limited notified.</p>	<p>a. As relevant to the breached built form standard that is not met:</p> <ol style="list-style-type: none"> Street scene - road boundary building setback, fencing and planting — <u>Rule</u> 14.4314.18. Outdoor living space — <u>Rule</u> 14.4314.21. Water supply for firefighting — <u>Rule</u> 14.4314.8. <p>b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.</p>
<p>RD4 <u>Activities listed in Rule 21.11.4.1.1</u> Activities P6 in Rule 21.11.2.2.1 that do not comply with one or more of the activity specific standards a, b, e or f.</p>	<p>a. Matters over which the Council has restricted discretion are set out in Section Rule 6-2-36.2.5.</p> <p>b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.</p>
<p>RD5 Land management and <u>maintenance</u> activities that exceed activity specific standard P5 (a)(i) in Rule 21.11.4.1.1 P5 in <u>Rule 21.11.2.2.1</u> by 10 dB or less (noise).</p>	<p>a. Matters over which the Council has restricted discretion are set out in Section Rule 6.1.4-38.</p> <p>b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.</p>
<p>RD6 Land management and <u>maintenance</u> activities that exceed activity specific standard P5 (a) (ii) in Rule 21.11.4.1.1 P5 <u>Rule 21.11.2.2.1</u> (outdoor lighting and glare).</p>	<p>a. Matters over which the Council has restricted discretion are set out in Section Rule 6-3-36.3.7.</p> <p>b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.</p>
<p>RD7 Land management and <u>maintenance</u> activities that exceed activity specific standard P5 (a)(iv) in Rule 21.11.4.1.1 P5 (<u>signage</u>).</p>	<p>a. Matters over which the Council has restricted discretion are set out in Section Rule 6-8-56.8.6.</p> <p>b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.</p>
<p>RD8 <u>Subdivision</u> that involves conversion of the type of tenure from unit title or cross lease</p>	<p>a. Matters over which the Council has restricted discretion set out in Section Rule 8.5.</p>

Activity	The Council's discretion shall be limited to the following matters:
<p>to fee simple, boundary adjustments, alteration of cross leases, company leases and unit titles, and where it is proposed to subdivide off land within the Specific Purpose (Flat Land Recovery) Zone from an area of land not within the Specific Purpose (Flat Land Recovery) Zone.</p> <p>Any application arising from this rule shall not be limited or publicly notified. Any application arising from non-compliance with this rule will not require written approvals and shall not be publicly or limited notified.</p>	<p>b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.</p>
<p>RD9</p> <p>Hazard mitigation works not provided as a permitted activity in Rule- <u>21.11.4.1.1</u> 21.11.2.2.1 P9.</p>	<p>a. The significance of ecological, landscape or natural values, ecological corridors, indigenous fauna, and whether these would be adversely compromised by the activity.</p> <p>b. The risk to life, property and the environment posed by hazards.</p> <p>c. The extent to which the activity would remedy or mitigate the hazard or be compatible with existing mitigation works or structures.</p> <p>d. Whether or not the work would be carried out under the supervision of a Chartered Professional Engineer.</p> <p>e. The extent to which the activity would protect buildings and their occupants.</p> <p>f. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.</p> <p>g. The extent to which the hazard risk may be increased or exacerbated in other locations.</p>
<p>RD10</p> <p>Activities <u>listed in Rule 21.11.4.1.1</u> P3 in Rule 21.11.2.2.1 that do not comply meet with one or more of the built form standards in Rules <u>15.45.32.1</u>, <u>15.45.32.2</u>, <u>15.45.32.3</u>, and <u>15.45.32.4</u>.</p>	<p>a. Maximum building height – <u>Rule 15.813.3.1</u></p> <p>b. Minimum building setback from road boundaries/street scene – <u>Rule 15.813.3.2</u></p> <p>c. Minimum separation from the internal boundary with a residential zone <u>or open space zone</u> – <u>Rule 15.813.3.3</u></p> <p>d. Sunlight and outlook at boundary with a residential zone – <u>Rule 15.813.3.4</u></p> <p>e. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.</p>
<p>RD11</p> <p>Activities <u>listed in Rule 21.11.4.1.1</u> P14 in Rule 21.11.2.2.1 that do not meet activity specific standard (a).</p>	<p>a. Scale of activity – <u>14.1314.5</u></p> <p>b. Traffic generation and access safety – <u>14.1314.6</u></p> <p>c. Non-residential hours of operation – <u>14.1314.22</u></p>

21.11.2.2.4 21.11.4.1.3 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Activities <u>listed in Rule 21.11.4.1.1</u> P12, P13, P16 or P17 in Rule 21.11.2.2.1 (Bed and breakfasts, care for non-resident children, storage of heavy vehicles, dismantling, repair, or storage of motor vehicles and boats) , that do not meet activity specific standard (a).
D2	Pre-school <u>Preschool</u> activity on a <u>site</u> that was privately owned as at 12 October 2015.
D3	<u>Health care facility</u> on a <u>site</u> that was privately owned as at 12 October 2015.
D4	<u>Veterinary care facility</u> on a <u>site</u> that was privately owned as at 12 October 2015.
D5	<u>Education activity</u> on a <u>site</u> that was privately owned as at 12 October 2015.
D6	<u>Place of assembly</u> on a <u>site</u> that was privately owned as at 12 October 2015.
D7	<u>Spiritual activity</u> on a <u>site</u> that was privately owned as at 12 October 2015.
D8	<u>Activities listed in Rule 21.11.4.1.1</u> Activities P3 that do not meet activity specific standard (a).

~~21.11.2.2.5~~ 21.11.4.1.4 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity not listed as a permitted, controlled , restricted discretionary, or discretionary or prohibited activity .
NC2	Any <u>land management activities</u> that exceed the activity specific standards in <u>Rule 21.11.4.1.1</u> Rule 21.11.2.2.1 P5 (a) (i) by more than 10dB.
NC3	<u>Subdivision</u> , unless provided for as a restricted discretionary activity.

~~21.11.2.2.6~~ Prohibited activities

~~The activities listed below are prohibited activities.~~

~~There are no prohibited activities.~~

Chapter 21 Specific Purpose Zones

21.12 Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone

21.12.1 Introduction

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

This chapter relates to activities that may occur in the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone. Objectives, policies, rules, standards and matters of control provide for activities in this zone.

This chapter seeks to provide for the continued earthquake waste processing activities ~~of earthquake waste and earthquake waste~~ disposal activities and the progressive restoration of the landfill, while managing adverse environmental effects on residential amenity values and safety, recreational activities, character and quality of the coastal environment, and vehicular access and the road network.

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

21.12.2 Objectives and Policies

21.12.2.1 Objective – Efficient operations

- a. The Burwood Resource Recovery Park and Burwood Landfill are operated efficiently, recognising their significance in supporting earthquake recovery in a way which minimises adverse effects on the environment.

21.12.2.1.1 Policy – Facilitating recovery and disposal of earthquake waste

- a. Provide for the existing and ongoing need for earthquake waste processing activities and earthquake waste disposal activities as follows:
 - i. encourage the reduction of earthquake waste by providing for earthquake waste processing activities and sorting of demolition waste from the Canterbury earthquakes at the Burwood Resource Recovery Park.
 - ii. allow flexibility for permanent earthquake waste disposal sites within the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone.

21.12.2.1.2 Policy – Management of adverse environmental effects

- a. Ensure that earthquake waste processing activities and earthquake waste disposal activities will be managed to minimise adverse effects on:
 - i. residential amenity values and safety;

- ii. ~~recreational~~ activities;
- iii. character and quality of the coastal environment; and
- iv. ~~vehicular~~ access and the ~~road~~ network.

~~21.12.1.2~~ **21.12.2.2 Objective – Progressive restoration of the Burwood Landfill**

- a. Progressive restoration of the Burwood Resource Recovery Park and Burwood Landfill for open space purposes following the completion of earthquake waste processing activities and earthquake waste disposal activities.

~~21.12.1.2.1~~ **21.12.2.2.1 Policy – Rehabilitation**

- a. Require the progressive rehabilitation of the Burwood Landfill and Burwood Resource Recovery Park following completion of earthquake waste processing activities and earthquake waste disposal activities.

21.12.3 How to interpret and apply the rules

~~b.a. Rules – Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone~~

~~e. – How to use the rules~~

- ~~d.a.~~ The rules that apply to activities in the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone are contained in the activity status tables (including activity specific standards) in Rule 21.12.~~24.1-2~~.

- ~~e.b.~~ The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone ~~(where relevant)~~:

6 The following sub-chapter of General Rules and Procedures ~~(where relevant below)~~:

6.1 Noise, to the extent that the residential standards apply at the residential boundary. Activities are exempt from the Open Space standards.

9 Natural and Cultural Heritage

- ~~f.c.~~ For the avoidance of doubt, the activity status tables and standards of other chapters not listed in 21.12.~~24.1-2~~ ~~b.a.~~ do not apply to activities within the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone.

21.12.4 Rules — Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone

21.12.4.1 Activity status tables

21.12.4.1.1 Permitted Activities

The activities listed below are permitted activities in the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone if they comply with the activity specific standards set out in this table.

Activities may also be controlled or non-complying as specified in Rules 21.12.24.2 and 21.12.24.3.

Activity	Activity specific standards
P1 Disposal of <u>earthquake waste</u> .	<ul style="list-style-type: none"> a. Disposal of <u>earthquake waste</u> shall only occur within the area marked as "Burwood Landfill" and "<u>Site B</u>" in Appendix 21.12.35.1 b. Material disposed shall only be: <ul style="list-style-type: none"> i. residual <u>earthquake waste</u> from the operations at the "Burwood Resource Recovery Park"; or ii. any other <u>earthquake waste</u>. c. <u>Earthquake waste</u> permanently placed shall be : <ul style="list-style-type: none"> i. compacted using specialised compaction equipment; and ii. covered by sand or soil to a minimum depth of 150mm upon completion of <u>filling</u> in any given area. d. <u>Earthquake waste</u> shall at no point be more than 25 metres above the level of the ground as measured at the <u>intersection</u> of Rothesay Road and Bower Avenue, and shall merge with the natural <u>ground level</u> of the terrain at the outer edge of the landfill. e. As long as <u>earthquake waste</u> disposal activities are occurring within the area marked as "Burwood Landfill" in Appendix 21.12.35.1, screen planting in the form of at least three parallel rows of trees, capable of meeting <u>8m</u> in height, shall be maintained from the southern <u>boundary</u> of this area. <p><i>General</i></p> <ul style="list-style-type: none"> f. Movement of vehicles within the "Burwood Landfill" shall take place between 0500 and 2100 hours Monday through to Saturday, unless exceptional circumstances apply. g. Delivery of <u>earthquake waste</u> shall occur only between 0530 and 1830 hours Monday through to Saturday. h. The <u>site</u> shall not operate on Sundays and public holidays. i. Mesh fences and screens shall be maintained around working areas to contain windblown waste, and any material blown beyond this containment area shall be collected on a weekly basis, or more frequently if required. j. Dust arising from activities, <u>roads</u> or unconsolidated sand, soil or earth is to be suppressed in windy conditions.

Activity	Activity specific standards
	<p>k. Birds and vermin shall be controlled to avoid nuisance within and adjacent to the site.</p> <p>l. Access shall be provided for fire appliances through boundary planting areas and a water supply shall be available to assist with fire fighting both within the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone and in the adjoining Bottle Lake Forest Open Space Natural Zone.</p> <p>m. Public access to the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone shall be confined to:</p> <ul style="list-style-type: none"> i. vehicles owned by or under contract to the Christchurch City Council; ii. vehicles of any other local authority approved by the Christchurch City Council; iii. vehicles carrying compacted waste; iv. vehicles carrying hardfill or other materials unsuited to compaction; v. vehicles carrying cover material; and vi. recreational use as provided for by Rule 21.12.24.21.1 P5. <p>n. All earthquake waste shall be transported in a container or covered, except where because of the nature of the load and/or method of securing it, no problem of litter or dust can arise.</p> <p><i>Transport</i></p> <p>o. For the duration of the operation of the Burwood Resource Recovery Park and Burwood Landfill:</p> <ul style="list-style-type: none"> i. the only access shall be as shown in Appendix 21.12.35.1; and ii. the noise bund and acoustic fence shall be maintained, as shown in Appendix 21.12.35.2. <p>p. Vehicle movements shall not exceed more than 50 vehicle trips per peak hour or 250 heavy vehicle trips per day (whichever is met first). 'Peak hour' are those hours between 3 pm and 7 pm on a weekday.</p> <p><i>Rehabilitation</i></p> <p>q. A rehabilitation / closure plan for the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone shall be provided to the Council which includes:</p> <ul style="list-style-type: none"> i. the final capping details, likely contouring and landscaping of the site; ii. any on-going aftercare and maintenance activities, including maintenance of capping and site fencing; iii. timeframes for progressive rehabilitation of areas within the zone once disposal of waste is completed in any area; iv. suitable and unsuitable future use, including any relevant health and safety matters; and v. responsibility for on-going aftercare.

Activity		Activity specific standards
		<i>Flood Management Areas</i> r. Disposal of <u>earthquake waste</u> shall not take place within a <u>Flood Management Area</u> .
P2	<u>Earthquake waste processing activities</u> .	a. The activity specific standards (g) to (q) outlined under <u>Rule 21.12.4.1.1</u> P1 also apply to this activity. b. Following completion of activities the <u>site</u> shall be cleared of all machinery and plant used for <u>earthquake waste processing activities</u> and reinstated.
P3	Erection of <u>buildings</u>	a. Any erection of <u>buildings</u> : i. shall be <u>ancillary</u> to Burwood Resource Recovery Park or Burwood Landfill operations; ii. shall not exceed a total of 200 m ² <u>gross floor area</u> ; and iii. shall be removable/ relocatable at completion of operations.
P4	Stockpiling and use of <u>material used for filling</u> fill material for the purpose of rehabilitation of the disposal areas	a. Any contaminated fill -material <u>used for filling</u> shall meet the recreational standards for contaminants in accordance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
P5	<u>Recreation activity, conservation activity, park management activity and plantation forestry activity</u>	a. Activities shall only take place in areas where rehabilitation has been completed and appropriate measures are in place to prevent public access to operational areas.

~~21.12.1.3.~~ 21.12.4.1.2 Controlled activities

The activities listed below are controlled activities.

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

Activity		The matters over which <u>Council</u> reserves its control:
C1	Activities <u>listed in Rule 21.12.4.1.1</u> P1 to -P3 involving <u>earthquake waste</u> , in Rule 21.12.2.1, that do not comply with <u>any</u> one or more of the activity specific standards. <u>Any application arising from this rule shall not be limited or publicly notified.</u> Any application arising from this rule will not require written approvals and shall not be publicly or limited notified. An application for resource consent arising from this rule must include written comments on the proposal, or evidence of 10 working days having been provided for those comments to be made, from the following parties:	a. Effects on the amenity of residences along the designated access route. b. Effects in terms of traffic, dust and noise, also taking account of the hours of operation. c. Effects on the coastal environment. d. The extent to which the proposed rehabilitation addresses the matters in <u>Rule 21.12.4.1.1</u> P1 (q) (i)-(v). e. Mitigation of effects as they impact flooding, surface drainage and flood storage capacity, including any compensatory storage.

Activity	The matters over which Council reserves its control:
<ul style="list-style-type: none"> a. Te Rūnanga o Ngāi Tahu and any relevant Papatipu Rūnanga identified by Te Rūnanga o Ngāi Tahu; b. Canterbury District Health Board; c. Burwood-Pegasus Community Board; d. Parklands Residents Association; e. Queenspark Residents Association; f. Owners and occupiers of land adjacent to the Burwood Landfill and Burwood Resource Recovery Park. 	

~~21.12.1.3.3 Restricted discretionary activities~~

~~The activities listed below are restricted discretionary activities.~~

~~There are no restricted discretionary activities.~~

~~21.12.1.3.4 Discretionary activities~~

~~The activities listed below are discretionary activities.~~

~~There are no discretionary activities.~~

~~21.12.1.3.5~~ 21.12.4.1.3 **Non-complying activities**

The activities listed below are non-complying activities.

	Activity
NC1	Any activity not listed in Rule 21.12.2.4.2.1 provided for as a permitted or controlled activity.
NC2	Activities P4-listed in Rule 21.12.4.1.1 21.12.2.2.1 P4 that do not comply with <u>meet</u> any one or more of the activity specific standards in 21.12.2.2.1 P4 .
NC3	Activities P5-listed in Rule 21.12.4.1.1 21.12.2.2.1 P5 that do not comply with any <u>meet</u> one or more of the activity specific standards in 21.12.2.2.1 P5 .

~~21.12.1.3.6 Prohibited activities~~

~~The activities listed below are prohibited activities.~~

~~There are no prohibited activities.~~

21.12.21.12.5 Appendices

21.12.5.1 Site layout – Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone

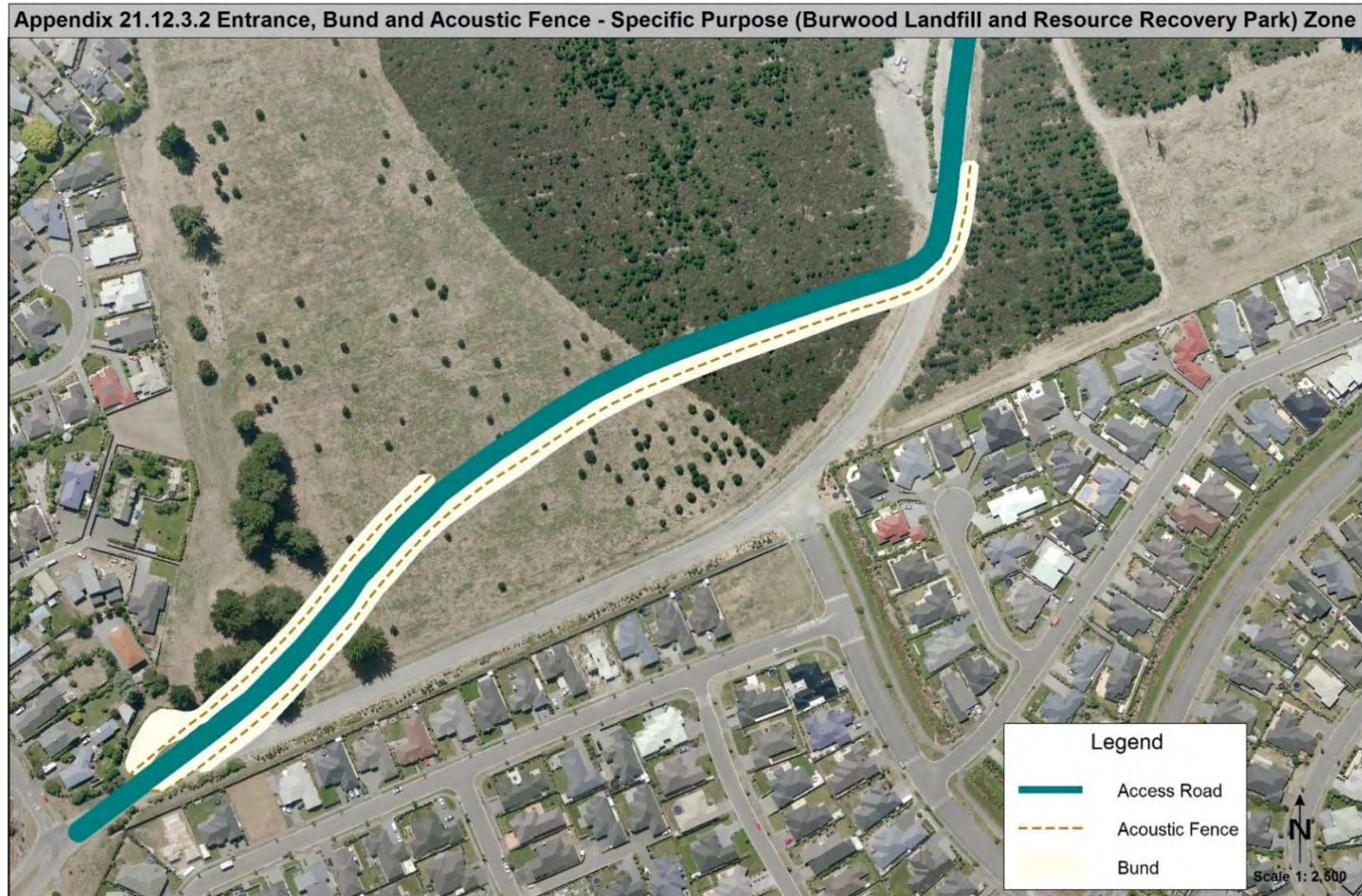
Appendix number to be updated to 21.12.5.1.



Supplementary Definitions decision and minor corrections

21.12.5.2 Noise bund and acoustic fencing

Appendix number to be updated to 21.12.5.2



21.13 Specific Purpose (Ngā Hau e Whā) Zone

21.13.1 Introduction

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

This chapter relates to activities that may occur in the Specific Purpose (Ngā Hau e Whā) Zone. An objective, policies, rules, standards and assessment criteria provide for activities in this zone.

The Ngā Hau e Whā Zone only applies to the Ngā Hau e Whā National Marae on Pages Road. This chapter seeks to provide for the continued use of the marae as a major focal point for all people as a place to enhance the understanding of tikanga Māori, and to support social, cultural, and economic development for Māori. Provision is made in the zone for a range of residential activities and non-residential activities, while not detracting from neighbouring zones.

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

~~21.13.1~~ 21.13.2 Objectives and policies

~~21.13.1.1~~ 21.13.2.1 ~~21.13.1.1~~ Objective — Kaitiakitanga

- a. Ngā Hau e Whā National Marae continues as a major focal point for all people as a place to enhance the understanding of tikanga Māori, and to support social, cultural, and economic development for Māori.

~~21.13.1.1.1~~ 21.13.2.1.1 ~~21.13.1.1.1~~ Policy — Provision for a range of residential and non-residential activities

- a. Provide for a range of residential activities and non-residential activities to support the social, cultural and economic aspirations of Te Rūnanga o Ngā Maata Waka.

~~21.13.1.1.2~~ 21.13.2.1.2 ~~21.13.1.1.2~~ Policy — Minimise adverse effects on neighbouring zones

- a. Ensure that buildings and activities undertaken do not detract from the amenity values of neighbouring zones.

~~21.13.2~~ **21.13.3** ~~21.13.2~~ **How to interpret and apply the rules** ~~Rules — Specific Purpose (Ngā Hau e Whā) Zone~~

~~21.13.2.1~~ **21.13.2.1** ~~How to interpret and apply the rules~~

- a. The rules that apply to activities in the Specific Purpose (Ngā Hau e Whā) Zone are contained in:
 - i. ~~the activity status tables below in Rules 21.13.2.2.1, 21.13.2.2.2, and 21.13.2.2.4.13; and the~~
 - ii. ~~built form standards in Rule 21.13.2.35.~~
- b. The activity status tables and standards in the following chapters also apply to activities in all areas of the Specific Purpose (Ngā Hau e Whā) Zone ~~(where relevant):~~
 - 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 Infrastructure~~; and
 - 12 Hazardous Substances and Contaminated Land

~~e. Where the word 'facility' or 'facilities' is used in the rules e.g. community facilities, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.~~

~~Similarly, where the word/phrase defined includes the word 'activity' or 'activities', the definition includes the land and/or buildings for that activity unless expressly stated otherwise in the activity status tables.~~

~~21.13.4~~ ~~21.13.2.2~~ **Rules — Specific Purpose (Ngā Hau e Whā) Zone**

~~21.13.2.1~~ ~~21.13.4.1~~ **Activity status tables**

~~21.13.2.1.1~~ ~~21.13.4.1.1~~ ~~21.13.2.2.1~~ **Permitted activities**

~~The activities listed below are permitted activities in the Specific Purpose (Ngā Hau e Whā) Zone, the activities listed below are permitted activities if they comply with~~ meet any ~~the~~ activity specific standards set out in this table and the built form standards in ~~Rule 21.13.25.3.~~

Activities may also be restricted discretionary or non-complying as specified in Rules 21.13. ~~24.21.2~~ and 21.13. ~~24.21.3~~.

Activity		Activity Specific Standards
P1	Marae complexes, including wharehau, wharekai, manuhiri noho (guest accommodation with or without tariff) and associated accessory buildings .	Nil
P2	Residential activity , including minor residential units, and kaumātua units.	Nil
P3	Home occupations	Nil
P4	Relocation of residential units	Nil
P5	Community activities facilities and associated facilities, including whare hauora (health care facilities)	Nil
P6	Kohanga reo (preschool) and kura kaupapa (education activity and education facilities)	Nil
P7	Hākinakina (recreation activities and recreation facilities)	Nil
P8	Urupā	Nil
P9	Whare hoko (convenience activities) and arumoni (commercial services)	a. e —Maximum of 100 m ² GLFA per business.
P10	Offices (including justice facilities)	Nil
P11	Māketē (markets)	a. d —Not exceeding one event per week

21.13.2.1 21.13.4.1.2 21.13.2.2 Restricted discretionary activities

The activities listed in the table below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 21.13.6, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	<p>Any activity listed in Rule 21.13.4.1.1 P1 – P11 Any permitted activity which that does not meet one or more of the activity specific standards in Rule 21.13.2.4.21.11.</p> <p>Any application arising from this rule shall not be limited or publicly notified. Any application arising from this rule will not require written approvals and shall not be publicly or limited notified.</p>	<p>a. e—Traffic generation and access – Rule 21.13.36.4</p> <p>b. f—Scale of non-residential business activity – Rule 21.13.36.5</p>
RD2	<p>Any permitted activity listed in Rule 21.13.4.1.21 P1 – P11 which that does not meet one or more of the built form standards in Rule 21.13.25.3.</p> <p>Any application arising from Rule 21.13.2.35.5 shall not be publicly notified and shall, absent written approval, be limited notified only to the New Zealand Fire Service Commission. shall not be publicly notified and shall be limited notified</p>	<p>As relevant to the built form standard that is not met:</p> <p>a. g—Daylight recession planes – Rule 21.13.36.1</p> <p>b. 8 December CCC memoh. Internal boundary setback — Rule 21.13.36.2</p>

Activity	The Council 's discretion shall be limited to the following matters:
<p><u>only to New Zealand Fire Service Commission (absent its written approval).</u></p> <p>Any application arising from Rules 21.13.2.35.1 to 21.13.2.35.4 shall not be publicly notified and may be limited notified only to directly abutting land owners (where the consent authority considers this is required, and absent written approval).</p>	<p>e. i. Road boundary setback — Rule 21.13.36.3</p> <p>d. j. Building height — Rule 21.13.36.7</p> <p>e. k. Water supply for firefighting — Rule 21.13.36.6</p>

21.13.4.1.3 21.13.2.2.3 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any other activity not listed <u>provided for</u> as a permitted or restricted discretionary <u>activity</u> .
NC2	<p>a. <u>Sensitive activities</u> and <u>buildings</u> (excluding <u>accessory buildings</u> associated with an existing activity) within 10 metres of the centre line of a 66kV <u>electricity distribution line</u> or within 10 metres of a foundation of an associated <u>support structure</u>.</p> <p>b. Fences within 5 metres of a 66kV <u>electricity distribution line support structure</u> foundation.</p> <p>Notes:</p> <p>1. — Any application arising from this rule shall not be publicly notified and shall be limited notified only to Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other <u>electricity distribution network utility operator</u> (absent written approval).</p> <p>Advice Notes:</p> <p>21. 1. Vegetation to be planted around the <u>electricity distribution lines</u> should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</p> <p>32. 2. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in the vicinity of <u>electricity distribution lines</u>, which must be complied with.</p>

21.13.3 21.13.5 21.13.2.3 Built form standards

21.13.3.1 21.13.5.1 21.13.2.3.1 — Daylight recession planes

- a. Buildings and structures shall not project beyond a building envelope contained by recession planes, as shown in Appendix 14.14.2 Diagram A, from points 2.3 metres above the internal boundaries.

~~21.13.3.2~~21.13.5.2 ~~21.13.2.3.2~~—Internal boundary setback

- a. The minimum [setback](#) from zone [boundaries](#) for [buildings](#) and structures shall be 1.8 metres.

~~21.13.3.3~~21.13.5.3 ~~21.13.2.3.3~~—Road boundary setback

- a. The minimum [setback](#) distance from the [road boundary](#) shall be 4.5 metres.

~~21.13.3.4~~21.13.5.4 ~~21.13.2.3.4~~—Building height

- a. The maximum [height](#) of any [building](#) shall be 9 metres.

~~21.13.3.5~~21.13.5.5 ~~21.13.2.3.5~~—Water supply for firefighting

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

~~21.13.4~~21.13.6 ~~21.13.3~~—Matters of discretion**~~21.13.4.1~~21.13.6.1 ~~21.13.3.1~~—Daylight recession planes**

- a. Any effect on amenity of [adjoining](#) properties, including visual dominance, daylight and sunlight admission, and loss of privacy from overlooking.
- b. Opportunities for [landscaping](#) and tree planting, as well as screening of [buildings](#).

~~21.13.4.2~~21.13.6.2 ~~21.13.3.2~~—Internal boundary setback

- a. The extent to which the [site](#) layout and use of spaces maintains adequate levels of privacy and outlook, taking into account:
- the need to enable an efficient, practical and/or pleasant use of the remainder of the [site](#);
 - the need to provide future occupants with adequate levels of daylight and outlook from internal [living spaces](#), and privacy from neighbouring [residential units](#) or [sites](#) (particularly in relation to existing direct facing [windows](#) or [balconies](#)); and
 - any adverse effects of the proximity or bulk of the [building](#) in terms of loss of access to daylight on and outlook from [adjoining sites](#).

~~21.13.4.3~~21.13.6.3 ~~21.13.3.3~~ Road boundary setback

- a. Any loss of privacy for [adjoining](#) properties through overlooking.
- b. 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 detracting from the openness of the [site](#) to the street, or any visual dominance over the street.

~~21.13.4.4~~21.13.6.4 ~~21.13.3.4~~ Traffic generation and access

- a. The extent to which the traffic generated is appropriate to the character, amenity, safety and efficient functioning of the [access](#) and [road](#) network in the area.
- b. The ability to mitigate any adverse effects of the additional traffic generation.
- c. The location of the proposed [access](#) points in terms of [road](#) and [intersection](#) efficiency and safety, including availability or otherwise of space on the [road](#) for safe right hand turning into the [site](#).
- d. Any significant increase in glare from headlights.
- e. Any marked reduction in the availability of on-street parking.

~~21.13.4.5~~21.13.6.5 ~~21.13.3.5~~ Scale of non-residential business activity

- a. The extent to which increased scale is appropriate in the context of the surrounding environment taking into account:
 - i. hours of operation;
 - ii. ~~traffic~~-[vehicle movements](#) or pedestrian movements generated;
 - iii. any adverse effects, in terms of unreasonable noise, and loss of privacy, which would be inconsistent with the respective environments;
 - iv. 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;
 - v. extent to which the activity serves the needs of residents in the surrounding area; and
 - vi. the extent to which the business contributes to local employment and economic development.

~~21.13.4.6~~21.13.6.6 ~~21.13.3.6~~ Water supply for firefighting

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

~~21.13.4.7~~21.13.6.7 ~~21.13.3.7~~ Building height

- a. The extent to which an increase in building height and the potential resultant scale and bulk of the building:
- i. affects amenity values of adjoining properties, resulting from visual dominance, loss of daylight and sunlight admission, and loss of privacy from overlooking;
 - ii. is visually mitigated through the topography, location, design and appearance of the building;
 - iii. enables more efficient use of the site or meets the functional needs of the building; and
 - iv. is compatible with the scale, proportion and context of buildings and activities in the surrounding area.