

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

AND

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

Date of decision: 19 June 2017

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

MINOR CORRECTIONS TO DECISIONS

Further corrections to chapters and planning maps in response to an application from the Christchurch City Council dated 19 May 2017

Outcomes: **Proposals changed as set out in Schedules 1 and 2**

Background

[1] On 16 February 2017 we advised parties that during the period that there are outstanding appeals, the Panel's jurisdiction to consider minor corrections under the order in Council remains in force.

[2] Consequently, the Hearings Panel ('the Panel') received an application from the Christchurch City Council ('the Council') on 13 April 2017 seeking minor corrections ('the Council's first memorandum').¹ In response, we issued our decision on the Council's first memorandum on 8 May 2017 ('first corrections decision').²

[3] During our consideration of the Council's first memorandum, we identified three matters that required further clarification from the Council. Our decision on those matters was deferred and therefore did not form part of that decision. We return to this below.

[4] On 19 May 2017 we received a further application from the Council seeking minor corrections ('the Council memorandum').³ The Council memorandum includes those matters we deferred from our first corrections decision. In addition, the Council memorandum includes the following:

- (a) a table of further minor corrections to the Christchurch Replacement District Plan (CRDP) chapters (Appendix 1);
- (b) a table of minor corrections to the CRDP planning maps (Appendix 2); and
- (c) confirmation emails from affected parties (Appendix 3).

[5] This decision addresses the matters raised in the Council memorandum.

Jurisdiction to make minor corrections

[6] The jurisdiction and statutory authority to make minor corrections has been set out in a number of memoranda and in previous decisions and we do not repeat them here. To the

¹ Memorandum of counsel for Christchurch City Council seeking minor corrections to the Christchurch Replacement District Plan.

² Minor Corrections to Decisions across various Chapter and Planning Maps.

³ Memorandum of counsel for Christchurch City Council seeking minor corrections to the Christchurch Replacement District Plan.

extent we have accepted the corrections sought by the Council, we are satisfied that these meet the requirements of cl 16 of Schedule 3.

Decision on corrections sought by the Council

Deferred matters

[7] The Council memorandum includes those matters we deferred from our first corrections decision. These relate to Rules 6.8.4.1.3 RD2 and 6.8.4.1.4 D1; Appendix 9.3.7.2 Heritage Items 1378 and 1379; and Rule 17.9.3.1.

[8] We have reviewed the corrections sought by the Council relating to the above rules. We accept the corrections to Rules 6.8.4.1.3 RD2 and 6.8.4.1.4 D1 for the reasons set out in the Council memorandum. We confirm the wording of these rules as included in Appendix 1 to the Council memorandum.

[9] Regarding the corrections sought to Appendix 9.3.7.2 Heritage Items 1378 and 1379; and Rule 17.9.3.1, as directed, the Council has consulted with both the Museum Trust Board and Fulton Hogan respectively with regards to these corrections. Emails are provided within Appendix 3 to the Council memorandum confirming the agreement of these parties. Given this, we accept the corrections as they are set out in the Council's first memorandum.

New requests for corrections

[10] We have reviewed the corrections sought by the Council included in Appendix 1 of its 19 May 2017 memorandum, and the reasons for the corrections sought. These are accepted for the reasons given by the Council, except for those which we address below, which we either reject or accept with modification.

Corrections we reject or accept with modification

[11] Of the corrections set out in Appendix 1, we reject, or accept with modification, the following:

Guest accommodation - Definition

[12] The Council has requested a grammatical correction to the definition of guest accommodation relating to the use of the term ‘backpackers’. A similar request was made in the Council’s request for corrections to Decision 63 which we rejected. In our corrections decision to Decision 63 we stated:

It is the Panel’s preference to provide for ‘backpackers’ and ‘hostels’ as separate things. We also consider the term ‘backpackers’ is suitable to describe this type of accommodation.

[13] Again, we reject this request for the reasons previously set out.

Water body setback – Definition

[14] The Council memorandum seeks a correction to the definition of water body setback. It is the Council’s position that:

‘Building’ is inappropriately defined within this context as it is being used as a verb, rather than the defined term in Chapter 2. This is a minor formatting-related correction that does not alter the meaning of the definition.

[15] As a result, the Council seeks to remove underlining of the word ‘building’.

[16] We reject this on the basis that ‘building’ in this instance is referring to one of two specified activities within the context of the defined term and the related rules. It is therefore appropriate for it to be underlined. We do however make a correction for reasons of clarity and grammatical consistency with ‘activities’ and ‘earthworks’ by adding an ‘s’ to ‘building’. The definition shall read (change shown tracked):

Water body setback

in relation to [Sub-chapter 6.6 Water body setbacks](#) of Chapter 6 General Rules and Procedures, means an area of defined width running parallel to the bank of a [water body](#) from an origin point set out in [Appendix 6.11.5.3 Interpretation of banks of water bodies](#) in which specified activities, including [buildings](#) and [earthworks](#), are controlled or restricted. For the purposes of this definition, [water body](#) means any downstream waterway, upstream waterway, environmental asset waterway or environmental asset standing [water body](#) identified on the [Planning Maps](#) and any Banks Peninsula waterway (see [Rule 6.6.5a.vii Activity status tables – rural water body setbacks](#) and [Rule 6.6.6a.vii](#)

Activity status tables – natural area water body setbacks), hill waterway or network waterway.

Chapter 11 Utilities and Energy Rule 11.3 g. - i

[17] The Council correctly notes that new National Environmental Standards for Telecommunication Facilities (NESTF) came into effect on 1 January 2017, and as such, the explanation in Chapter 11 of ‘how to use the rules’ references a version of the NES which has now been superseded.

[18] In the Decisions Version, Rules 11.3 g. – i. outline the scope of provisions in the National Environmental Standards for Telecommunication Facilities (NESTF) 2008. The Council proposes streamlining the description of what is covered by the NES (g. – i. in Rule 11.3) to direct plan users to the current NESTF and also alerting plan users to the relevant District Plan provisions (e.g. significant trees, outstanding natural landscapes, etc).

[19] We accept the Council’s position that the amended rule will simplify the provision and avoid any duplication between the NESTF and the District Plan. However, for greater clarity, we make some minor drafting changes to 11.3 g. as set out below.

[20] In addition, we note that the correction put forward by Council includes a provision that is already in the decision version (being 11.3 h. in the Council’s proposed amendment or 11.3 j. in the decision version). This duplicate appears to have been included in error and is not accepted. For completeness, we also identify those definitions that require underlining. The relevant parts of Rule 11.3 shall be amended as follows:

g. In respect of the generation of radiofrequency fields, the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (NESTF) controls all telecommunication facilities. The NESTF also includes other controls over a variety of telecommunication facilities and related activities. In certain circumstances, as directed by the NESTF, telecommunication facilities or activities can be controlled by the District Plan. This includes when they are located in places identified by the District Plan as being subject to rules relating to significant flora and fauna, historic heritage, coastal protection and outstanding natural features and landscape.

h.

[21] The numbering of this section shall be updated accordingly.

Underlining of Telecommunication Facilities

[22] While considering the Council's request to correct Rule 11.3 (above), we become aware that the term 'telecommunication facilities' is mistakenly underlined as a defined term in Chapter 11 and also in Chapter 2. This is an error, and only 'telecommunication' should be underlined as a defined term. We direct the Council to correct this in Chapter 11 and Chapter 2 where 'telecommunication facilities' has been underlined in error.

Appendix 13.6.6.1 State Schools

[23] The Council requested that the word 'closed' be added to the list of state schools after the listing for Aranui High School, Aranui Primary School, Avondale Primary School, Wainoni Primary School, Lyttelton West School, and Phillipstown School.

[24] The Council makes this request on the basis that these schools have either closed or merged since the notification of Stage 2 of the Plan. Schools closed prior to notification show the same "(closed)" note. At the date of filing its memorandum, the Council had not received approval for this change from the Ministry of Education.

[25] Subsequently, the Council advised that the Ministry of Education do not agree to the addition of the word 'closed' after the above school listings. Given that the Ministry of Education do not agree to the change, we do not accept this correction.

Rules 14.4.2.2, 14.5.2.2 a.i., 14.6.2.6, 14.13.3.9, 14.14.2.9 a.

[26] The Council memorandum states that the definition of 'landscaping', which relies on the word 'predominantly', has led to the above rules being unclear as to how compliance is achieved. To bring greater clarity, the Council suggests additional wording to rules in Chapter 14 to provide a measure as to what constitutes "predominantly trees and/or shrub plantings".

[27] As an example, Council suggests the following wording (changes shown tracked):

Rule 14.5.2.2 a.i.

a. A minimum of 20% of the **site** shall be provided for **landscaping** (which may include private or communal open space), **where**

A. 50% of the landscaping shall be trees and shrubs, and

B. including a minimum of **1one** tree for every 250m² of gross **site** area (prior to **subdivision**), or part thereof, **is included within the landscaping, and**

C. Aat least **1one** tree shall be planted adjacent to the **road boundary**.

[28] In principle, we accept Council's position, however, make an additional correction for clarity by adding the words 'at least' before 50%. As an example, we set out Rule 14.5.2.2 a.i. below:

Rule 14.5.2.2 a.i.

a. A minimum of 20% of the **site** shall be provided for **landscaping** (which may include private or communal open space), **where**

A. at least 50% of the landscaping shall be trees and shrubs, and

B. including a minimum of **1one** tree for every 250m² of gross **site** area (prior to **subdivision**), or part thereof, **is included within the landscaping, and**

C. Aat least **1one** tree shall be planted adjacent to the **road boundary**.

[29] Overall, subject to the above addition, we accept Council's corrections with our inclusion for Rules 14.4.2.2, 14.5.2.2 a.i., 14.6.2.6, 14.13.3.9, 14.14.2.9 a.

Rule 14.7.2.7

[30] The Council seeks to make two corrections to Rule 14.7.2.7, firstly, stating that:

The title of the standard needs to be amended as there is no reference to "living space" within the rule. It is noted that the definition of 'living space' encompasses a much greater area of a residential building (i.e. includes bedrooms), than the definition of a "Living Area" (which means habitable space, excluding bedrooms). The proposed removal of the word "living space" will only advantage not disadvantage plan users by removing any confusion as to what the rule is to apply to.

[31] We accept this correction.

[32] The second correction sought by the Council is to include reference to ‘balconies’ in clause a. of the rule on the basis that the rule is ‘defective without the setback requirement applying equally to a balcony as to a living area window’. The Council’s position is that:

The purpose of the rule is to ensure a reasonable level of privacy is maintained for neighbouring properties. Without the 4m setback applying to balconies it would enable a balcony to be built as close as 1.8m to an internal boundary. In such cases the encroachment on the neighbours’ level of privacy would be significantly greater than at a 4m setback, particularly on a hillside where buildings often are already elevated from a neighbouring property.

[33] The Council correctly identify that the heading of this rule clearly states that the rule is to apply to balconies. However it is the Council’s view that omission of the word ‘balconies’ in the body of the rule fails to give appropriate effect to Policy 14.2.4.4. Specifically, the policy’s reference that “...significant opportunities for landscaping and good access to sunlight and privacy are maintained”.

[34] We accept this position and the changes sought by the Council. However, we note the Council’s suggested amendment seeks to delete the word ‘balconies’ from the rule title. As it is being added to the rule, it is appropriate to retain it in the rule title for clarity. Rule 14.7.2.7 is changed as follows (changes shown tracked):

**Minimum setback ~~and distance to~~ for living area windows and balconies
and living space windows facing internal boundaries**

- a. The minimum setback for living area windows **and balconies** at first floor from an internal boundary shall be 4 metres.
- b. Where the window is adjacent to an access way, the setback shall be measured from the far side of the access way.

Rule 14.5.2.13

[35] The Council seeks to amend this rule so that a habitable space required by the rule (at ground floor level) fronts a road or public open space. The Council consider that this will add clarity as to where these spaces should be located and to give effect to policy 14.2.4.1 a. ii. and vi. The Council noting that policy 14.2.4.1 a. ii. and vi. directs that individual developments through design contribute to a high quality street scene and incorporates principles of crime prevention through environmental design.

[36] However, we believe such a change is not a minor correction as it introduces a level of prescriptiveness that is currently not in the rule, nor was it in the notified version and subject to submission. We are not required to assess the merits of the correction further, but note that this is just one of a number of built form standards that contribute to the buildings relationship to public areas.

[37] Accordingly, we reject this correction.

[38] The Council has also sought to amend Rule 14.5.2.13 by moving standard b. to iii. to clarify that this standard only relates to a residential unit's habitable space where the height is 11 metres or less (i.e. should be a subclause of 14.5.2.13.a). We accept this change, subject to our modification for reasons of clarity.

[39] Amend 14.5.2.13 to read as follows (changes shown tracked):

14.5.2.13 Ground floor habitable space

a. Where the permitted height is 11 metres or less (refer to Rule 14.5.2.3):

i. any residential unit fronting a road or public open space shall have a habitable space located at the ground level; and

ii. at least 50% of all residential units within a development shall have a habitable space located at the ground level; **and**

~~b~~ **iii.** ~~Each~~ **for each residential unit,** at least one of these habitable spaces located at the ground level shall have a minimum floor area of 9m² and a minimum internal dimension of 3 metres and be internally accessible to the rest of the unit.

~~e.~~ **b.** Where the permitted height limit is over 11 metres (refer to Rule 14.5.2.3), a minimum of 50% of the ground floor area shall be occupied by habitable spaces and/or indoor communal living space. This area may include pedestrian access to lifts, stairs and foyers.

~~d.~~ **c.** This rule does not apply to residential units in a retirement village.

Rule 14.5.3.2.4

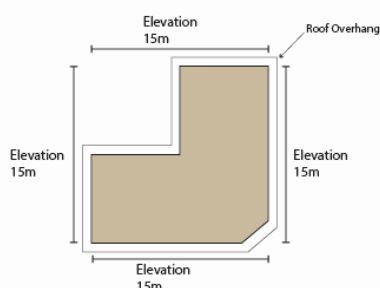
[40] The Council seeks to amend Rule 14.5.3.2.4 to make it clear what constitutes 'continuous' building length. We accept the correction is warranted, however make an

additional amendment for reasons of clarity to B. The rule shall read as follows (changes shown tracked with additional Panel change in **red**):

- a. Within the Accommodation and Community Facilities Overlay **and in association with the following activities:** ~~the maximum continuous building length shall be applicable to buildings for:~~

	Buildings associated with:	Standards
i.	<u>Guest accommodation;</u>	<p>A. <u>For N</u>new buildings <u>the maximum length of a building elevation shall not exceed</u> 15 metres <u>(see Figure 10)</u></p> <p>B. <u>For existing buildings any addition to the building elevation shall not exceed a length of</u> Additions to an existing building 10 metres.</p>
ii.	<u>Community facility;</u>	
iii.	<u>Preschool;</u>	
iv.	<u>Education facility;</u>	
v.	<u>Health care facility;</u>	
vi.	<u>Place of assemble;</u> and	
vii.	<u>Veterinary care facility.</u>	

Figure 10: Measurement of a building elevation:



Rule 14.5.1.2 C3 and C4

[41] The Council provided the Secretariat with amended corrections to Rules 14.5.1.2 C3 and C4 to that set out in its memorandum. The original correction did not include the reasons for the correction to Rule 14.5.1.2 C4. The amended request also narrowed the scope of the matters of control so that now only 14.5.1 d. and e. apply instead of all those matters in 14.5.1.

[42] The amended request from the Council states:

Currently the matters of control for Rule 14.5.1.2 C3 and C4 only relates to street scene. However, Rules 14.5.2.11 and 14.5.2.13 respectively also apply to internal boundaries facing a public open space but there is no ability through the current matters of control to address issues along internal boundaries as the matters of control in 14.15.17 only cover effects as viewed from the street.

Breaches of these rules can occur at the rear or side of a site where the effects will be internal to the site and are better addressed through Residential design principles 14.15.1.d and e. The proposed changes will remedy a minor defect in the Plan and ensure consistency with the approach taken to other built form specific standards.

[43] We accept the changes as appropriate for the reasons set out above, and confirm the rules as follows:

Activity		The matters over which Council reserves its control:
C3	Activities and buildings that do not meet Rule 14.5.2.11 - Building overhangs	a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.17 <u>Residential design principles – Rule 14.15.1 d. and e. only.</u>
C4	Residential units that do not meet Rule 14.5.2.13 – Ground floor habitable space	a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.17 <u>Residential design principles – Rule 14.15.1 d. and e. only.</u>

Rules 14.14.1.3 RD1, RD2, RD3 and RD4, Rules 14.14.1.5 NC1, NC2 and NC3, and Rule 14.2.14 a. and b.

[44] The Council sought a correction to the above rules which relate to CHRM housing areas. However, following discussions with the Secretariat, this correction was withdrawn. There are no changes to these rules.

Planning Maps

[45] Appendix 2 of the Council's memorandum sets out requests relating to changes to the Planning Maps.

[46] A number of the corrections requested relate to the Transport Zone, in particular, the Council requesting to remove the Transport Zone where it has incorrectly been shown on the planning maps. The Council stating:

When the Transport zone was notified in Stage 2, the zoning was inadvertently extended, in error, up some private driveway, and access ways, and across waterways. This error arose from the cadastre database, where in some instances that database treated these privately owned parcels of land as if they were public road, even though they are a separate legal parcel from the actual road. The only way to identify the affected properties is to manually check the entire Transport Zone on the CRDP maps, and this exercise is currently in progress.

The Council considers that property owners will be in a better position if the transport zoning of driveways is removed. As an example, there are setback rules requiring buildings to be set back from a road. The zoning of the driveway as Transport Zone could be interpreted in a way that the road setback rule applies even though the driveway is not defined as a road. Accordingly, Council considers all landowners will be advantaged and therefore considers consultation with the property owners is not required.

In the Banks Peninsula and Port Hills area, there are situations where the land has been surveyed since the Stage 2 planning maps were produced and as part of that process the survey more accurately determined the exact location of some boundaries of the legal road. It is not unusual to find in rural areas of New Zealand large areas that were never physically surveyed and in those instances survey plans will have a notation stating that 'boundaries are subject to survey.' The Transport Zone has consequently been aligned with these new surveyed parcels. This is in addition to the defects described above in relation to the Transport Zone generally

For the reasons set out in this memorandum, the 'deeming provision' means that the development rights of relevant landowners are not affected.

[47] We accept the Council's position on this and agree that parties will not be disadvantaged with the zoning corrections. We direct the Council to provide an updated set of relevant planning maps (and legend), showing the change in zoning, for our information.

[48] The Council sets out a number of other corrections to the planning maps and the legend in Appendix 2 of its memorandum. While a number of written approvals from land owners were provided in Appendix C to the Council memorandum, at the time of making its application to the Panel, the Council was still in the process of seeking written approvals from a number of property owners.

[49] Through the Secretariat, we requested that the Council obtain these written approvals. Consequently, the Council provided confirmation of further approvals which we set out below:

- (a) 17 Innovation Road - Owner;
- (b) 50 Wilmers Road - Owner;
- (c) Appendix 13.6.6.3 - Christ's College;
- (d) 38 Moorhouse Avenue - Owner;
- (e) Shirley Primary School – Owners of 224 A, B, F, G and H Hills Road; and
- (f) 1/10 And 2/10 Albert Terrace – Owners;

[50] We accept the corrections as they relate to the properties above.

[51] However, the Council has been unable to obtain a response from the owner of the property at 207 Pigeon Bay Road. In addition, the Council has withdrawn the correction sought to Linwood College/Harrow Street as one of the adjoining owners has not given approval. As such, we do not accept the application to change the zone of these two properties.

[52] We accept those changes included in Appendix 2 are appropriate, with the obvious exception of the two requests above. For completeness, we include the Council's Appendix 2 as **Schedule 2** to this decision.

Other matters

Hyperlinks

[53] Appendix 1 to the Council memorandum requests corrections relating to hyperlinks to external documents in the CRDP. We have addressed this matter previously, with the Council's application for minor corrections to Decision 58 made similar requests.

[54] Our Decision 63 stated:⁴

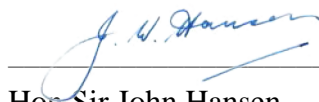
[48] We are satisfied that this is a matter that the Council can attend to following the release of this Final Decision Version. It is largely an e plan administrative matter for the Council.

[55] Our position on this remains unchanged. This is an e plan administrative matter for the Council to address as it sees fit.

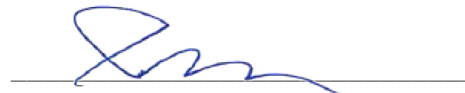
Overall evaluation and conclusions

[56] We are satisfied the corrections fall within our jurisdiction. As such, except for the corrections we reject or accept with modification, which we set out in the body of this decision, we accept the minor corrections to the chapters and the Planning Maps included in Appendices 1 and 2 of the Council memorandum. We confirm these as **Schedule 1** and **Schedule 2**.

For the Hearings Panel:



Hon Sir John Hansen
Chair



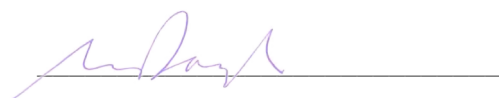
Environment Judge John Hassan
Panel Member



Jane Huria
Panel Member



Sarah Dawson
Panel Member



Stephen Daysh
Panel Member

⁴ Decision 63 - Supplementary Definitions Decision and Minor Corrections to Decision 58 – Definitions

Schedules to Decision

Schedule 1

APPENDIX 1

TABLE OF MINOR CORRECTIONS TO THE CRDP CHAPTERS

Key:

The base text of the extracts from the Christchurch Replacement District Plan (**CRDP**) are sourced from Schedule 1 of the Panel's decision – Minor Corrections to Decisions as a result of renumbering/restructuring undertaken by the Christchurch City Council dated 17 March 2017. The corrections accepted by the Panel in its decision dated 8 May 2017 have not been included below.

The minor corrections sought by the Council through this memorandum to the CRDP are shown using **underlined text** for additions and **~~strikethrough text~~** for deletions.

Definitions are identified through green underlining in the base text and **highlighted green text** indicates new definitions to be relied upon.

Yellow highlighted text indicates other definitions on which the primary definition relies, that should no longer be identified as a reliant definition.

Hyperlinks are identified through blue text and **highlighted blue text** indicates new hyperlinks.

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
Chapter 2 Abbreviations and Definitions		
AS/NZS 1547:2000	AS/NZS 1547:2000 means the Australian Standard/New Zealand Standard On-site domestic wastewater management .	Hyperlinks to internal provisions and external documents are identified via blue font. While such hyperlinks were identified accordingly in the Definitions List, they also need to be identified in the Abbreviations List where not already for consistency and readers' ease of use. This is a minor formatting-related correction that does not alter the meaning of the abbreviation.
CCRP	CCRP means Christchurch Central Recovery Plan .	See reason above with respect to AS/NZS 1547:2000.
DIN 4150-2:1999	DIN 4150-2:1999 means Standard Vibrations in buildings – Part 2: Effects on persons in buildings .	See reason above with respect to AS/NZS 1547:2000.
HSNO	HSNO	See reason above with respect to AS/NZS 1547:2000.

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PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
	means Hazardous Substances and New Organisms Act 1996 .	
LPRP	LPRP means Lyttelton Port Recovery Plan .	See reason above with respect to AS/NZS 1547:2000.
LURP	LURP means Land Use Recovery Plan .	See reason above with respect to AS/NZS 1547:2000.
NESETA	NESETA means National Environmental Standard for Electricity Transmission Activities .	See reason above with respect to AS/NZS 1547:2000.
NESTF	NESTF means National Environmental Standard for Telecommunications Facilities .	See reason above with respect to AS/NZS 1547:2000.
NZEC/NZEC 34:2001	NZEC/NZEC 34:2001 means New Zealand Electrical Code of Practice for Electrical Safe Distances .	See reason above with respect to AS/NZS 1547:2000.
NZS 3112.4:1986	NZS 3112.4:1986 means the New Zealand Standard Methods of test for concrete – Tests relating to grout .	See reason above with respect to AS/NZS 1547:2000.
NZS 4431:1989	NZS 4431:1989 means the New Zealand Standard Code of Practice for Earth Fill for Residential Development .	See reason above with respect to AS/NZS 1547:2000.
NZS 6802:2008	NZS 6802:2008 means the New Zealand Standard Acoustics – Environmental Noise .	See reason above with respect to AS/NZS 1547:2000.
NZS 6803:1999	NZS 6803:1999 means the New Zealand Standard Acoustics – Construction Noise .	See reason above with respect to AS/NZS 1547:2000.
SNZ PAS 4509:2008	SNZ PAS 4509:2008 means the New Zealand Fire Service Firefighting Water Supplies Code of Practice .	See reason above with respect to AS/NZS 1547:2000.
Definitions List	Definitions List ... Advice note: 1. Where a word or phrase is defined in this chapter, its definition includes any variations of the word or phrase that are plural or vice versa.	Hyperlinks to internal provisions and external documents are identified via blue font. However, unlike hyperlinks to abbreviations (which the Panel's 17 March 2017 decision states are in orange font) and definitions (which the Panel's 17 March 2017 decision states are in green font), this has not been made explicit. This is a minor formatting-related

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PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
	<p>2. Where a word or phrase is defined in NZ government legislation or related documents arising therefrom, and is relied upon for the purpose of interpretation in this District Plan, these terms are identified accordingly but are not repeated in it. Users should refer to the latest version of the relevant legislation or related documents (which are hyperlinked in blue font).</p> <p>3. ...</p>	correction for consistency and readers' ease of use that does not alter the meaning of the advice note.
Definitions List	<p>Definitions List</p> <p>...</p> <p>Advice note:</p> <p>4. ...</p> <p>5. Other definitions on which each definition relies (reliant definitions) are identified through green font and underlining and hyperlinking in the definition for information purposes, to assist interpretation of the primary definition and to illustrate the interrelationship between some definitions.</p> <p>6. Please refer to Section 31.2 Ngāi Tahu Mmana whenua of Chapter 1 Introduction for an explanation of Māori terms and concepts relevant to the management of natural resources in the Christchurch District.</p>	The section number and heading referred to in Advice note 6 is incorrect and requires amendment. This is a minor numbering and grammar-related correction for consistency and readers' ease of use that does not alter the meaning of the advice note.
Air noise boundary	<p>Air noise boundary</p> <p>means a composite line formed by the outer extremity of the 65 dB L_{dn} noise contour and the 95 dB L_{AE} noise contour.</p> <p>Advice note:</p> <p>1. The Air Noise Boundary defines an area around Christchurch International Airport in which the future daily aircraft noise exposure from aircraft operations is sufficiently high as to require prohibition on new sensitive activities, to avoid adverse noise effects and reverse sensitivity issues.</p>	In terms of formatting, in the ePlan advice notes are list with numbers rather than letters of the alphabet to distinguish them from the alphabetised bullet points within the definition per se. This is a minor formatting-related correction for consistency and clarity purposes that does not alter the meaning of the definition.

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
Building	<p>Building</p> <p>Means as the context requires:</p> <p>a. ...</p> <p>Advice note:</p> <p>1. This definition of building is different from the definition of building provided in Sections 8 and 9 of the Building Act 2004, and the effect of this definition is different from the effect of Schedule 1 of the Building Act 2004 in that some structures that do not require a building consent under the Building Act 2004 may still be required to comply with the provisions of the District Plan.</p>	<p>In terms of formatting, in the ePlan advice notes are listed with numbers rather than letters of the alphabet to distinguish them from the alphabetised bullet points within the definition per se. This is a minor formatting-related correction for consistency and clarity purposes that does not alter the meaning of the definition.</p>
Collector roads	<p>Collector roads</p> <p>means roads classified as a collector road in Figure 7.20 Road classification map, Appendix 7.5.12 Road classification system.</p> <p>Advice note:</p> <p>1. Collector roads are generally the roads classified as Main or Local Distributors in the road classification system in the Christchurch Transport Strategic Plan.</p>	<p>In terms of formatting, in the ePlan advice notes are listed with numbers rather than letters of the alphabet to distinguish them from the alphabetised bullet points within the definition per se. This is a minor formatting-related correction for consistency and clarity purposes that does not alter the meaning of the definition.</p>
Commercial film or video production	<p>Commercial film or video production</p> <p>means activities associated with the creation of a film or video product where undertaken by a professional production company. It excludes filming by news organisations, students or private individuals.</p>	<p>The main way defined terms are identified is via green font and underlining. As 'it' is not a defined term, the 'It' at the start of the second sentence should not be in green font and underlined. This is a minor formatting-related correction that does not alter the meaning of the definition.</p>
Community market	<p>Community market</p> <p>means a regular and ongoing market with multiple vendors using moveable buildings or structures. It excludes retail activity ancillary to a permanent activity on the same site.</p>	<p>The main way defined terms are identified is via green font and underlining. As 'it' is not a defined term, the 'It' at the start of the second sentence should not be in green font and underlined. This is a minor formatting-related correction that does not alter the meaning of the definition.</p>
Comprehensive	<p>Comprehensive residential development</p>	<p>The main way defined terms are identified is via green font and</p>

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residential development	in relation to the <u>Residential New Neighbourhood Zone</u> , means a development of three or more <u>residential units</u> which have been, or will be, designed, consented and constructed in an integrated manner (staged development is not precluded). <u>It</u> may include a concurrent or subsequent <u>subdivision</u> component.	underlining. As 'it' is not a defined term, the 'It' at the start of the second sentence should not be in green font and underlined. This is a minor formatting-related correction that does not alter the meaning of the definition.
Convenience activities	Convenience activities means the use of land and/or <u>buildings</u> to provide readily <u>accessible retail activities</u> and <u>commercial services</u> required on a day to day basis. <u>It</u> excludes: a. booking services for airlines, <u>recreation activities</u> and <u>entertainment activities</u> ; b. ...	The main way defined terms are identified is via green font and underlining. As 'it' is not a defined term, the 'It' at the start of the second sentence should not be in green font and underlined. This is a minor formatting-related correction that does not alter the meaning of the definition.
Critical infrastructure	Critical infrastructure means infrastructure necessary to provide services which, if interrupted, would have a serious effect on the communities in <u>Christchurch District</u> and which would require immediate reinstatement. This includes any structures that support, protect or form part of critical infrastructure. <u>It</u> includes: a. Christchurch International Airport; b. ...	The main way defined terms are identified is via green font and underlining. As 'it' is not a defined term, the 'It' at the start of the second sentence should not be in green font and underlined. This is a minor formatting-related correction that does not alter the meaning of the definition.
Existing forestry	Existing forestry means the tending, maintenance and harvesting of forest commercially planted as at 2 May 2015. <u>It</u> includes any <u>earthworks ancillary</u> thereto and wholly contained within the existing forestry boundaries.	The main way defined terms are identified is via green font and underlining. As 'it' is not a defined term, the 'It' at the start of the second sentence should not be in green font and underlined. This is a minor formatting-related correction that does not alter the meaning of the definition.
Farm stay	Farm stay means <u>transient accommodation</u> offered at a tariff that is <u>accessory to a farming, conservation activity</u> or <u>rural tourism</u>	A superfluous space between 'means' and 'transient' requires deletion. The main way defined terms are identified is via green font and

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	<u>activity</u> and in association with a <u>residential unit</u> on the <u>site</u> .	underlining. As 'transient accommodation' is not a defined term, those words should not be in green font and underlined. Given the way the definition is currently worded, the overall contraction to 'a farming, conservation or rural tourism activity' suggests that 'farming activity' is a defined term, when the defined term is actually 'farming' and it excludes 'activity' from the defined term 'conservation activity'. The 'a' requires deletion and 'activity' requires addition after 'conservation' in order to accurately reflect and trigger the defined terms. These are a minor grammar and formatting-related corrections that do not alter the meaning of the definition.
Guest accommodation	<p>Guest accommodation means the use of land and/or <u>buildings</u> for transient residential accommodation offered at a tariff, which may involve the sale of alcohol and/or food to in-house guests, and the sale of food, with or without alcohol, to the public. It may include the following <u>ancillary</u> activities:</p> <ul style="list-style-type: none"> c. <u>offices</u>; d. meeting and conference facilities; e. fitness facilities; and f. the provision of goods and services primarily for the convenience of guests. <p>Guest accommodation includes <u>hotels</u>, resorts, motels, motor and tourist lodges, backpackers, hostels and camping grounds. Guest accommodation excludes <u>bed and breakfasts</u> and <u>farm stays</u>.</p>	The wording 'backpackers, hostels' is incorrect. The wording should either be 'backpackers' hostels' as recommended or, if the Panel considers differentiation between those and other types of hostels necessary, 'backpackers' hostels, other hostels'. This is a minor grammar-related correction that does not alter the meaning of the definition.
Height	<p>Height in relation to a <u>building</u>, means the vertical distance between <u>ground level</u> at any point and the highest part of the <u>building</u> immediately above that point, except that for the purpose of calculating height in all zones, account shall be taken of parapets, but not of:</p>	'Central City' is a defined term and is appropriately identified as defined within this context. This is a minor formatting-related correction that does not alter the meaning of the definition.

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	<p>a. ...</p> <p>c. lift shafts, plant rooms, water tanks, air conditioning units, ventilation ducts, chimneys, <u>antennas</u> and similar architectural features on <u>buildings</u> in all open space zones of Chapter 18 Open Space; commercial and industrial zones of Chapter 15 Commercial and Chapter 16 Industrial; residential zones of Chapter 14 Residential within the Central City; and the Specific Purpose (Defence Wigram) Zone, Specific Purpose (Tertiary Education) Zone, Specific Purpose (Hospital) Zone and Specific Purpose (Airport) Zone;</p> <p>d. ...</p>	
Heritage upgrade works	<p>Heritage upgrade works in relation to a <u>heritage item</u> or <u>heritage setting</u>, means works undertaken to satisfy or increase compliance with Building Act 2004 and Building Code requirements. <u>It</u> may include:</p> <p>a. structural seismic upgrades, core drilling, temporary lifting and/or moving off foundations or permanent realignment of foundations;</p> <p>b. ...</p>	The main way defined terms are identified is via green font and underlining. As 'it' is not a defined term, the 'It' at the start of the second sentence should not be in green font and underlined. This is a minor formatting-related correction that does not alter the meaning of the definition.
Hill waterway	<p>Hill waterway means any waterway, watercourse, gully, swale, open drain, <u>spring</u> or waterfall that:</p> <p>a. is not identified or defined in the District Plan under any other <u>water body</u> classification; and</p> <p>b. has an average gradient over a distance of 100 metres of 1 in 50 or steeper, where the gradient is measured from 50 metres upstream and 50 metres downstream from the centre of the waterway where it passes through the <u>site</u>. Where a waterway is less than 100 metres long, the gradient shall be measured over the entire length of the waterway.</p>	The omission of a 'the' between 'of' and 'waterway' in the second bullet point requires rectifying to improve its readability. This is a minor grammar-related correction that does not alter the meaning of the definition.

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	The upstream extremity of a hill waterway is at the point of channelisation of overland sheet flow.	
Local roads	<p>Local roads means any road not classified as either an arterial road, distributor road or collector road in Appendix 7.5.12 Road classification system.</p> <p>Advice note:</p> <p>1. Local roads are generally the roads classified as Typical or Slow Streets in the road classification system in the Christchurch Transport Strategic Plan.</p>	In terms of formatting, in the ePlan advice notes listed with numbers rather than letters of the alphabet to distinguish them from the alphabetised bullet points within the definition per se. This is a minor formatting-related correction for consistency and clarity purposes that does not alter the meaning of the definition.
Major arterial roads	<p>Major arterial roads means roads classified as a major arterial road in Figure 7.20 Road classification map, Appendix 7.5.12 Road classification system.</p> <p>Advice note:</p> <p>1. Major arterial roads are generally the roads classified as State Highways and District Arterials in the road classification system in the Christchurch Transport Strategic Plan.</p>	In terms of formatting, in the ePlan advice notes are listed with numbers rather than letters of the alphabet to distinguish them from the alphabetised bullet points within the definition per se. This is a minor formatting-related correction for consistency and clarity purposes that does not alter the meaning of the definition.
Major cycle route	<p>Major cycle route in relation to Chapter 7 Transport, means a cycle route that predominantly consists of cycle ways and is at least two kilometres in continuous length.</p> <p>Advice note:</p> <p>1. The Christchurch Transport Strategic Plan identifies major cycle routes proposed by the Council.</p>	In terms of formatting, in the ePlan advice notes are listed with numbers rather than letters of the alphabet to distinguish them from the alphabetised bullet points within the definition per se. This is a minor formatting-related correction for consistency and clarity purposes that does not alter the meaning of the definition.
Minor arterial roads	<p>Minor arterial roads means roads classified as a minor arterial road in Figure 7.20 Road classification map, Appendix 7.5.12 Road classification system.</p>	In terms of formatting, in the ePlan advice notes are listed with numbers rather than letters of the alphabet to distinguish them from the alphabetised bullet points within the definition per se. This is a minor formatting-related correction for consistency

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	<p>Advice note:</p> <p>1. Minor arterial roads are generally the <u>roads</u> classified as Minor Arterials in the road classification system in the <u>Christchurch Transport Strategic Plan</u>.</p>	<p>and clarity purposes that does not alter the meaning of the definition.</p>
Net floor area	<p>Net floor area</p> <p>unless otherwise specified, means the sum of the floor areas, each measured to the inside of the exterior walls of the <u>building</u> or <u>buildings</u>. It includes the net floor area of any <u>accessory building</u>, but excludes any floor area used for:</p> <ol style="list-style-type: none"> lift wells, including the assembly area immediately outside the lift doors for a maximum depth of 2 metres; tank rooms, boiler and heating rooms, machine rooms and bank vaults; those parts of any basement not used for <u>residential activities</u>, <u>commercial activities</u> or <u>industrial activities</u>; <u>parking areas</u> and/or <u>loading areas</u>, including basement parking which extends no more than 1 metre above <u>ground level</u>; 50% of any pedestrian arcade, or ground floor foyer, which is available for public thoroughfare; covered <u>access ways</u>; roof <u>terraces</u> that are for residential or staff use only, are uncovered and open (apart from a balustrade) to the outside air on at least three sides; and ... 	<p>The main way defined terms are identified is via green font and underlining. 'Terrace' is defined as follows:</p> <p>Terrace</p> <p>means a single residential <u>building</u>:</p> <ol style="list-style-type: none"> that contains three or more <u>residential units</u>; where the <u>residential units</u> are aligned horizontally side by side; and where each <u>residential unit</u> has its own entrance and habitable rooms on the ground floor. <p>Thus while 'terrace' is defined, it is not appropriately identified as defined within this context as a roof 'single residential building' as per the definition of 'terrace' does not make sense. This is a minor formatting-related correction that does not alter the meaning of the definition.</p>
Potentially contaminated	<p>Potentially contaminated</p> <p>means that part of a <u>site</u> where an activity or industry described in Schedule 3 of the <u>Canterbury Land and Water Regional Plan</u> (refer Section 16, Schedule 3 Hazardous Industries and Activities, pp 253 to 255) has been or is being undertaken on it or where it is more likely than not that an</p>	<p>The main way defined terms are identified is via green font and underlining. As 'it' is not a defined term, the 'It' at the start of the second sentence should not be in green font and underlined. This is a minor formatting-related correction that does not alter the meaning of the definition.</p>

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	activity or industry in the list is being or has been undertaken on it. It excludes any site where a detailed site investigation has been completed and reported and which demonstrates that any contaminants within or on the site are at, or below, background concentrations.	
Preschool	Preschool means the use of land and/or buildings for early childhood education or care of three or more children (in addition to any children resident on the site or the children of the persons providing the education or care) under the age of six years by the day or part of a day, but not for any continuous period of more than seven consecutive days. It includes a crèche, kindergarten, play centre, education and care service or kohanga reo.	The main way defined terms are identified is via green font and underlining. As 'it' is not a defined term, the 'It' at the start of the second sentence should not be in green font and underlined. This is a minor formatting-related correction that does not alter the meaning of the definition.
Public artwork	Public artwork means any object, figure, image, character, outline, spectacle, display, delineation, audio or visual installation (including projection or illumination, static or otherwise), announcement, poster or sculpture that is used principally to enhance public spaces, whether it is placed on, affixed or tethered to any land, building , footpath or pavement (subject to any Council bylaws or traffic management requirement) and/or incorporated in the design of any building (whether by painting or otherwise). It excludes use as a sign or for any purpose other than as public artwork.	The main way defined terms are identified is via green font and underlining. As 'it' is not a defined term, the 'It' at the start of the second sentence should not be in green font and underlined. This is a minor formatting-related correction that does not alter the meaning of the definition.
Public open space	Public open space means any open space, including parks and reserves (but excluding local purpose reserves for utility reserves purposes), accessible to the public either freely or in accordance with a charge via the Reserves Act 1977 .	The 'reserves' referred to are those under the Reserves Act 1977, by virtue of the definition of 'reserves'. There are no 'utility reserves' under this Act, only recreation, historic, scenic, nature, scientific, government purpose and local purpose reserves. However, under Section 16(11)(b)(iv) of this Act, all reserves created before the commencement of this Act pursuant to Part 28 of the Municipal Corporations Act 1933,

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		<p>Part 25 of the Municipal Corporations Act 1954 or Part 2 of the Counties Amendment Act 1961 shall, after the commencement of this Act, and without further notice or gazetting, be held and administered as local purpose reserves under section 23, if their purpose was utility.</p> <p>Therefore the word 'utility' is not appropriately identified as defined within this context, as the context is a document external to the CRDP.</p> <p>The former is a minor correction in order to accurately reflect the current legislative situation and the latter is a minor formatting-related correction, neither of which alter the meaning of the definition.</p>
Reconstruction	<p>Reconstruction</p> <p>in relation to a <u>heritage item</u> or <u>heritage setting</u>, means to rebuild part of a <u>building</u>, structure or feature which has been lost or damaged, as closely as possible to a documented earlier form and using mainly new materials. <u>It</u> includes:</p> <ul style="list-style-type: none"> a. <u>deconstruction</u> for the purposes of reconstruction; and b. Building Code upgrades which may be needed to meet relevant standards as part of the reconstruction. 	<p>The main way defined terms are identified is via green font and underlining. As 'it' is not a defined term, the 'It' at the start of the second sentence should not be in green font and underlined. This is a minor formatting-related correction that does not alter the meaning of the definition.</p>
Repairs	<p>Repairs</p> <p>in relation to a <u>heritage item</u> or <u>heritage setting</u>, means to replace or mend in situ decayed or damaged <u>heritage fabric</u>, using materials (including identical, closely similar or otherwise appropriate material) which resemble the form, appearance and profile of the <u>heritage fabric</u> as closely as possible. <u>It</u> includes:</p> <ul style="list-style-type: none"> a. temporary securing of <u>heritage fabric</u> for purposes such as making a structure safe or weathertight; and b. Building Code upgrades which may be needed to meet relevant standards, as part of the repairs. 	<p>The main way defined terms are identified is via green font and underlining. As 'it' is not a defined term, the 'It' at the start of the second sentence should not be in green font and underlined. This is a minor formatting-related correction that does not alter the meaning of the definition.</p>
Reserve	Reserve	A defined term is inappropriately identified as defined within its

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	means a reserve within the meaning of the Reserves Act 1977 .	own definition. This is a minor formatting-related correction that does not alter the meaning of the definition.
Residential building platform	<p>Residential building platform in relation to Rule 5.4.1 Activities and earthworks in the Flood Management Areas and Rule 5.4.2 Activities and earthworks in the Te Waihora/Lake Ellesmere and Wairewa/Lake Forsyth Flood Management Areas, means that area of a site equal to the ground floor area of the residential unit plus up to 1.8 metres extending at ground level beyond its foundations.</p> <p>Advice note: 1. This definition differs from the clarification of 'building consent platform' provided in Rule 5.4.4 Repair of land used for residential purposes damaged by earthquakes within Flood Management Areas in rural and residential zones and Rule 8.9.2.1 Permitted activities P2.</p>	In terms of formatting, in the ePlan advice notes are listed with numbers rather than letters of the alphabet to distinguish them from the alphabetised bullet points within the definition per se. This is a minor formatting-related correction for consistency and clarity purposes that does not alter the meaning of the definition.
Rural roads	<p>Rural roads means all roads outside the existing urban area as shown on Map A of Chapter 6 of the Canterbury Regional Policy Statement, except for roads adjoining any residential and/or commercial zone in Christchurch District.</p> <p>Advice note: 1. Rural roads are generally the roads classified as Rural or Semi-rural in the road classification system in the Christchurch Transport Strategic Plan.</p>	In terms of formatting, in the ePlan advice notes are listed with numbers rather than letters of the alphabet to distinguish them from the alphabetised bullet points within the definition per se. This is a minor formatting-related correction for consistency and clarity purposes that does not alter the meaning of the definition.
Sign/Signage	<p>Sign/Signage means any device, graphic or display of whatever nature visible from a public place, for the purposes of:</p> <ul style="list-style-type: none"> a. identification of, and provision of information about, any activity, site or building; b. providing directions; c. promoting goods, services or forthcoming events; or 	The main way defined terms are identified is via green font and underlining. As 'it' is not a defined term, the 'It' at the start of the second sentence should not be in green font and underlined. This is a minor formatting-related correction that does not alter the meaning of the definition.

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	<p>d. containing a message directed at the general public, whether temporary or otherwise.</p> <p>A sign or signage may be three-dimensional or otherwise, that is, manufactured, painted, written, printed, carved, embossed, inflated, projected onto or otherwise fixed to or attached upon any external surface of any building or, in the open, on any site, wall, pole, hoarding or structure, or onto any rock, stone, tree or other object. It includes:</p> <p>e. ...</p>	
Strategic infrastructure	Renumber the advice notes from a. – i. to 1. – 9.	In terms of formatting, in the ePlan advice notes are listed with numbers rather than letters of the alphabet to distinguish them from the alphabetised bullet points within the definition per se. This is a minor formatting-related correction for consistency and clarity purposes that does not alter the meaning of the definition.
Temporary activities and buildings	<p>Temporary activities and buildings in relation to...</p> <p>Advice note: 1. Temporary buildings are required to comply with the provisions of the Building Act 2004.</p>	In terms of formatting, in the ePlan advice notes are listed with numbers rather than letters of the alphabet to distinguish them from the alphabetised bullet points within the definition per se. This is a minor formatting-related correction for consistency and clarity purposes that does not alter the meaning of the definition.
Water body setback	<p>Water body setback in relation to Sub-chapter 6.6 Water body setbacks of Chapter 6 General Rules and Procedures, means an area of defined width running parallel to the bank of a water body from an origin point set out in Appendix 6.11.5.3 Interpretation of banks of water bodies in which specified activities, including building and earthworks, are controlled or restricted. For the purposes of this definition, water body means any downstream waterway, upstream waterway, environmental asset waterway or environmental asset standing water body identified on the Planning Maps and any Banks Peninsula waterway (see Rule</p>	<p>The main way defined terms are identified is via green font and underlining.</p> <p>'Building' is inappropriately defined within this context as it is being used as a verb, rather than the defined term in Chapter 2. This is a minor formatting-related correction that does not alter the meaning of the definition.</p>

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	6.6.5a.vii Activity status tables – rural water body setbacks and Rule 6.6.6a.vii Activity status tables – natural area water body setbacks), <u>hill waterway</u> or <u>network waterway</u> .	
Window	Window means a glazed section within any exterior wall of a <u>building</u> except, in the case of rules relating to minimum <u>building</u> , window and <u>balcony setbacks</u> , impacts on <u>adjoining</u> neighbours and the overlooking of <u>streets</u> in <u>Sub-chapter 6.4 Temporary earthquake recovery activities</u> of Chapter 6 General Rules and Procedures, <u>Chapter 14 Residential</u> , <u>Chapter 15 Commercial</u> , and <u>Sub-chapter 13.13 Specific Purpose (Ngā Hau e Whā) Zone</u> , it excludes windows where the sill is less more than 1.6 metres vertically from the floor.	The intent of the definition is to exclude high windows (i.e. those where the base of the window is 1.6m above the floor) in living areas from compliance with setback provisions (e.g. Rule 14.4.2.8) as the effects on privacy and overlooking from a high window is much reduced. However, due to the drafting error in the last sentence, consent would be required for high windows, while lower or normal height windows within the setback would be excluded, which are the effects the relevant rules are trying to manage. Consequently, this correction is required to address a minor defect in the CRDP.
Works arborist	Works arborist in relation to <u>Sub-chapter 9.4 Significant and other trees</u> of Chapter 9 Natural and Cultural Heritage, means a person who: a. by possession of a recognised arboricultural degree, diploma or certificate and on the job experience, is familiar with the tasks, equipment and hazards involved in arboricultural operations; and b. has demonstrated competency to Level 4 NZQA Certificate in Horticulture Services (Arboriculture) standard (or be of an equivalent arboricultural standard).	The omission of an end bracket after 'Arboriculture' requires rectifying. This is a minor formatting-related correction that does not alter the meaning of the definition.
Yard-based supplier parking	Yard-based supplier parking in relation to calculating parking and loading requirements in Chapter 7 Transport for yard-based suppliers, means areas of a site providing rear access and all other areas devoted to customer, staff and service vehicle access and parking (including parking driveways) which are excluded from the extent of yard area devoted to sales or display.	The <i>Yard-based supplier parking</i> definition was initially notified in Stage 1 as the underlined part of the following definition: Yard-based supplier means any retail activity selling or hiring products for construction or external use (which, for the avoidance of doubt, includes activities such as sale of vehicles and garden supplies), where more than 50% of the area devoted to sales or display is located in covered or uncovered external yard or

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				<p>forecourt space as distinct from within a secured and weatherproofed building. <u>For the purpose of this definition, areas of a site providing rear access and all other areas devoted to customer, staff and service vehicle access and parking (including parking driveways) are not to be included in the extent of yard area devoted to sales or display.</u> Drive-in or drive-through covered areas devoted to storage and display of construction materials (including covered vehicle lanes) will be deemed yard space for the purpose of this definition.</p> <p>It was subsequently split into two definitions, <i>Yard-based supplier</i> and <i>Yard-based supplier parking</i>, on the basis of Council submission #310.50.</p> <p>As of August 2016, <i>Yard-based supplier parking</i> was used in the Commercial and Industrial Chapters. However, based on the chapters as per the Panel's decision of 17 March 2017, it is no longer used in any chapter. The existence of the definition, with no linkage to any provisions, is creating confusion with respect to applications that require the assessment of parking requirements for yard-based suppliers (for which a definition rightly remains). This correction addresses a minor defect in the CRDP and removes an unnecessary definition from the CRDP.</p>
Chapter 5 Natural Hazards				
Table 5.4.1.1a.	Flood Management Area Catchment	Model	Version	The Flood Management Area (FMA) and Fixed Minimum Floor Level Overlay (FMFLO) were shown on the planning maps and notified in Stage 1.
	i.	Styx River Hydrologic and Hydraulic Model	R004	
	ii.	Avon River Hydrologic and	D13	

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		Hydraulic Model		<p>notified Stage 1 text. The Sumner model (iv) was included in Attachment A to Ms Janice Carter's evidence of 13.02.2015, but the Avoca model was missed from being included in the table. The Avoca Model needs to be included as 'v.' in the table, in order that permitted activities P1 and P2 can be implemented.</p> <p>We are not proposing that a new model be added to the CRDP as this was just an omission from the table itself. Neither the extent of the FMA nor the FMFLO will change as a result of correcting this defect. However, if the defect is not corrected the floor levels in this location will default to the 12.3m provision in Table 5.4.1.1b as no model is stated for this location in Table 5.4.1.1a. This will underestimate the floor levels required to meet the policy direction of 5.2.2.2.1f and will not conform with the model used to set the extent of and levels within this FMA/FMFLO.</p>
	iii.	Heathcote River Hydrologic and Hydraulic Model	2012 Design	
	iv.	Sumner Floodplain Hydrologic and Hydraulic Model	12N	
	v.	<u>Avoca Heathcote Valley Hydrologic and Hydraulic Model</u>	<u>AV-ED2014</u>	
Sub-chapter 6.1 Noise				
6.1.4.2 Exempt activities	a. The provisions in Rule 6.1.5 and Rule 6.1.6 do not apply to the following noise sources: i. ... viii. the use of generators and mobile equipment (including vehicles) for <u>emergency</u> purposes, <u>including routine testing not exceeding 48 hours in duration</u> , where they are operated by emergency services or lifeline <u>utilities</u> ; and ix. the use of mobile generators by lifeline <u>utilities</u> for planned electricity supply interruption not exceeding 48 hours in duration; and x. activities at <u>emergency service facilities</u> associated with <u>emergency</u> response and <u>emergency</u> response training.			<p>Rule 6.1.4.2 exempts certain activities from the Zone Specific Noise Rules (6.1.5) and the Activity Specific Noise Standards (6.1.6). The Activity Specific Noise Standards include Rule 6.1.6.2.1 Generators for emergency purposes, which specifies that the use of generators for emergency purposes, including during a planned electricity supply interruption exceeding 48 hours in duration:</p> <ul style="list-style-type: none">• must meet certain noise limits, and• any routine testing is only to occur on weekdays within certain hours and meet certain noise limits. <p>Rule 6.1.4.2 contains two exemptions for generators to Rule 6.1.6.2.1. Sub-clause viii. exempts the use of generators and mobile equipment for emergency purposes where they are operated by emergency services or lifeline utilities. Sub-clause ix. exempts the use of only mobile generators and only those</p>

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		<p>used by lifeline utilities where there is a planned electricity supply interruption not exceeding 48 hours.</p> <p>The rules, through sub-clause ix., clearly provide for routine testing (i.e. a planned electricity supply interruption) of generators used for emergency purposes by lifeline utilities, but only for mobile generators.</p> <p>As currently drafted, it is not clear from sub-clause viii. whether the exemptions it provides for emergency services and lifeline utilities includes the routine testing of:</p> <ul style="list-style-type: none"> • fixed generators used for emergency purposes by lifeline utilities, or • fixed and mobile generators used for emergency purposes by emergency services. <p>The provisions in Rule 6.1.6.2.1 for "the use of generators, for emergency purposes only", for activities not exempted by Rule 6.1.4.2, clearly uses the term "the use of generators" to mean both the operation of the generator in an emergency and routine testing, as the rule has provisions that apply to both. But it is not clear that the use of that same term in the exemptions in Rule 6.1.4.2 viii. is intended to apply to both.</p> <p>As part of the hearing on the Noise provisions the evidence of Kelly Andrew for the Council (at paragraph 10.19) was;</p> <p><i>"In its submission the Crown [#2387.70, #3721.1094] seek an exemption for "...generators for emergency purposes where they are operated by emergency services...". I refer to the evidence of Mr Camp who supports this submission. He considers "...people are tolerant of noise when it clearly relates to an emergency. However, I consider it important that this exemption does not allow every standby generator in the City</i></p>

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PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
		<p><i>to produce high levels of noise, because standby generators will be run at least once per month for testing. In my view, limiting the exemption to generators operated by emergency services is an appropriate means of addressing this concern." I concur with his reasoning and accept the relief sought through the insertion of provision 6.1.3.2(a)(viii)."</i></p> <p>The inserted provision is now Rule 6.1.4.2 viii. following renumbering. The Panel's decision on this rule did not specifically comment on the provision other than to include the recommended exemption. This appears to be based on the evidence presented to the Panel that included consideration of routine testing, and supported an exemption for routine testing, but only for emergency services.</p> <p>Lifeline utilities were recommended to be added to the exemption in sub-clause viii. , in the evidence of Kelly Andrew for the Council (at paragraphs 10.24 – 10.27), in response to a submission by Orion. This was in addition to also adding a new exemption now included in sub-clause ix.</p> <p>It is respectfully submitted that it would be appropriate in the circumstances to clarify that routine testing of generators operated by both emergency services and lifeline utilities is exempt, whether the generator is mobile or fixed. This would be consistent with the exemption already included for routine testing of mobile generators by lifeline utilities. Such testing should be limited to no more than 48 hours, to be consistent with the exemption for routine testing of mobile generators by lifeline utilities in sub-clause ix. and as is already exempt for emergency generators for all other activities in Rule 6.1.6.2.1.</p> <p>This correction is likely to have minimal effect on others potentially affected by such routine testing because all other activities are already permitted to undertake routine testing, without complying with the standards in Rule 6.1.6.2.1,</p>

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PROVISION	CORRECTION		REASON THE CORRECTION IS MINOR
			provided the planned electricity supply interruption does not exceed 48 hours.
Rule 6.1.7.1.6 Prohibited activities	Activity		The abbreviation for prohibited activity elsewhere in the Plan is PR, but in this rule PA has been used instead. This needs to be standardised to PR. This is a typological error.
	PA1 PR1	Any new sensitive activity within the Air Noise Boundary shown on the Planning Maps	
	PA2 PR2	Any new sensitive activity within the 65dB Ldn engine testing contour shown on the Planning Maps.	
Sub-chapter 6.4 Temporary Earthquake Recovery Activities			
6.4.3.3.1.1 P5c. and 6.4.3.3.1.3 RD7 a.	6.4.3.3.1.1 P5c. c. Construction depot, until the 30 April 2022, located in a Commercial Central City Business, Commercial Central City Mixed Use, or Commercial Central City (South Frame) Mixed Use Zone, for construction work (as defined in section 6 of the Construction Contracts Act 2002) to repair ... 6.4.3.3.1.3 RD7a. a. Construction depot, until the 30 April 2018, located in a Rural Zone, which is used for construction work (as defined in section 6 of the Construction Contracts Act 2002) to repair ...		These provisions provide for temporary construction depots. It has been suggested by a planning consultant that construction depots were not available for his client because the meaning of these clauses is that it is the zone itself that must be used for construction work and not just the construction depot. This was never the intention in providing for temporary construction depots. No complete area of such zoning was being used at the time the proposal was publicly notified, or is currently being used, for construction work. In those circumstances the rule would not be providing for anything. In order to provide clarity it is respectfully submitted that a comma be added after the word "Zone" to make it clear that it is the construction depot that has to be used for construction work. In addition, hyperlinking is required to 'Construction Contracts Act 2002' in Rule 6.4.3.3.1.1 P5c. as it is an external document and in order to be consistent with Rule 6.4.3.3.1.3 RD7 a.

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PROVISION	CORRECTION		REASON THE CORRECTION IS MINOR				
Sub-chapter 6.8 Signs							
Rule 6.8.4.1.1 P15		<table><tr><th>Activity</th><th>Activity specific standards</th></tr><tr><td>P15 Static and digital display <u>billboards</u> located on <u>sites</u> fronting <u>arterial roads</u> and/or <u>collector roads</u> within: a. the Commercial Retail Park Zone <u>and the Commercial Mixed Use zone</u>; b. the Specific Purpose (Airport) Zone c. all industrial zones, other than the Industrial Park Zone (Memorial Avenue)</td><td>a. The maximum area of any single <u>billboard</u> shall be 18m2. Double sided billboards shall be measured as the area of the larger side only, provided that the sides of such billboards are separated by an angle of 30 degrees or less. b.....</td></tr></table>	Activity	Activity specific standards	P15 Static and digital display <u>billboards</u> located on <u>sites</u> fronting <u>arterial roads</u> and/or <u>collector roads</u> within: a. the Commercial Retail Park Zone <u>and the Commercial Mixed Use zone</u> ; b. the Specific Purpose (Airport) Zone c. all industrial zones, other than the Industrial Park Zone (Memorial Avenue)	a. The maximum area of any single <u>billboard</u> shall be 18m2. Double sided billboards shall be measured as the area of the larger side only, provided that the sides of such billboards are separated by an angle of 30 degrees or less. b.....	<p>The Commercial Mixed Use zone was a new zone introduced into the CRDP by the Panel through Decision 11.</p> <p>While Stage 2 of the Plan including signs provisions was notified in May 2015, Decision 11 was not issued until 18 December 2015. This meant that the list of zones in Chapter 6 where billboards are appropriate fronting arterial or collector roads, does not include the CMU zone since it did not exist at that time. Nor could submissions on Chapter 6 have been made seeking its inclusion since they closed before Decision 11 was issued.</p> <p>The CMUZ replaces the Industrial General zone which was in the notified pRDP south of Blenheim Road, east of Mandeville Street and in part of Addington. There was also a small area of Industrial Heavy zone near Blenheim Road which was rezoned to CMU Zone. The CMU zone was considered to more appropriately reflect the mixed nature of current and anticipated activities in these areas.</p> <p>Billboards were previously permitted in all industrial zones including Industrial General and Industrial Heavy, subject to activity standards agreed between the Crown, Council and Go Media Ltd and recorded in a memo to the Panel on 8 July 2016, then incorporated into Decision 56. (There are no built form standards for billboards, with these activity standards serving that function). Billboards meeting the standards were a permitted activity.</p> <p>The Council considers that it would be appropriate for billboards to be permitted in the Commercial Mixed Use Zone on the same basis. Such a correction is considered minor. If what is now CMU zone had remained as the notified Industrial General zones, the land would have been covered by Rule</p>
	Activity	Activity specific standards					
P15 Static and digital display <u>billboards</u> located on <u>sites</u> fronting <u>arterial roads</u> and/or <u>collector roads</u> within: a. the Commercial Retail Park Zone <u>and the Commercial Mixed Use zone</u> ; b. the Specific Purpose (Airport) Zone c. all industrial zones, other than the Industrial Park Zone (Memorial Avenue)	a. The maximum area of any single <u>billboard</u> shall be 18m2. Double sided billboards shall be measured as the area of the larger side only, provided that the sides of such billboards are separated by an angle of 30 degrees or less. b.....						

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PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
		<p>P15, so it is considered appropriate that this new zone be added to that listing.</p> <p>The amendment to include the CMU zoning is also not considered to have any prejudicial consequences for other interests, as all submitters on this rule were part of the mediated agreement on billboards.</p> <p>The activity standard shown here is as amended in the Panel's Minor Correction Decision issued on 8 May 2017. The other activity standards for billboards not shown ((b).-(n) eg not directly visible from any site within a residential zone, and the requirement to be at least 50 metres from any signalised intersection) will continue to apply, to mitigate any adverse effects.</p>
6.8.4.1.3 RD2 and 6.8.4.1.4 D1	<p>6.8.4.1.3 RD2</p> <p>The following signs in all commercial and industrial zones (other than the Commercial Banks Peninsula and Commercial Central City Business Zones) and in the Specific Purpose (Airport) Zone, other than signs provided for in Rule 6.8.4.1.1 P11 or P15, or Rule 6.8.4.1.5 NC1:</p> <ul style="list-style-type: none"> a. Off-site signs, other than those provided for in Rule 6.8.4.1.1 P2, P3, P4, P5, P6, P12, P13 or P16; b. Flashing or intermittently illuminated signs; c. Signs with moving components; d. Signs with changing images / digital signs; and e. Captive balloons or blimps; <p>which meet the relevant built form standards in Rule 6.8.4.2.</p> <p>6.8.4.1.4 D1</p> <p>The following signs in all zones, other than signs provided for in Rule 6.8.4.1.1 P11 or P15, Rule 6.8.4.1.3 RD2, RD3 or RD5, or Rule 6.8.4.1.5 NC1:</p> <ul style="list-style-type: none"> a. Off-site signs, other than signs provided for by Rule 6.8.4.1 P2, P3, P4, P5, P6, P12, P13 or P16; 	<p>In the iteration of the provisions attached to Mr Blair's evidence in chief for Proposal 6, illuminated signs within Industrial, Central City Mixed Use, South Frame Mixed Use and all other Commercial zones, were categorised as a permitted activity under Rule 6.8.4.1.1 P1.</p> <p>This status was achieved through a specific exemption in standard D1 for the above zones and had been agreed by the experts following mediation.</p> <p>The mediation report states that Mr Clease supported such a position because "He believes that illuminated signs are appropriate and anticipated in the commercial and industrial zones".</p> <p>Somehow, through the many different versions of the provisions that were circulated after that point, an incorrect version of D1 was used that did not contain the exemption for</p>

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PROVISION	CORRECTION			REASON THE CORRECTION IS MINOR				
	<p>b. Illuminated <u>signs</u> (other than signs in industrial, commercial (excluding Commercial Banks Peninsula) and Specific Purpose Airport zones);</p> <p>c. Flashing or intermittently illuminated <u>signs</u>;</p> <p>d. <u>Signs</u> with moving components;</p> <p>e. <u>Signs</u> with changing images/<u>digital signs</u>; and</p> <p>f. Captive balloons or blimps.</p>			<p>commercial and industrial zones. This was unintentional, the exemption was always intended to apply.</p> <p>It was the intention that illuminated signs within these zones would be a permitted activity, this intention is agreed by representatives for the Crown and Progressive Enterprises Limited.</p> <p>If the current drafting is not amended, it will mean that the activity status for flashing or moving signs within these zones will be less restrictive than illuminated signs that do not flash or move. This outcome is not logical.</p> <p>To avoid possible uncertainty, it is recommended that the word "Flashing" be added to the new sub-clause c. in D1, consistent with wording used elsewhere in the sign rules.</p> <p>In addition, for consistency with other commercial zones where intermittently illuminated/flashing signs are a restricted discretionary activity under RD2, such signs in the Commercial Central City Business Zone should likewise only require restricted discretionary consent under RD2. They currently require discretionary consent under D1 as the Commercial Central City Business Zone is specifically excluded from RD2.</p>				
Rule 6.8.4.2.4 Signs attached to buildings	<table><tr><td>Commercial Retail Park Zone</td><td rowspan="3"><u>Building</u> length of <u>primary building frontage</u> facing <u>roads</u> or customer car <u>parking areas</u> (m) x 1.2m.</td><td rowspan="3">9 metres or façade <u>height</u>, whichever is lower.</td></tr><tr><td>Commercial Mixed Use Zone</td></tr><tr><td>All industrial zones</td></tr></table>	Commercial Retail Park Zone	<u>Building</u> length of <u>primary building frontage</u> facing <u>roads</u> or customer car <u>parking areas</u> (m) x 1.2m.	9 metres or façade <u>height</u> , whichever is lower.	Commercial Mixed Use Zone	All industrial zones		<p>As for the request to correct Rule 6.8.4.1.1 P15, the reason the correction is suggested is the addition of the Commercial Mixed Use zone. This means that here is a gap in rules where zones are listed in respect of the CMUZ. In this case of Rule 6.8.4.2.4 there is a gap in the built form standards for signs attached to buildings in the Commercial Mixed Use zone. The appropriate standard for this zone is considered to be the same (in terms of area, height etc) as that for industrial zones and for the Commercial Retail Park zone. These standards applied previously when the areas (as notified) had primarily</p>
Commercial Retail Park Zone	<u>Building</u> length of <u>primary building frontage</u> facing <u>roads</u> or customer car <u>parking areas</u> (m) x 1.2m.	9 metres or façade <u>height</u> , whichever is lower.						
Commercial Mixed Use Zone								
All industrial zones								

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PROVISION	CORRECTION			REASON THE CORRECTION IS MINOR
				<p>Industrial General zoning, and are still considered appropriate for this location, as they focus on signs as viewed from roads and customer carparking areas.</p> <p>The Council considers that the correction is minor because it continues the position in respect of signs attached to buildings that would have existed if the areas had not been rezoned from Industrial General to Commercial Mixed Use.</p>
Rule 6.8.4.2.6 Free-standing signs	Zone	No. of signs per entrance	[Measurements in relation to entrances]	<p>As for Rule 6.8.4.1.1 P15, the reason the correction is requested is that the creation of a new Commercial Mixed Use zone means that here is a gap in rules where zones are listed. In this case there is a gap in the built form standards for free-standing signs in the Commercial Mixed Use zone.</p> <p>The appropriate standard for this zone is considered to be the same as that for industrial zones and for the Commercial Retail Park zone, since the notified zone for what is now Commercial Mixed Use zone was primarily Industrial General. These standards (number of signs per entrance and various measurements in relation to entrances) are still considered appropriate for these areas. In this case the freestanding signs rules focus on signs near the vehicle and pedestrian entrances to sites.</p> <p>The Council considers that the correction is minor because it continues the position in respect of signs attached to buildings that would have existed if the areas had not been rezoned from Industrial General to Commercial Mixed Use.</p>
	Commercial Retail Park Zone	.....	.....
	Commercial Mixed Use Zone	.....	.....
	All industrial zones (other than the Industrial Park Zone (Memorial Avenue)....	.....	.....
Chapter 7 Transport				
7.2.1.3 Policy	7.2.1.3 Policy – Vehicle access and manoeuvring			<p>The term ‘emergency’ should not be identified as reliant to the Chapter 2 Definition because the term is not used in this context. The term ‘emergency’ is used as an adjective referring to those vehicles of the Emergency Services.</p>
7.4.4.10 (a)(iv) and (vii)(A)	a. Provide vehicle access and manoeuvring, including for emergency service vehicles, compatible with the road classification, which ensures safety, and the efficiency of the transport system.			
Appendix 7.5.1 - Table				

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PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
<p>7.5.1.1 (m)</p> <p>Appendix 7.5.7 (g)</p>	<p>7.4.4.10 Vehicle access design</p> <p>a. The following are matters of discretion for Rule 7.4.3.7 a.:</p> <ul style="list-style-type: none"> i. Whether the driveway serves more than one site and the extent to which other users of the driveway may be adversely affected. ii. Whether there are any adverse effects on the safety and amenity values of neighbouring properties and/or the function of the transport network. iii. The effects on the safety and security of people using the facility. iv. Whether the access disrupts, or results in conflicts with, active frontages, convenient and safe pedestrian circulation and cycling flows or will inhibit access for emergency service vehicles where on-site access is required. v. Whether the safety of pedestrians, particularly the aged and people whose mobility is restricted, will be compromised by the length of time needed to cross a wider driveway. vi. Whether the legal width of access is restricted by the boundaries of an existing site and/or an existing building. vii. Where the access exceeds the maximum gradient standards, in addition to i. to vi. above: <ul style="list-style-type: none"> A. whether the gradient will make the use of the access impracticable, including inhibiting access for emergency service vehicles where on-site access is required. B. whether the drainage facilities are adequately designed and will not cause adverse effects on neighbouring sites. <p>Table 7.5.1.1 – Minimum number of car parking spaces required</p>	

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PROVISION	CORRECTION				REASON THE CORRECTION IS MINOR								
		Activity	Car parking spaces										
			Residents/ Visitors/ Students	Staff									
	m.	Fire stations and ambulance stations	1 space/ emergency service vehicle bay	1 space/ emergency service vehicle bay									
	<p>Appendix 7.5.7 – Access design and gradient</p> <p>g. For the purposes of access for firefighting, where a building is either:</p> <ul style="list-style-type: none">i. located in an area where no fully reticulated water supply system is available; orii. located further than 75 metres from the nearest road that has a fully reticulated water supply system including hydrants (as required by NZS 4509:2008), <p>vehicle access shall have a minimum formed width of 3.5 metres and a height clearance of 4 metres. Such vehicle access shall be designed to be free of obstacles that could hinder access for emergency service vehicles.</p>												
7.4.3.1 (b)(i) Minimum number and dimensions of car parking spaces required	<p>b. Within the Central City:</p> <table><tr><td></td><td>Applicable to</td><td>Standard</td><td>The Council's discretion shall be limited to the following matters:</td></tr><tr><td>i.</td><td>Any activity (except within the Residential Central City Zone)</td><td>Any car parking and associated manoeuvre area shall be no greater than</td><td>Rule 7.4.4.27 – Car parking areas</td></tr></table>					Applicable to	Standard	The Council's discretion shall be limited to the following matters:	i.	Any activity (except within the Residential Central City Zone)	Any car parking and associated manoeuvre area shall be no greater than	Rule 7.4.4.27 – Car parking areas	Typographical error: Delete the second 't' from 'that' and replace with 'n'.
	Applicable to	Standard	The Council's discretion shall be limited to the following matters:										
i.	Any activity (except within the Residential Central City Zone)	Any car parking and associated manoeuvre area shall be no greater than	Rule 7.4.4.27 – Car parking areas										

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PROVISION	CORRECTION			REASON THE CORRECTION IS MINOR
		50% of the GLFA of the buildings on the site.		
7.4.2.5 NC2	NC2	<p>a. Any building or structure in the Transport Zone (except transport infrastructure and utilities that comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZIECP 34:2001)) that exceeds 2.5 metres in height within:</p> <p>i. 12 metres of the centre line of a 110kV or a 220kV National Grid transmission line, or/and and/or</p> <p>ii. 10 metres of the centre line of a 66kV National Grid transmission line.</p>		<p>Since the Transport chapter is a city-wide chapter, it implies that Rule 7.4.2.5 NC2 applies across the whole city. There are however similar rules in other zone chapters, so to avoid duplication, it should be made clearer that this rule only applies to the Transport Zone. As similar rules already apply in other zones, limiting this rule to transport zone is a minor correction because it does not alter what requirements apply for building near a transmission line.</p> <p>Typographical error: In NC2(a), delete the backslash after the colon.</p> <p>Grammatical error: In NC2(a)(i), delete comma and 'or/and' at the end and replace with semi-colon and 'and/or' for consistency.</p>
7.4.4.9(a)		<u>(v) Whether car parking spaces that are not permanently marked will affect the ability to reasonably access and utilise the spaces.</u>		<p>Matters of discretion are included in the District Plan to allow an assessment of any breach of rules and/or standards. The Council has identified a defect in the Plan as there is no matter of discretion addressing any breach of the standard in Rule 7.4.3.6(b) in relation to the permanent marking of car parking spaces.</p> <p>To ensure coherency within the plan a new matter of discretion is required to correct this defect. The drafting of the matter allows an assessment to be made on whether the application can provide the same amount of space needed as the number of spaces required (under the Rule) without actually marking them out.</p>

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PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR									
		The phrase 'parking spaces' should also be identified as a definition to ensure that the defined term applies.									
Appendix 7.5.7	Advice note: 1. ... <u>4. Design guidance for ramp design may be obtained from the Australian/New Zealand Standard for Offstreet Parking, Part 1: Car Parking Facilities, and any subsequent amendments. Compliance with the Australian/ New Zealand Standard is recommended, but is not a requirement to achieve permitted activity status.</u>	The Australian/New Zealand Standard for Offstreet Parking, Part 1: Car Parking Facilities contains specifications that will provide a more efficient ramp design. Rather than introduce additional regulation into the District Plan it is proposed to introduce a non-statutory advice note to refer to the standard, as it will be in the interests of the owners and users of ramps that the ramp is designed well. This change does not increase the regulatory effect of the plan, and simply directs plan users to helpful standards. The standard was referred to in paragraphs 4.22 and 4.23 of Warren Lloyd's (Traffic Engineer) Statement of Evidence on behalf of CCC dated 26 May 2015.									
Appendix 7.5.12	Table 7.5.12.1 <table><tr><td></td><td>Movement function category</td><td>Explanation</td></tr><tr><td>a....</td><td></td><td></td></tr><tr><td>i.</td><td>Inner zone</td><td>Any road that is within an area bordered by Kilmore, Madras, St Asaph Streets and the eastern edge of Hagley Park, and also all of Victoria Street, and Colombo Street between St Asaph St and Moorhouse Ave. This area is shown on the Road Classification Map - Figure 19.</td></tr></table>		Movement function category	Explanation	a....			i.	Inner zone	Any road that is within an area bordered by Kilmore, Madras, St Asaph Streets and the eastern edge of Hagley Park, and also all of Victoria Street, and Colombo Street between St Asaph St and Moorhouse Ave. This area is shown on the Road Classification Map - Figure 19.	Typographical error: Correct the spelling of Hagley Park by deleting the first 'y' and replacing with 'g'.
	Movement function category	Explanation									
a....											
i.	Inner zone	Any road that is within an area bordered by Kilmore, Madras, St Asaph Streets and the eastern edge of Hagley Park, and also all of Victoria Street, and Colombo Street between St Asaph St and Moorhouse Ave. This area is shown on the Road Classification Map - Figure 19.									
Appendix 7.5.12	Table 7.5.12.2 <table><tr><td>Road</td><td>Classification</td></tr></table>	Road	Classification	Avonside Drive (Retreat Road East – Wainoni Road) was notified in Stage 1 as a Collector Road, as shown in Appendix 7.12 of the Proposal, Figure 7.17 Road Classification Maps							
Road	Classification										

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PROVISION	CORRECTION		REASON THE CORRECTION IS MINOR
	Avonside Drive (Retreat Road East - Wainoni Road)	Minor Arterial <u>Collector</u>	<p>and Table 7.18 List of Arterial and Collector roads. It is noted that the Table (page 179/448) attached to David Falconer's Statement of Evidence dated 26 May 2015 also identified this road as a Collector Road. There was no submission to alter the classification of this road. It is understood that at the time the rebuttal evidence was being prepared the table had been corrupted and had to be rewritten. As a result, in page 79/113 of Attachment A of Mr Falconer's Rebuttal Evidence dated 17 June 2015, Table 7.18 listed this road in error as 'Minor Arterial'. The Road Classification Map however was unchanged and showed the same road as a Collector Road.</p> <p>Subsequently, this road is listed in Table 7.18 as a Minor Arterial in Decision 7 Stage 1 Transport, Decision 43 Central City Schedule 1 (Part) Chapter 7 Transport, Minor Corrections to Decision 43 Central City Schedule 1 (Part) Chapter 7 Transport, Decision 63 Schedule 1 Chapter 7 Transport, and in Table 7.5.12.2 of Minor Corrections as a result of the restructured chapters Schedule 1 Chapter 7 Transport. It is noted that the Road Classifications Map had not been altered and correctly shows this road in all the Decisions mentioned above as a Collector Road.</p> <p>The Council respectfully considers it necessary to amend the listing of this road in Table 7.5.12.2 of Appendix 7.5.12 from Minor Arterial to Collector to align with the Road Classification Map shown in Figures 20a and 20e, Appendix 7.5.12 of Schedule 1 Chapter 7 Transport, 17 March 2017.</p>
Chapter 8 Subdivision, Development and Earthworks			
Policy 8.2.2.12 (a)(iv)	iv. integrates residential development with the concurrent supporting range of local <u>community facilities</u> and services that support residents' daily needs;		The policy seeks integration of residential development in the Meadowlands Exemplar development (a greenfield area) with facilities and services in the locality. The intent of this policy is that all residential development should interact well with local community facilities and services, whether these are existing / proposed / sought in an Outline Development Plan. This can

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PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
		<p>be seen by the rest of the policy and in particular sub-section ii. that aims to ensure short and long-term positive environmental, social, and Manawhenua outcomes.</p> <p>As sub-section iv. reads currently, it suggests that integration only has to occur between the residential development proposed at a particular point in time and any community facilities that are being developed at the same time. Residential development and community facilities development are often developed in stages in greenfield areas. Just because a community facility, such as a park or community centre, is not being developed until a later point in time should not mean that residential development should not be integrated with it, particularly if it is shown on an ODP.</p> <p>The current wording, which was introduced through Decision 4 (Meadowlands Exemplar) is considered to be a minor defect. Deleting the word "concurrent" ensures integration occurs irrespective of the relative timing of residential and community facilities development, and ensures that the policy itself is internally consistent.</p>
Policy 8.2.5.2	<p>8.2.4.4 Policy – Amenity</p> <p>a. Ensure, once completed, <u>earthworks</u> do not result in any significant shading, visual impact, loss of privacy or other significant detraction from the <u>amenity values</u> enjoyed by those living or working in the locality.</p> <p>8.2.5.2 Policy - Nuisance</p> <p>a. Subject to <u>Policy 8.2.4.3</u>, ensure that <u>earthworks</u> avoid more than minor adverse effects on the health and safety of people and their property and detraction from their <u>amenity values</u>, and do not generate continuous or persistent noise, vibration, dust or odour nuisance.</p>	<p>As currently worded, Policies 8.2.4.4 and 8.2.5.2 give different directions on when amenity values should be protected. Policy 8.2.4.4 directs that there not be "significant" effects on amenity values, while 8.2.5.2 directs that effects on amenity values not be "more than minor". Policy 8.2.4.4 is set out in the left column for ease of reference.</p> <p>Removing the reference to amenity values from Policy 8.2.5.2 would allow Policy 8.2.4.4 to deal with amenity values generally and Policy 8.2.5.2 to deal specifically with health and safety issues. Such an approach is also consistent with the focus of the relevant rules.</p> <p>This change is submitted to be minor as it removes overlap</p>

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PROVISION	CORRECTION		REASON THE CORRECTION IS MINOR
			between the two policies, but does not change the policy content.
Rule 8.5.1.2, C5 and C8	C5	<p><u>Subdivision</u> in any area subject to an <u>outline development plan</u> or development plan, except as otherwise specified in:</p> <ul style="list-style-type: none"> i. Rules <u>8.5.1.2 C4, C6, C7</u> ii. <u>Rule 8.5.1.3 RD2, RD4 to RD15;</u> iii. <u>Rule 8.5.1.4 D1 to D4; and</u> iv. <u>Rule 8.5.1.5 NC1 to NC8 and 8.5.1.6.</u> 	<p>These minor corrections provide further clarity in references to exceptions to the rules. Currently, the exceptions within the Activity column simply refer to other activity status tables (e.g. the discretionary activity or non-complying activity tables) rather than to a specific rule/activity within another table.</p> <p>The corrections proposed provide clear and specific cross-references to the relevant activity numbers within the rule/s that may apply thus improving the rule clarity and the Plan's ease of use.</p>
	(...)		
	C8	<p><u>Subdivision</u> in any zone, except as otherwise specified in:</p> <ul style="list-style-type: none"> a. Rules <u>8.5.1.3 C4, C5, C6, C7;</u> b. <u>Rule 8.5.1.3 RD2, RD4 to RD15;</u> c. <u>Rule 8.5.1.4 D1 to D5; and</u> d. <u>Rule 8.5.1.5 NC1 to NC8 and 8.5.1.6.</u> 	
Rule 8.5.1.3 RD2; RD4; RD5; RD6	RD2	<ul style="list-style-type: none"> a. <u>Subdivision</u> in any zone that does not meet any one or more of the relevant standards in: <ul style="list-style-type: none"> i. <u>Rule 8.5.1.2 C5, C6 or C8; or</u> ii. <u>Rule 8.5.1.3 RD7;</u> except as otherwise specified in: <ul style="list-style-type: none"> i. Rules <u>8.5.1.4 D1 to D5; and</u> ii. <u>Rule 8.5.1.5 NC1 to NC8.</u> b. For <u>subdivision</u> in the Residential New Neighbourhood Zone that does not (...) c. (...) 	

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PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
	<p>RD4 <u>Subdivision</u> in a <u>Flood Management Area</u> except as otherwise specified in:</p> <p>i. Rules <u>8.5.1.4 D1 to D5</u>; and</p> <p>ii. <u>Rule 8.5.1.5 NC1 to NC6 and NC8</u>.</p>	
	<p>RD5 <u>Subdivision</u> of any <u>site</u> (other than an <u>allotment</u> to provide for a network <u>utility</u>, refer <u>Rule 8.5.1.2 C4</u>) located within the following corridors:</p> <p>a. 37 metres of the centre line of a 220kV <u>National grid transmission line</u> as shown on planning maps; or</p> <p>b. 32 metres of the centre line of a 66kV or 110kV <u>National grid transmission line</u> as shown on planning maps;</p> <p>except as otherwise specified in:</p> <p>i. Rules <u>8.5.1.4 D1 to D5</u>; and</p> <p>ii. <u>Rule 8.5.1.5 NC1 to NC6 and NC8</u>.</p>	
	<p>RD6 <u>Subdivision</u> of any <u>site</u> (other than an <u>allotment</u> to provide for a network <u>utility</u>, refer <u>Rule 8.5.1.2 C4</u>) located within the following corridors:</p> <p>a. 32 metres of the centre line of a 66kV <u>electricity distribution line</u> as shown on planning maps; or</p> <p>b. 24 metres of the centre line of a 33kV <u>electricity distribution line</u> as shown on planning maps;</p> <p>except as otherwise specified in:</p> <p>i. Rules <u>8.5.1.4 D1 to D5</u>; and</p> <p>ii. <u>Rule 8.5.1.5 NC1 to NC6 and NC8</u>.</p>	

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PROVISION	CORRECTION				REASON THE CORRECTION IS MINOR												
Rule 8.9.2.1 P3; P4; P5	<table><tr><td>P3</td><td colspan="3"><u>Earthworks</u> in the vicinity of the <u>National Grid</u>, except as otherwise specified in: i. Rules 8.9.2.2 C1; and ii. <u>Rule 8.9.2.3 RD1, RD3, RD4 and RD5</u>.</td></tr><tr><td>P4</td><td colspan="3"><u>Earthworks</u> in the vicinity of a 66kV <u>electricity distribution line</u>, except as otherwise specified in: i. Rules 8.9.2.2 C1; and ii. <u>Rule 8.9.2.3 RD1, RD3, RD4 and RD5</u>.</td></tr><tr><td>P5</td><td colspan="3"><u>Earthworks</u> in the vicinity of a 33kV <u>electricity distribution line</u> or the 11kV (Heathcote to Lyttelton) <u>electricity distribution line</u>, except as otherwise specified in Rules 8.9.2.2 or 8.9.2.3 <u>RD1, RD4 and RD5</u>.</td></tr></table>				P3	<u>Earthworks</u> in the vicinity of the <u>National Grid</u> , except as otherwise specified in: i. Rules 8.9.2.2 C1 ; and ii. <u>Rule 8.9.2.3 RD1, RD3, RD4 and RD5</u> .			P4	<u>Earthworks</u> in the vicinity of a 66kV <u>electricity distribution line</u> , except as otherwise specified in: i. Rules 8.9.2.2 C1 ; and ii. <u>Rule 8.9.2.3 RD1, RD3, RD4 and RD5</u> .			P5	<u>Earthworks</u> in the vicinity of a 33kV <u>electricity distribution line</u> or the 11kV (Heathcote to Lyttelton) <u>electricity distribution line</u> , except as otherwise specified in Rules 8.9.2.2 or 8.9.2.3 <u>RD1, RD4 and RD5</u> .			
P3	<u>Earthworks</u> in the vicinity of the <u>National Grid</u> , except as otherwise specified in: i. Rules 8.9.2.2 C1 ; and ii. <u>Rule 8.9.2.3 RD1, RD3, RD4 and RD5</u> .																
P4	<u>Earthworks</u> in the vicinity of a 66kV <u>electricity distribution line</u> , except as otherwise specified in: i. Rules 8.9.2.2 C1 ; and ii. <u>Rule 8.9.2.3 RD1, RD3, RD4 and RD5</u> .																
P5	<u>Earthworks</u> in the vicinity of a 33kV <u>electricity distribution line</u> or the 11kV (Heathcote to Lyttelton) <u>electricity distribution line</u> , except as otherwise specified in Rules 8.9.2.2 or 8.9.2.3 <u>RD1, RD4 and RD5</u> .																
Rule 8.5.1.3, RD10; RD15; RD16	<table><tr><td></td><td>Activity</td><td>Relevant standards</td><td>Matters of discretion for the purpose of imposing conditions</td></tr><tr><td>RD10</td><td>Any <u>subdivision</u> of land which includes a <u>heritage item</u> or <u>heritage setting</u> listed in <u>Appendix</u></td><td>Nil. <u>a. This rule shall not apply where the Council has granted consent for the removal of the <u>heritage item</u></u></td><td>(...)</td></tr></table>					Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions	RD10	Any <u>subdivision</u> of land which includes a <u>heritage item</u> or <u>heritage setting</u> listed in <u>Appendix</u>	Nil. <u>a. This rule shall not apply where the Council has granted consent for the removal of the <u>heritage item</u></u>	(...)	<p>Minor corrections are proposed to Rule 8.5.1.3, RD10 and RD15 to rectify a minor defect where advice notes are in fact rules. To ensure compliance with these rules can be enforced, it is requested that the relevant notes are renumbered as relevant standards applicable to the activities as follows:</p> <p>RD10 The text in Advice notes (2) and (3) to RD10 reads as rules rather than just advice notes. It is requested that the notes are shifted and renumbered as 'relevant standards' a. and b. to activity RD10. The defined terms should also be identified as definitions through green underlined text.</p> <p>RD15 The text in the Advice note at the end of the standards for RD15 is in fact a rule rather than an advice note and constitutes an exception to the requirement in standard (d)(ii) that the comprehensive subdivision in the Meadowlands</p>				
	Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions														
RD10	Any <u>subdivision</u> of land which includes a <u>heritage item</u> or <u>heritage setting</u> listed in <u>Appendix</u>	Nil. <u>a. This rule shall not apply where the Council has granted consent for the removal of the <u>heritage item</u></u>	(...)														

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PROVISION	CORRECTION			REASON THE CORRECTION IS MINOR
		9.3.7.2.	<p><u>or heritage setting.</u></p> <p>b. Where there is an application for <u>subdivision</u> at the same time as an application for the removal of the <u>heritage item</u> or <u>heritage setting</u>, the Council will not grant the <u>subdivision</u> consent prior to considering the application for removal.</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. There are further obligations under the Heritage New Zealand Pouhere Taonga Act 2014 that must be met before work can commence. 2. This rule shall not apply where the Council has granted consent for the removal of the <u>heritage item</u> or <u>heritage</u> 	<p>Exemplar Overlay be in accordance with the Outline Development Plan in Appendix 8.10.4A. Accordingly it is requested that the note be shifted to standard b.ii.A.</p> <p>RD16 A minor correction is required to activity RD16 in the reference to a matter of discretion for the purpose of imposing conditions referred to in column 4. The rule number 8.7.4.6(h) should in fact be 8.7.4.6(i) which is "<i>In relation to the removal of consent notices created through <u>subdivision</u> to protect trees (...)</i>". This correction was inadvertently missed in the renumbering / restructuring exercise.</p>

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PROVISION	CORRECTION				REASON THE CORRECTION IS MINOR
			<p>setting.</p> <p>3. Where there is an application for <u>subdivision</u> at the same time as an application for the removal of the <u>heritage item</u> or <u>heritage setting</u>, the Council will not grant the <u>subdivision</u> consent prior to considering the application for removal.</p>		
	RD15	<p>Within the Meadowlands Exemplar Overlay in the Residential New Neighbourhood (North Halswell) Zone as shown on Planning Map 45:</p> <p>a. Comprehensive <u>subdivision</u> and land use</p>	<p>a. The <u>subdivision</u> and land use consent application shall be processed together.</p> <p>b. (...)</p> <p>c. (...).</p> <p>d. The comprehensive <u>subdivision</u> and land use consent application shall be:</p> <p>i. for a developable area of at least 7000m² within the 8ha <u>Neighbourhood Plan</u> area; and</p>	(...)	

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PROVISION	CORRECTION			REASON THE CORRECTION IS MINOR
		<p>activities that implement the Meadowlands Exemplar approved by the Council on 24 April 2014.</p> <p>b. Any application arising from this rule shall not require the written approval of other persons and shall not be publicly notified.</p>	<p>ii. in accordance with the outline development plan in Appendix 8.10.4A., <u>except that:</u></p> <p><u>A. Where open space is shown on an outline development plan and that land is not required by the Council as a recreation reserve or local purpose reserve then that land can be developed for residential purposes in accordance with the wider outline development plan intentions.</u></p> <p>iii. Where the comprehensive subdivision and</p>	

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PROVISION	CORRECTION				REASON THE CORRECTION IS MINOR
			(...) (...) Advice note: 1. Where open space is shown on an <u>outline development plan</u> and that land is not required by the <u>Council</u> as a recreation <u>reserve</u> or local purpose <u>reserve</u> then that land can be developed for residential purposes in accordance with the wider <u>outline development plan</u> intentions.		
	RD16	Cancellation or variation of a consent notice (or condition within a consent notice) that (...)	Nil.	a. <u>Rule 8.7.4.6 (i)(h)</u>	
Rule 8.6.2	a. Where an <u>allotment</u> is to be created around an existing <u>building</u> (that has been constructed to the extent that its				There are two interrelated corrections requested to this rule, both at 8.6.2 (a)(ii).

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PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
	<p>exterior is fully closed in), or a proposed <u>building</u> (where the <u>subdivision</u> consent is to be issued at the same time as, or after, the building consent for that <u>building</u> is issued):</p> <ul style="list-style-type: none"> i. the provisions of <u>Rule 8.6.1</u> do not apply to that <u>allotment</u>; and ii. the existing or proposed <u>building</u>(s) shall either meet all relevant standards for a permitted activity (except site density standards) in relation to the proposed <u>allotment boundaries</u>, or have been approved through a resource consent in relation to any standards that are not met, <u>to the extent provided for in that resource consent, including any non-compliance with site coverage standards</u>; and iii. no <u>allotment</u> shall be less than the minimum <u>net site area</u> specified in Table 6 to this rule. 	<p>The first is to remove the exception to site density as Chapter 14 (Residential) includes a requirement for consent in activity tables for certain levels of site density that conflict with Table 6 at the end of Rule 8.6.2. Table 6 sets out the minimum net site areas for allotments with existing or proposed buildings. The exception, as currently worded, excludes the built form standards in Chapter 14, but does not exclude the activity tables. In applying this rule, it has come to the Council's attention that the exception is not functioning properly due to the activity status tables in Chapter 14 still being applied.</p> <p>Secondly, in order to ensure the exception applies correctly, it is proposed to add text to Rule 8.6.2 (a)(ii) to make absolutely clear that the site coverage provisions in Chapter 14 need not be revisited if a land use consent has been granted, to the extent provided for in that consent. The term 'site' should also be linked to its definition in Chapter 2.</p> <p>This correction is considered necessary to make the intent of the rule clearer and to avoid unnecessary re-assessment of site coverage compliance where subdivision follows construction and/or where consent for the building, including any site coverage non-compliances, has been issued. It is submitted that these two corrections simply correct a minor defect in the plan.</p>
Rule 8.9.2.1 (b)	<p>8.9.2.1 Permitted activities</p> <ul style="list-style-type: none"> a. The activities listed below are permitted activities if they meet the activity standards set out in the following table. b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 8.9.2.1, <u>8.9.2.2</u>, <u>8.9.2.3</u>, <u>8.9.2.4</u>, <u>8.9.2.5</u> and 	<p>A minor correction is needed to Rule 8.9.2.1 Permitted activities where other activity status tables are referred to in clause (b.). A reference to Rule 8.9.2.1, (i.e. to itself), should be deleted.</p>

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PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR				
	8.9.2.6.					
Rule 8.9.2.1 P1 Activity Standard (i)	I . <u>Earthworks</u> shall not occur within 5 metres of a <u>heritage item</u> , or above the volumes contained in Table 9 within a <u>heritage setting</u> listed in Appendix 9.3.7.2.	<p>The standard "i. Earthworks shall not occur within...() a heritage setting" is resulting in additional consents for very minor earthworks that are not of heritage concern. This is considered contrary to the intention of Policy 9.3.2.2.5 and some of the permitted activities in Chapter 9.3.4.1.1 e.g. P9, P11 and P13, which avoid the need for resource consents in some heritage situations. The Council considers that it would be more consistent with Chapter 9 for these consents to only be required where earthworks consents are required already, because the earthworks exceed the volumes in Table 9.</p> <p>The correction is minor because it does not adversely affect any property rights and is in accordance with Objective 3.3.2.</p>				
Rule 8.9.2.1, P2	<table><tr><th>Activity</th><th>Activity Standard</th></tr><tr><td>P2 a. <u>Earthworks</u> for the purpose of the repair of land used for residential purposes and damaged by earthquakes; i. outside a <u>Flood Management Area</u> (including outside the Te Waihora/Lake Ellesmere and</td><td>(...) j. Land repair materials shall consist only of: i. shall consist only of: A.i. soil, gravel, rocks, concrete, sand, silt (such as exists on <u>site</u> already), or clean, inert material; B.ii. cement and/or bentonite <u>grout</u> including inert additives; or C.iii. timber foundation piles; and ii.iv. and shall not: A.v. include or disturb</td></tr></table>	Activity	Activity Standard	P2 a. <u>Earthworks</u> for the purpose of the repair of land used for residential purposes and damaged by earthquakes; i. outside a <u>Flood Management Area</u> (including outside the Te Waihora/Lake Ellesmere and	(...) j. Land repair materials shall consist only of: i. shall consist only of: A.i. soil, gravel, rocks, concrete, sand, silt (such as exists on <u>site</u> already), or clean, inert material; B.ii. cement and/or bentonite <u>grout</u> including inert additives; or C.iii. timber foundation piles; and ii.iv. and shall not: A.v. include or disturb	<p><u>A number of amendments have been proposed for this rule to clarify the rule itself and to ensure it is numbered correctly. There are also amendments to ensure internal coherency of the rule. All of these amendments are minor as they do not change the regulatory effect of the rule.</u></p> <p><u>Activity P2:</u> The reference to Appendix 2.2 has been deleted because the map in that appendix shows the "Area of Christchurch City" which includes flat land as well as the Port Hills. As such it does not assist with Rule 8.9.2.1 P1(a)(i.)-(iii.)</p> <p>It is considered that Clarification note (1.) under P2(a) is in fact part of the activity listed as P2, as it further defines to what particular areas earthworks listed in P2 apply. The second part of the original P2 is the first "qualifier" of the earthworks permitted in P2. All three "qualifiers" to P2 are therefore numbered (i) to (iii) as shown. This makes the first part of "Clarification 1" text redundant and is therefore proposed to be deleted.</p>
Activity	Activity Standard					
P2 a. <u>Earthworks</u> for the purpose of the repair of land used for residential purposes and damaged by earthquakes; i. outside a <u>Flood Management Area</u> (including outside the Te Waihora/Lake Ellesmere and	(...) j. Land repair materials shall consist only of: i. shall consist only of: A.i. soil, gravel, rocks, concrete, sand, silt (such as exists on <u>site</u> already), or clean, inert material; B.ii. cement and/or bentonite <u>grout</u> including inert additives; or C.iii. timber foundation piles; and ii.iv. and shall not: A.v. include or disturb					

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PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
	<p>Wairewa/Lake Forsyth <u>Flood Management Areas</u>); and</p> <p>ii. outside of the Port Hills and Banks Peninsula; but</p> <p>iii. including all other residential land whether or not an EQC payment has been made and residential land which was unimproved when damage occurred.</p> <p>Clarification Advice Note:</p> <p>1. For the purposes of this rule, "repair of land used for residential purposes damaged by</p>	<p>putrescible, pollutant, inflammable or hazardous components; and/or</p> <p>B.vi. include <u>filling</u> which comprises more than 5% vegetation of any load by volume.</p> <p>(...)</p> <p>n. For the avoidance of doubt, where the <u>earthworks</u> are associated with the repair of land used for residential purposes and damaged by earthquakes. <u>Rule 8.9.2.1 P2</u> applies alone and instead of other <u>earthworks</u> rules in <u>Rules 8.9.2.1 – 8.9.2.3</u> (other than <u>RD2</u> if the activity standards for <u>P2</u> are not complied with).</p> <p>o. Measurement of volume shall include only areas which have been disturbed, including by <u>filling, excavation, soil mixing or injection of materials. Soil above or between these areas which remains undisturbed does not form part of the allowable volume, including where those undisturbed soils are compacted or are otherwise altered by the works.</u></p> <p><u>Activity Standard (j.):</u> Land repair materials in the activity standards in P2(j) are split into two groups i.e. those that shall be used and those that shall not. The current formatting of activity standard (j) does not reflect that split and may be confusing to Plan users. It is considered that amending the formatting as shown on the left clarifies the rule and removes doubt without changing its regulatory effect.</p> <p><u>Clarification and Advice notes following Activity Standard (n.)</u></p> <p>The three clarifications under the activity standard (n.) are considered to be rules (i.e. they read as rules not as helpful notes to an applicant) and it is considered more appropriate that they are re-formatted as activity standards (o.) to (g.). Such reformatting ensures that the rules are enforceable and the desired outcomes achieved.</p> <p>Advice note (2.) refers to the Infrastructure Design Standard. There are many Infrastructure Design Standards throughout the country, therefore, to remove any doubt the note should refer to the Christchurch City Council Infrastructure Design Standard (that is the full name of the standard). The hyperlink also needs updating as a result of this change.</p>

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PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
	<p>earthquakes" does not include repair of land on the Port Hills or <u>Banks Peninsula</u>. It does include all other residential land whether or not an EQC payment has been made and residential land which was unimproved when damage occurred. Refer to <u>Appendix 2.2 of Chapter 2</u>.</p> <p>21. Rule 5.4.4 in Chapter 5 applies to <u>earthworks</u> for the repair of land used for residential purposes damaged by earthquakes within <u>Flood Management Areas</u> in rural and residential zones.</p>	<p>p. For the purposes of this rule, the <u>building consent</u> platform extends to a maximum of 2.5m from the exterior wall of enclosed structures or from <u>support structures</u> of open structures.</p> <p>q. For the purposes of this rule, when land repairs are being undertaken over a number of properties at the same time and by the same contractor, the <u>site boundary</u> for the purpose of the setback is the outer perimeter of the properties that are the subject of the land repair works.</p> <p>Clarifications:</p> <p>1. Measurement of volume shall include only areas which have been disturbed, including by <u>filling</u>, <u>excavation</u>, <u>soil mixing</u> or injection of materials. Soil above or between these areas which remains undisturbed does not form part of the allowable volume, including where those undisturbed soils are compacted or are otherwise</p>

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PROVISION	CORRECTION			REASON THE CORRECTION IS MINOR
			<p>altered by the works.</p> <p>2. For the purposes of this rule, the <u>building</u> consent platform extends to a maximum of 2.5m from the exterior wall of enclosed structures or from <u>support structures</u> of open structures.</p> <p>3. For the purposes of this rule, when land repairs are being undertaken over a number of properties at the same time and by the same contractor, the <u>site boundary</u> for the purpose of the setback is the outer perimeter of the properties that are the subject of the land repair works.</p> <p>Advice note:</p> <p>1. People intending to do land repair <u>earthworks</u> are (...)</p> <p>2. Any vegetation removed during land repairs should not be replaced with pest species which are listed in Appendix 1 to the <u>Christchurch City Council</u> Infrastructure Design Standard (Part 10).</p>	
Rule 8.9.2.1, P3	P3	<u>Earthworks</u> in the vicinity of the <u>National Grid</u> ,	a. <u>Earthworks</u> within 12 metres of the centre line of a 110kV or a 220kV <u>National Grid</u>	Inadvertently, the numbering of the activity specific standards (a)(iii) – (iv) in Rule 8.9.2.1, P3 has been altered to (a)(ii)(C. and D.). This minor error needs to be corrected to match the Council's numbering template.

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		<p>except as otherwise specified in Rules 8.9.2.2 or 8.9.2.3.</p> <p><u>transmission line</u> or within 10 metres of the centre line of a 66kV <u>National Grid transmission line</u> shall:</p> <ul style="list-style-type: none"> i. be no deeper than 300mm within 6m of a foundation of a <u>National grid transmission line support structure</u>; and ii. be no deeper than 3m: <ul style="list-style-type: none"> A. between 6 and 12 metres from the foundation of a 110kV or a 220kV <u>National Grid transmission line support structure</u>; or B. between 6 and 10 metres from the foundation of a 66kV <u>National Grid transmission line support structure</u>; and iii.C-not destabilise a <u>National Grid transmission line support structure</u>; and iv.D-not result in a reduction in the ground to conductor clearing distances below what is required by Table 4 (...) 	

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR																																
Rule 8.9.2.1, Table 9	<p>Table 9: Maximum volumes – earthworks</p> <p><u>a. The volume thresholds contained in Table 9 apply to both the amount of <u>filling</u> and the amount of <u>excavation</u>.</u></p> <p><u>b. Where a volume threshold in Table 9 is stated in m³/ha, this shall be applied as a ratio.</u></p> <p><u>c. Where zone and overlay thresholds differ, the lower volume threshold shall apply.</u></p> <table><tr><th></th><th colspan="2">Zone / Overlay</th><th>Volume</th></tr><tr><td><u>d.a.</u></td><td>Residential</td><td>i. All residential zones.</td><td>20m³/<u>sit e</u></td></tr><tr><td><u>e.b.</u></td><td>Commercial / Industrial</td><td>(...)</td><td>(...)</td></tr><tr><td><u>f.e.</u></td><td>Rural and Papakāinga/Kāinga a Nohoanga</td><td>(...)</td><td>(...)</td></tr><tr><td><u>g.d.</u></td><td>Open Space</td><td>(...)</td><td>(...)</td></tr><tr><td></td><td>Specific Purpose</td><td>(...)</td><td>(...)</td></tr><tr><td><u>h.e.</u></td><td>Transport</td><td>(...)</td><td>(...)</td></tr><tr><td><u>i.f.</u></td><td>Overlays</td><td>(...)</td><td>(...)</td></tr></table> <p><u>Advice note-Clarification:</u></p> <p><u>3. The volume thresholds contained in Table 9 provide for both the amount of <u>filling</u> and the amount of <u>excavation</u>.</u></p> <p><u>2. Where a volume threshold in Table 9 is stated in m³/ha, this shall be applied as a ratio.</u></p>		Zone / Overlay		Volume	<u>d.a.</u>	Residential	i. All residential zones.	20m³/ <u>sit e</u>	<u>e.b.</u>	Commercial / Industrial	(...)	(...)	<u>f.e.</u>	Rural and Papakāinga/Kāinga a Nohoanga	(...)	(...)	<u>g.d.</u>	Open Space	(...)	(...)		Specific Purpose	(...)	(...)	<u>h.e.</u>	Transport	(...)	(...)	<u>i.f.</u>	Overlays	(...)	(...)	<p>Three of the clarifications under Table 9 in Rule 8.9.2.1 are in fact rules and it is considered more appropriate that they are formatted as such. It is proposed that Clarification notes 1, 2 and 4 are deleted from 'Clarifications' and added to Table 9 as Rules a. – c. Consequently, the items listed in Table 9 need to be renumbered from (a.) - (f.) to (d.) – (i.). Such reformatting ensures that the rules are enforceable and the desired outcomes, as outlined in the relevant objectives and policies in 8.2.4 and 8.2.5, can be achieved. The relevant defined terms should also be identified as definitions through green underlined text.</p> <p>In the "new" rule (a.), following the words "contained in Table 9", it is also proposed to replace the words "provide for" with "apply to". The expression is considered to be more appropriate for a rule and makes the rule clearer without changing its original intent.</p> <p>The remaining Clarification 3 is in fact an advice note and it is proposed to rename it as such and renumber it to 1 to ensure consistency with the Council's numbering template.</p>
	Zone / Overlay		Volume																															
<u>d.a.</u>	Residential	i. All residential zones.	20m³/ <u>sit e</u>																															
<u>e.b.</u>	Commercial / Industrial	(...)	(...)																															
<u>f.e.</u>	Rural and Papakāinga/Kāinga a Nohoanga	(...)	(...)																															
<u>g.d.</u>	Open Space	(...)	(...)																															
	Specific Purpose	(...)	(...)																															
<u>h.e.</u>	Transport	(...)	(...)																															
<u>i.f.</u>	Overlays	(...)	(...)																															

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PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR						
	<p>1.3. Chapter 5 manages earthworks within identified hazard areas. Chapter 4 contains provisions relating to contaminated land. Chapter 6 manages earthworks within water body setbacks and within, and adjacent to Ngā Wai.</p> <p>4. Where zone and overlay thresholds differ, the lower volume threshold shall apply.</p>							
Rule 8.9.2.1, Table 10 (a) and (b)	<table><tr><td>a.</td><td>Central City Mixed Use and Residential Zones (except the Residential Hills and Residential Large Lot Zones, and the Stormwater Capacity Constraint Overlay), where a site or part of a site is not located in a Flood Management Area or a Flood Ponding Area* <u>as shown on the Planning Maps.</u></td></tr><tr><td>b.</td><td>Rural Zones (except the Rural Banks Peninsula Zone), where a site or part of a site is not located in a Flood Management Area or Flood Ponding Area* <u>as shown on the Planning Maps.</u></td></tr><tr><td>c.</td><td>(...)</td></tr></table> <p>* shown on planning maps</p>	a.	Central City Mixed Use and Residential Zones (except the Residential Hills and Residential Large Lot Zones, and the Stormwater Capacity Constraint Overlay), where a site or part of a site is not located in a Flood Management Area or a Flood Ponding Area* <u>as shown on the Planning Maps.</u>	b.	Rural Zones (except the Rural Banks Peninsula Zone), where a site or part of a site is not located in a Flood Management Area or Flood Ponding Area* <u>as shown on the Planning Maps.</u>	c.	(...)	Minor correction is proposed to add the words "as shown on the Planning Maps" to rules (a.) and (c.) instead of a cross-reference to the explanation marked with '*' and located below the table. The amendment provides the necessary information more readily than a footnote and is consistent with the formatting of similar references in the rest of the Plan.
a.	Central City Mixed Use and Residential Zones (except the Residential Hills and Residential Large Lot Zones, and the Stormwater Capacity Constraint Overlay), where a site or part of a site is not located in a Flood Management Area or a Flood Ponding Area* <u>as shown on the Planning Maps.</u>							
b.	Rural Zones (except the Rural Banks Peninsula Zone), where a site or part of a site is not located in a Flood Management Area or Flood Ponding Area* <u>as shown on the Planning Maps.</u>							
c.	(...)							
Rule 8.9.2.2, C1	<table><tr><td colspan="2">Matters of control</td></tr><tr><td>a.</td><td>Where the following are listed as matters of discretion, they are to be treated as matters of control:<ul style="list-style-type: none">i. All matters in Rule 8.9.4, except for Rule 8.9.4.9(9);ii. (...)</td></tr></table>	Matters of control		a.	Where the following are listed as matters of discretion, they are to be treated as matters of control: <ul style="list-style-type: none">i. All matters in Rule 8.9.4, except for Rule 8.9.4.9(9);ii. (...)	<p>Matters of discretion within Rule 8.9.4 were originally numbered as matters 1 – 10. The recent decision on Minor corrections as a result of the restructured chapters (dated 17 March 2017) confirmed the renumbering of these matters as 8.9.4.1 to 8.9.4.10 respectively.</p> <p>Inadvertently the references to these matters of discretion in Rules 8.9.2.2 and 8.9.2.3 were not updated to reflect the changed numbering. The minor corrections proposed here amend the cross-references to the updated rule numbers. Hyperlinks to these rules should also be included to be consistent with the approach to cross-referencing throughout the CRDP.</p>		
Matters of control								
a.	Where the following are listed as matters of discretion, they are to be treated as matters of control: <ul style="list-style-type: none">i. All matters in Rule 8.9.4, except for Rule 8.9.4.9(9);ii. (...)							
Rule 8.9.2.3 RD1; RD3; RD4; RD6;	<table><tr><td>RD1</td><td>Any activity listed in Rule 8.9.2.1 P1 or Rule 8.9.2.2 C1 that</td><td>a. Rule 8.9.4; b. Except that in the Industrial General Zone</td></tr></table>	RD1	Any activity listed in Rule 8.9.2.1 P1 or Rule 8.9.2.2 C1 that	a. Rule 8.9.4 ; b. Except that in the Industrial General Zone				
RD1	Any activity listed in Rule 8.9.2.1 P1 or Rule 8.9.2.2 C1 that	a. Rule 8.9.4 ; b. Except that in the Industrial General Zone						

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PROVISION	CORRECTION			REASON THE CORRECTION IS MINOR
RD7		does not meet any one or more of the activity standards.	(North Belfast), Rule 8.9.4.9 (9) ; shall not apply, and Rule 8.8.14 shall apply.	
	RD3	Earthworks within the Stormwater Capacity Constraint Overlay	a. Rule 8.9.4.1, matters 1, 3 and 9 b. Rule 8.9.4.3 , and c. Rule 8.9.4.9 .	
	RD4	Earthworks within 20m of coastal hazard mitigation works	a. Rule 8.9.4.1, matters 1, 3, 4, 5 and 9 b. Rule 8.9.4.3 , c. Rule 8.9.4.4 , d. Rule 8.9.4.5 , and e. Rule 8.9.4.9 .	
	RD6	Within the Central City , any earthworks within an 'Overlay' identified in Table 9 to Rule 8.9.2.1 that exceeds the specified volume limit.	a. Rule 8.9.4.1, matters 1, 3, 6, 7, 8 and 9 b. Rule 8.9.4.3 , c. Rule 8.9.4.6 , d. Rule 8.9.4.7 , e. Rule 8.9.4.8 , and f. Rule 8.9.4.9 .	
	RD7	a. Any earthworks in the Industrial General Zone (North Belfast) within 10 metres of: i. the surveyed point of (...)	a. All matters in Rule 8.9.4 , except for Rule 8.9.4.9 (9) ; b. Rule 8.8.14 ; and c. Rule 16.4.6.2.4 .	

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PROVISION	CORRECTION						REASON THE CORRECTION IS MINOR
Sub-chapter 9.3 Historic Heritage							
Appendix 9.3.7.2 – Schedule of Significant Historic Heritage	Street Address	...	Description and/or Name	Heritage Item Number	...	Heritage NZ Pouhere Taonga Heritage List number & registration type	Heritage NZ has advised the Council that the entry on the NZ Heritage List for St Saviours Church has been revised to reflect its relocation (already amended in the Appendix) and that it has been reclassified as a Category 1 historic place. The amendment to the Plan is of minor effect as it simply amends the Plan's reference to the Heritage NZ listing to align with the new Heritage NZ classification. References to Heritage NZ list numbers and registration types are for information purposes only and have no regulatory effect. The Council notes that the word 'church' was inserted into the description by the Panel's decision of 8 May 2017. This is not shown as the base text is that of the Panel's 17 March 2017 decision.
	17 Winchester St, Lyttelton		St Saviour's at Holy Trinity and Setting	1331		1929 Category 2 <u>Category 1</u>	
Sub-chapter 9.4 Significant and Other Trees							
Rule 9.4.4.1.4 D1 and D2	Activity						This amendment follows those sought in the Council's memorandum dated 13 April 2017, clarifying how Chapters 9 and 11 interact, and when Chapter 9 rules apply to utility operators. This additional amendment is a cross-reference to the RD7 rule, which applies to pruning or felling of protected trees in association with works on existing transmission lines by utility operators. It does not change the status of any works, but simply completes a list of cross-references, and is therefore of minor effect.
	D1	Pruning of any significant tree listed in Appendix 9.4.7.1 identified as having exceptional values, where not provided for by: a. Rule 9.4.4.1.1 P1, P2, P3, P8 or P9; or b. Rule 9.4.4.1.2 C1; <u>or</u> c. Rule 9.4.4.1.3 RD7					
	D2	Felling of any significant tree listed in Appendix 9.4.7.1 identified as having exceptional values, where not provided for under: a. Rule 9.4.4.1.1 P4, P8 or P10; or b. Rule 9.4.4.1.2 C1, <u>or</u> c. Rule 9.4.4.1.3 RD7					

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
Chapter 11 Utilities and Energy		
11.3 g. – i.	<p>g. — All <u>telecommunication facilities</u> operated by a <u>network utility operator</u> are controlled by the Resource Management (National Environmental Standards for <u>Telecommunication Facilities</u>) Regulations 2008 (NESTF) in respect of the generation of radiofrequency fields. In the <u>road reserve</u> equipment <u>cabinets</u>, noise from these <u>cabinets</u>, and <u>masts</u> / <u>antennas</u> on existing structures are also controlled by the NESTF. Other <u>telecommunication facilities</u> or activities will be managed by the <u>District Plan</u>.</p> <p>h. — The NESTF manages instances where:</p> <p>i. — An original <u>utility structure</u> is replaced with a replacement <u>utility structure</u>;</p> <p>ii. — The addition of an <u>antenna</u> makes a structure into a replacement <u>utility structure</u>;</p> <p>iii. — If an <u>antenna</u> on a replacement <u>utility structure</u> is replaced; or</p> <p>iv. — A dish <u>antenna</u> is added to or replaced on an original <u>utility structure</u> or replacement <u>utility structure</u>.</p> <p>i. — Under the NESTF, other <u>telecommunication facilities</u> or activities are managed by the <u>District Plan</u>:</p> <p>i. — Within the <u>dripline</u> of a tree or other vegetation where the trees or other vegetation are managed by the <u>District Plan</u>.</p> <p>ii. — On the same side of the <u>road</u> as items or land</p>	<p>Rules 11.3 g. – i. seek to outline the scope of provisions in the National Environmental Standards for Telecommunication Facilities (NESTF) 2008.</p> <p>A new NESTF came into effect on 1 January 2017. The explanation of how to use the rules in the Decision version of the Utilities Chapter references a version of the NES which has now been superseded. The new version has an increased scope and these changes are not yet fully represented by the description in the District Plan. Due to the complexity of the relationship between the provisions in the new NES and the District Plan, the Council proposes streamlining the description of what is covered by the NES (passages g. – i.) to direct plan users to the NESTF 2016 itself and alerting plan users to the continuing force of District Plan provisions with respect to areas and features described by subpart 5 of the NESTF (e.g. significant trees, outstanding natural landscapes, etc). The resulting Rule 11.3g. will simplify the provision and avoid any duplication between the NESTF 2016 and the District Plan and provide for a more user friendly experience.</p> <p>The change is considered minor as it merely seeks to update the District Plan's description of the content of the relevant NESTF and its relationship to the District Plan. The changes do not impact the statutory effect of the District Plan.</p> <p>Identification of the defined terms and hyperlinks to external resources are also required in these amendments.</p>

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PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
	<p>identified as having <u>historic heritage</u> values, where the land or items are identified by the <u>District Plan</u>.</p> <p>iii. On the same side of the road as land or sites that are identified as having visual amenity values by the District Plan.</p> <p>g. All <u>telecommunication facilities</u> are controlled by the <u>Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016</u> (NESTF) in respect of the generation of radiofrequency fields. The NESTF 2016 controls a variety of <u>telecommunication facilities</u> and related activities. Other telecommunication facilities or activities are controlled by the District Plan and include places identified by the District Plan as being subject to significant flora and fauna rules, historic heritage rules, coastal protection rules and outstanding natural features and landscape rules.</p> <p>h. <u>The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009</u> (NESETA) contain a separate code of rules for the operation, maintenance, upgrading, relocation or removal of an existing <u>transmission line</u>, which is part of the <u>National Grid</u>, as defined in the regulations. Except as provided for by the regulation, no rules in this <u>District Plan</u> apply to such activities. Where an activity does not relate to an existing <u>transmission line</u> that is part of the <u>National Grid</u>, or where new <u>transmission lines</u> and associated structures are proposed, the <u>District Plan</u> provisions apply.</p>	

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PROVISION	CORRECTION			REASON THE CORRECTION IS MINOR								
Sub-chapter 13.6 Specific Purpose (School) zone												
Appendix 13.6.6.1 State Schools	106	Unlimited Discovery School <u>Ao Tawhiti Unlimited</u> <u>Discovery</u>	Temporary locations:	This is a minor correction raised to the Council by the school for accuracy, as it amended its name after the two component parts of the school were merged in 2014. Correction of the name has no effect on other parties.								
Appendix 13.6.6.1 State Schools	In the list of state schools, add " (closed) " after the listing for Aranui High School, Aranui Primary School, Avondale Primary School, Wainoni Primary School, Lyttelton West School, and Phillipstown School.			<p>These are updates to the schools list as a result of school closures and mergers which have occurred since the notification of Stage 2 of the Plan. Schools closed prior to notification show the same "(closed)" note. Updating by noting that these schools are closed is of minor effect, as it reflects changes in circumstances but does not affect the listings for the schools.</p> <p>Approval to these amendments has been sought from the Ministry of Education but approval has not been received as at the date of this memo.</p>								
Appendix 13.6.6.1 State Schools	<table><tr><td>School Name</td><td>Location</td><td>Map Ref</td><td>Alternative zone</td></tr><tr><td><u>Haeata Community Campus</u></td><td><u>Breezes Road,</u> <u>Wainoni</u></td><td><u>33</u></td><td><u>RS</u></td></tr></table> <p>Amend the name of the former Aranui High School school on Planning Map 33 to "Haeata Community Campus"</p>			School Name	Location	Map Ref	Alternative zone	<u>Haeata Community Campus</u>	<u>Breezes Road,</u> <u>Wainoni</u>	<u>33</u>	<u>RS</u>	<p>This new listing is an update as a result of school mergers. The new school, Haeata Community Campus, brings together on one site the former Aranui High School, Aranui Primary School, Avondale Primary School and Wainoni Primary School, and opened at the start of this year.</p> <p>Not updating the school listings would be inconsistent with the same thing having been done in respect of school closures and mergers which occurred prior to the notification of these subchapters of the Plan. Updating the schools listing in Appendix 13.6.6.1 by adding this new listing is of minor effect, as it reflects changes in circumstances in terms of the school on the site. The composite school campus site (previously the site of Aranui High School) is already zoned Specific Purpose (School) zone on Planning Map 33. The name of the school on that map also needs to be updated.</p> <p>Approval to these amendments has been sought from the</p>
School Name	Location	Map Ref	Alternative zone									
<u>Haeata Community Campus</u>	<u>Breezes Road,</u> <u>Wainoni</u>	<u>33</u>	<u>RS</u>									

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PROVISION	CORRECTION				REASON THE CORRECTION IS MINOR
					Ministry of Education but approval has not been received as at the date of this memo.
Appendix 13.6.6.1 State Schools	School Name	Location	Map Ref	Alternative zone	The name of Lyttelton Main School was changed when it merged with Lyttelton West School. Since mid 2016 it has operated only from the Oxford Street site. Updating the name of the school is of minor effect, as no other details of the listings are being changed. Approval to these amendments has been sought from the Ministry of Education but approval has not been received as at the date of this memo.
	<u>Lyttelton Main Primary School</u>	Oxford Street, Lyttelton	52	RBP all of site except 1 Oxford Street which is CBP	
Appendix 13.6.6.3 Private Schools	School Name	Location	Map Ref	Alternative zone	There has been confusion about the alternative zoning for Christs College hostels and houses east of Rolleston Av, because the address for the school is summarised and does not specify Gloucester Street and Armagh Street. Rather than include a more lengthy address, Council considers it preferable to amend the description of where the alternative zoning of RCC applies, so that it reads "RCC , except playing fields which are OCP". Approval from Christs College is attached in Appendix 3.
	Christs College	Rolleston Avenue, City and Montreal Street, City (former Girls High site)	CC Zoning Map	OSCP- playing fields, RCC- all school buildings & Montreal St site <u>RCC except playing fields which are OCP</u>	
Chapter 14 Residential					
14.2.1.1 Policy – Housing distribution and density, Table 14.2.1.1.a, Residential New Neighbourhood Zone	The Residential New Neighbourhood Zone generally includes new areas of <u>greenfield</u> land where large-scale residential development is planned. The zone will allow a wide range of residential house types and section sizes to provide for a wide spectrum of household sizes and affordable housing. Families <u>People</u> will therefore be able to remain within the neighbourhood throughout their lifetime as they move to housing types that suit their life stage. These areas are intended to achieve higher overall residential densities than				A change from the use of the term "families" to "people" is more inclusive of those who live within new neighbourhoods and are provided through the plan provisions relevant to the Residential New Neighbourhood Zone. Specifically the reference to 'people' rather than 'families' will be inclusive of single person households. The proposed change will have no change in regulatory effect of the policy and is therefore considered to be minor.

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	traditionally achieved in suburban developments	
14.4.1.1 P2 d.	"....minimum dimension of 65 metres"	Within these standards there is a requirement that an outdoor living space has a minimum area of 30m ² . However a second requirement is that it has a minimum dimension of 6m which would require a minimum area of 36m ² , (i.e. 6mx6m). It is recommended that whilst there should be no change to the area requirement, the dimension requirement should be reduced to 5m such to ensure the rule can be applied effectively and be administered as intended.
14.4.1.1 P9 b.		
14.4.1.1 P10 b.		
14.4.1.1 P11.c		
14.8.1.1 P2.d		
14.7.1.1 P2 b.	"The minor <u>residential unit</u> shall have a minimum <u>gross floor area</u> of 35m ² and a maximum gross floor area of 70 <u>80</u> m ² ."	The gross floor area minimum and maximum requirements for a minor residential unit vary slightly between the different residential zones. There is no discernible reason why the requirements should be different, as they are managing the same aspects of on-site amenity and function for the occupant of a minor residential unit.
14.9.1.1 P2 b.		
14.10.1.1 P2 b.		
14.8.1.1 P2 b	"The minor <u>residential unit</u> shall have a minimum <u>gross floor area</u> of 35m ² and a maximum gross floor area of 70 <u>80</u> m ² ."	The current differentiation creates unnecessary uncertainty for the plan user, in particular those who specialise in the design and construction of minor residential units. The recommended changes will improve consistency and clarity across the plan. The standard as set out for the Residential Suburban Zone in Rule 14.4.1.1.P2.b is proposed to apply across all residential zones, this being that a minor residential unit shall have a minimum gross floor area of 35m ² and a maximum gross floor area of 80m ² . The proposed change is considered to be minor in nature as it increases the maximum requirement (i.e. limit) by only 10m ² which will only advantage, not disadvantage, plan users. Further, the proposed change will minimise transaction costs and unnecessary reliance on resource consent processes, thereby better achieving Strategic Direction Objective 3.2.2 Clarity of language and efficiency.
14.8.1.1 P3		
14.4.1.1 P16–P20 a. i.	i. only locate on <u>sites</u> with <u>frontage</u> and the primary entrance to a <u>minor arterial road</u> or <u>collector road</u> where:	The intention of this activity specific standard is to ensure road safety levels are maintained where new permitted non-

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	<p>A. a <u>right turn offset</u>, either informal or formal, is available, <u>or</u>;</p> <p>B. a solid median prevents right turns into or out of the primary entrance.</p>	residential activities seek to establish on a minor arterial or collector road. Road safety will be assured when a "right turn offset, either informal or formal, is available". Safety would also be maintained in instances where a solid median prevents right turns into or out of the primary entrance, however this is not currently provided for. To require a resource consent in such circumstances, namely where a solid median is present, disadvantages the plan user by not providing for an activity that is acceptable in terms of road safety (being the purpose of the rule). The proposed amendment will advantage the plan user by providing an additional circumstance where permitted activity status can be obtained whilst maintaining road safety (as managed by this rule). The proposed amendment is therefore considered to give better effect to the residential objectives and policies, specifically Objective 14.2.6 Non-residential activities and Policy 14.2.6.2 Community activities and community facilities.			
14.12.1.1	<p>Insert a new permitted activity as follows:</p> <table border="1"> <tr> <td>P23</td><td><u>Reserves</u></td><td>Nil</td></tr> </table>	P23	<u>Reserves</u>	Nil	The Residential New Neighbourhood Zone, specifically the Outline Development Plans that guide subdivision and land-use activities, specifically require that reserves are created to service the new neighbourhoods. However once created (through subdivision of the land) their use for the intended purpose as a reserve, would fall to be a discretionary activity under Rule 14.12.1.4 D1. This is not the intent to require a further additional resource consent to enable their use. The current rule structure does not appropriately give effect to Strategic Direction Objective 3.2.2 Clarity of language and efficiency, nor those relevant objectives and policies within Chapter 8, specifically Policy 8.2.2.7 Open Space, Policy 8.2.2.8 Urban density, and Policy 8.2.2.9 Outline Development plans. The lack of provision for reserves as a permitted activity within the Residential New Neighbourhood Zone is consequently considered to be a defect in the plan.
P23	<u>Reserves</u>	Nil			
14.4.2.2	a. For <u>multi-unit residential complexes</u> and <u>social housing complexes</u> only, <u>sites</u> shall include the following minimum	The definition of "landscaping" as below relies on the word 'predominantly' which leads to the rule being unclear as to how			

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PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
	<p>tree and garden planting:</p> <p>i. a minimum of 20% of the <u>site</u> shall be provided for <u>landscaping</u> (which may include private or communal open space), <u>where</u></p> <p><u>A. 50% of the landscaping shall be trees and shrubs, and</u></p> <p><u>B. including</u> a minimum of one tree for every 250m² of gross <u>site</u> area (prior to <u>subdivision</u>), or part thereof, <u>is included within the landscaping, and</u></p> <p><u>C. - At least 1one</u> tree shall be planted adjacent to the <u>road boundary</u>;</p>	<p>compliance is achieved. The wording added provides a clearer understanding in how to apply the standard, namely provides a measure as to what constitutes "predominantly trees and/or shrub plantings". The current wording of the rule is considered to be a defect in the plan which will not appropriately give effect to Strategic Direction Objective 3.2.2 Clarity of language and efficiency.</p> <p><i>"Landscaping means the provision of predominantly trees and/or shrub plantings. It may include some ancillary areas of lawn or other amenity features."</i></p>
14.5.2.2 a. i.	<p>a. A minimum of 20% of the <u>site</u> shall be provided for <u>landscaping</u> (which may include private or communal open space), <u>where</u></p> <p><u>A. 50% of the landscaping shall be trees and shrubs, and</u></p> <p><u>B. including</u> a minimum of 4one tree for every 250m² of gross <u>site</u> area (prior to <u>subdivision</u>), or part thereof, <u>is included within the landscaping, and</u></p> <p><u>C. - At least 1one</u> tree shall be planted adjacent to the <u>road boundary</u>.</p>	
14.6.2.6	<p>a. A minimum of 20% of the <u>site</u> shall be provided for <u>landscaping</u> (which may include private or communal open space in residential developments), <u>where</u></p> <p><u>A. 50% of the landscaping shall be trees and shrubs, and</u></p> <p><u>B. including</u> a minimum of one native tree for every 250m² of gross <u>site</u> area (prior to <u>subdivision</u>), or part thereof, <u>is included within the landscaping;</u></p>	
14.13.3.9	<p>a. A minimum of 20% of the <u>site</u> utilising the Enhanced development mechanism shall be provided for landscape treatment <u>landscaping</u> (which may include private or</p>	

Schedules to Decision

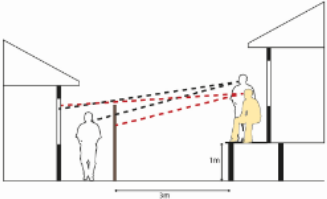
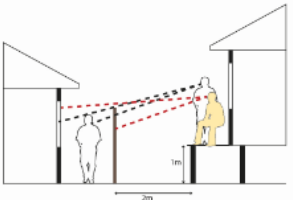
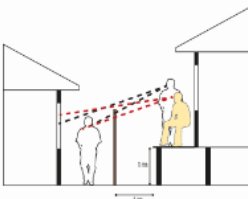
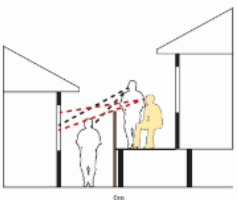
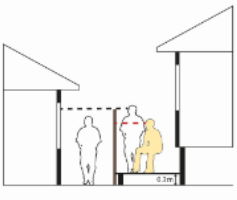
PROVISION	CORRECTION		REASON THE CORRECTION IS MINOR
	<p>communal open space), <u>where</u></p> <p><u>A. 50% of the landscaping shall be trees and shrubs, and</u></p> <p><u>B. including</u> a minimum of one tree for every 250m² of gross <u>site</u> area (prior to <u>subdivision</u>), or part thereof, <u>is included within the landscaping, and</u></p> <p><u>C. - At</u> least one tree shall be planted adjacent to the <u>road boundary</u>.</p>		
14.14.2.9	<p>a. A minimum of 20% of the <u>site</u> shall be provided for landscape treatment <u>landscaping</u> (which may include private or communal open space), <u>where</u></p> <p><u>A. 50% of the landscaping shall be trees and shrubs, and</u></p> <p><u>B. including</u> a minimum of one tree for every 250m² of gross <u>site</u> area (prior to <u>subdivision</u>), or part thereof, <u>is included within the landscaping, and</u></p> <p><u>C. - At</u> least one tree shall be planted adjacent to the <u>road boundary</u>.</p>		
14.4.2.7 a.	<p>ii.</p>	<p><u>Accessory buildings</u> where the total length of walls or parts of the <u>accessory buildings</u> within 1 metre of each internal <u>boundary</u> does not exceed 10.1 metres in length</p>	Nil
14.5.2.7 a.	<p>iii.</p>	<p>All other <u>accessory buildings</u> where the total length of walls or parts of the <u>accessory buildings</u> within 1 metre of each internal <u>boundary</u> does not exceed 10.1 metres in length</p>	Nil
14.7.2.5 a.			Clarification is required as to how this rule should be applied as intended, being that the maximum accessory building length is to be the total of all buildings (i.e. the combination of), not an individual building. Following an interpretation of the rule applying to a single accessory building would provide for a building form significantly out of character with suburban residential environments. The proposed amendment is considered to be minor and will give better effect to how the rule is to apply, noting that the first part of the rule is clear the rule is focused on the plural.

Schedules to Decision

PROVISION	CORRECTION		REASON THE CORRECTION IS MINOR	
	ii.	<u>Accessory buildings</u> where the total length of walls or parts of the <u>accessory buildings</u> within 1.8 metres of each internal <u>boundary</u> does not exceed 10.1 metres in length	Nil	
14.9.2.5 a.	iv.	<u>Accessory buildings</u> where the total length of walls or parts of the <u>accessory buildings</u> within 1.8 metres of each internal <u>boundary</u> does not exceed 10.1 metres in length	Nil	
14.12.2.5 a.	iii.	All other <u>accessory buildings</u> where the total length of walls or parts of the <u>accessory buildings</u> within 1 metre of each internal <u>boundary</u> does not exceed 10.1 metres in length	Nil	
14.4.2.7	<u>b. For the purposes of this rule this excludes guttering up to 200mm in width from the wall of a <u>building</u>.</u>		An exemption to guttering being required to be excluded from the internal building setback from internal boundaries is considered to be appropriate and necessary to minimise transaction costs and unnecessary reliance on resource consent processes, thereby better achieving Strategic Direction Objective 3.2.2 Clarity of language and efficiency. Guttering of a 0.2m width has a negligible effect on the visual bulk of the built form of a building, and without an exemption is likely to unnecessarily trigger a high number of resource consents. Exempting guttering (the standard width being 200mm) from the internal boundary setback for ease of administration and insignificant effect on outlook.	
14.5.2.7				
14.7.2.5				
14.9.2.5				
14.12.2.5	<u>d. For the purposes of this rule this excludes guttering up to 200mm in width from the wall of a <u>building</u>.</u>			
14.6.2.4				
14.8.2.4	<u>c. For the purposes of this rule this excludes guttering up to 200mm in width from the wall of a <u>building</u>.</u>			
14.8.2.4	b. There shall be no minimum <u>setback</u> from internal <u>boundaries</u> for <u>accessory buildings</u> where the length of any wall within the setbacks specified in 4. a. is less than 6 metres.		Corrects the rule reference. Minor change in referencing.	

Schedules to Decision

PROVISION	CORRECTION		REASON THE CORRECTION IS MINOR
14.4.2.7 a.	iii.	Decks and terraces at or below ground floor level <u>to a maximum height of 300mm above ground level within 1m of the boundary.</u>	Nil
14.7.2.5 a.	iii.	Decks and terraces at or below ground floor level <u>to a maximum height of 300mm above ground level within 1m of the boundary.</u>	Nil
14.9.2.5 a.	v.	Decks and terraces at or below ground floor level <u>to a maximum height of 300mm above ground level within 1m of the boundary.</u>	Nil
			<p>Provision was provided for buildings to be raised to reduce risks from flooding. In some cases this could result in a residential building being raised to have a ground floor level of 1.5m (or higher). As a consequence an adjoining deck or terrace may need to be raised to provide ease of access from indoors to outdoors. The rule on internal boundary setbacks was however never reconsidered, specifically the zero setback allowance for decks and terraces at ground floor level (which the Council has established could be as high as 1.5m or greater under the current rule).</p> <p>The illustrations below depict the impact the current rule has on the adjoining resident's privacy. It is recommended that decks and terraces should be able to extend from ground floor level, however within a 1m building setback, should not exceed a height of 300mm above ground level. As demonstrated in the illustrations below, this will ensure a reasonable level of privacy is maintained by the adjoining neighbour, whilst still ensuring the plan user is not disadvantaged in any way, i.e. is able to build a feasible and compliant deck or terrace.</p>

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
		<div><p>Limited views when sitting or standing</p></div> <div><p>Reduced views of front yard when standing; reduced views when sitting</p></div> <div><p>Views into house / or yard when sitting or standing and over fence when standing</p></div> <div><p>Views into house and outdoor space when sitting or standing</p></div> <div><p>Very limited overlooking</p></div>

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
14.4.2.8	Minimum setback and distance to living area windows and for balconies and living space windows facing from internal boundaries	The title of the standard should be amended as there is no reference within the rule to a 'living area'.
14.5.2.8	<p>a. The minimum <u>setback</u> from an internal <u>boundary</u> for <u>balconies</u> shall be 4 metres.</p> <p>b. Where a wall of a <u>residential unit</u> is located between 1 metre and 4 metres from an internal <u>boundary</u>, any <u>living space window</u> located on this wall <u>at first floor level and above</u> shall only contain glazing that is permanently obscured.</p> <p>c. For a <u>retirement village</u>, this rule only applies to the internal <u>boundaries</u> of the <u>site</u> of the entire <u>retirement village</u>.</p> <p>d. This rule shall not apply to a <u>window</u> at an angle of 90 degrees or greater to the <u>boundary</u>.</p> <p>e. For the purposes of this rule, permanently obscured glazing does not include glazing obscured by applied means such as film or paint.</p>	<p>Wording from the minor correction to Decision 10 has been missed through subsequent versions of the Residential Chapter. This appears to have been simply an administrative error with no decision to direct the removal of the wording. The Council therefore seeks it be added back in.</p>
14.7.2.7	<p>Minimum setback and distance to for living area windows and balconies and living space windows facing internal boundaries</p> <p>a. The minimum <u>setback</u> for <u>living area windows and balconies</u> at first floor from an internal <u>boundary</u> shall be 4 metres.</p> <p>b. Where the <u>window</u> is adjacent to an <u>access way</u>, the</p>	The title of the standard needs to be amended as there is no reference to "living space" within the rule. It is noted that the definition of "living space" encompasses a much greater area of a residential building (i.e. includes bedrooms), than the definition of a "Living Area" (which means habitable space, excluding bedrooms). The proposed removal of the word "living space" will only advantage not disadvantage plan users by removing any confusion as to what the rule is to apply to.

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PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
	<u>setback</u> shall be measured from the far side of the <u>access way</u> .	Conversely however, whilst there is also no reference to 'balconies' within the rule, it is the Council's position that the rule is defective without the setback requirement applying equally to a balcony as to a living area window. The purpose of the rule is to ensure a reasonable level of privacy is maintained for neighbouring properties. Without the 4m setback applying to balconies it would enable a balcony to be built as close as 1.8m to an internal boundary. In such cases the encroachment on the neighbours' level of privacy would be significantly greater than at a 4m setback, particularly on a hillside where buildings often are already elevated from a neighbouring property. The heading for this rule clearly states that the rule is to apply to balconies, and it is the Council's view that the unfortunate omission of the term 'balconies' in the body of the rule, fails to give appropriate effect to Policy 14.2.4.4 Character of low and medium density areas, specifically in its reference that "...significant opportunities for landscaping and good access to sunlight and privacy are maintained".
14.4.2.9	D. where the <u>access</u> to the <u>garage</u> is located adjacent to a side <u>boundary</u> :	Removing the word 'existing', will ensure the provision can apply to proposed and existing residential units. The landscaping requirement was intended to equally apply to a proposed building. The purpose of the landscaping requirement is to manage the visual effects of a garage, which would be the same whether the residential building for which it is to be located alongside was existing or proposed. The proposed change will remedy a minor defect in the Plan.
14.7.2.8	I. a <u>landscaping strip</u> of at least 0.6 metres width, planted with species capable of reaching 1.5 metres height at maturity, is located along the side <u>boundary</u> up to the line of the existing <u>residential unit</u> .	
14.4.2.4 (RS/RSDT); 14.4.3.2.3 (RS/RSDT Area Specific); 14.7.2.3 (RH); 14.8.2.3 (RBP);	b. For the purposes of this rule this excludes: i. fences, walls and retaining walls; ii. eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building	Exempting guttering (standard width being 200mm) from the calculation of site coverage will have a less than minor effect on the rules purpose being to manage the dominance of the built form of a building on a site. Guttering is commonly omitted from a building's design, and can when added to the

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
14.8.3.2.3 (RBP Area Specific); 14.9.2.3 (RLL); 14.10.2.3 (RSS); 14.11.2.2 (RGA); 14.12.2.2 (RNN); Site coverage	(...)	design sought for building consent, unnecessarily trigger a non-compliance with the site coverage rules. As there are no adverse effects associated with the guttering (provided it does not exceed the standard 200mm width), this results in additional transaction costs and an unnecessary reliance on resource consent processes, thereby not achieving Strategic Direction Objective 3.2.2 Clarity of language and efficiency.
14.5.2.5 (RMD) a.	a. For <u>residential units</u> with two <u>or</u> more bedrooms...	Correction of a grammatical error in the rule.
14.7.1.4 D5	Activities and <u>buildings</u> that do not meet Rule <u>14.7.2.43</u> – Site coverage where the <u>site coverage</u> is exceeded by more than 10%	The reference to the standard is incorrect and requires amendment.
14.5.2.13	<p>a. Where the permitted <u>height</u> is 11 metres or less (refer to Rule <u>14.5.2.3</u>):</p> <ul style="list-style-type: none"> i. any <u>residential unit</u> fronting a <u>road</u> or <u>public open space</u> shall have a <u>habitable space</u> located at the ground level and which fronts the road or public open space; and ii. at least 50% of all <u>residential units</u> within a development shall have a <u>habitable space</u> located at the ground level. biii. Each At least one of these <u>habitable spaces</u> located at the ground level shall have a minimum floor area of 9m² and a minimum internal dimension of 3 metres and be internally <u>accessible</u> to the rest of the unit. <p>be. Where the permitted <u>height</u> limit is over 11 metres (refer to Rule <u>14.5.2.3</u>), a minimum of 50% of the <u>ground floor area</u> shall be occupied by <u>habitable spaces</u> and/or indoor communal <u>living space</u>. This area may include pedestrian access to lifts, stairs and foyers.</p> <p>cd. This rule does not apply to <u>residential units</u> in a <u>retirement village</u>.</p>	<p>The first amendment to include the words “...and which fronts the road or public open space” makes it clearer where the habitable space should be located. This rule gives effect to policy 14.2.4.1 a. ii. and vi., which directs that individual developments through design contribute to a high quality street scene and incorporates principles of crime prevention through environmental design. If it is not clear that the habitable space to be provided under this rule, is to front the road or open space, then the policy is at risk of not being achieved. The current wording can be improved to make explicit the location of the habitable space is also of importance.</p> <p>The moving of standard b. to iii. clarifies that this standard only relates to those residential unit's habitable spaces located where the height is 11 metres or less (i.e. should be a sub-clause of 14.5.2.13.a). The standard relating to when the height is over 11 metres already sets a percentage of habitable space on ground floor, which means the minimum dimensions and areas specified in the current rule 14.5.2.13.b are not necessary or applicable. The proposed change will remedy a minor defect in the Plan, ensures consistency with the</p>

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR															
		<p>approach taken to other built form specific standards, and will better give effect to Strategic Direction Objective 3.2.2 Clarity of language and efficiency.</p> <p>Changing the requirement for all habitable spaces at ground floor level to meet the minimum dimensions to only requiring one allows for smaller bedrooms and studies to be located on the ground floor without the requirement for resource consent, while ensuring the living area or at least one bedroom is of the required size. The proposed change will remedy a minor defect in the Plan, ensures consistency with the approach taken to other built form specific standards, and will better give effect to Strategic Direction Objective 3.2.2 Clarity of language and efficiency.</p>															
14.8.2.1	<p>a. Each <u>residential unit</u> shall be contained within its own separate <u>site</u>. The <u>site</u> shall have a minimum <u>net site area</u> as follows:</p> <table border="1"> <thead> <tr> <th></th><th>Area / Location</th><th>Standard</th></tr> </thead> <tbody> <tr> <td>i.</td><td>Residential Banks Peninsula Zone (excluding residential units established under Rule 14.8.1.1 P4 and P18)</td><td>400m²</td></tr> <tr> <td>ii.</td><td>Residential Banks Peninsula Zone - Diamond Harbour Density Overlay (excluding residential units established under Rule 14.8.1.1 P4 and P18)</td><td>600m²</td></tr> <tr> <td>iii.</td><td>10 Pages Road, Lyttelton (described as Lot 2 DP 52500)</td><td>5 or fewer <u>residential units</u> in total may be erected on the <u>site</u></td></tr> <tr> <td>iv.</td><td>10 Harmans Road, Lyttelton</td><td>5000m²</td></tr> </tbody> </table>		Area / Location	Standard	i.	Residential Banks Peninsula Zone (excluding residential units established under Rule 14.8.1.1 P4 and P18)	400m ²	ii.	Residential Banks Peninsula Zone - Diamond Harbour Density Overlay (excluding residential units established under Rule 14.8.1.1 P4 and P18)	600m ²	iii.	10 Pages Road, Lyttelton (described as Lot 2 DP 52500)	5 or fewer <u>residential units</u> in total may be erected on the <u>site</u>	iv.	10 Harmans Road, Lyttelton	5000m ²	<p>Within the Residential Banks Peninsula Zone permitted activity status is provided the conversion of an existing elderly person's housing unit into a residential unit (see Rule 14.8.1.1P4) and the conversion of an existing single residential unit into two residential units (see Rule 14.8.1.1.P18). The permitted activity is however not able to be wholly achieved, as an exemption to the site density requirements is not provided for in parallel.</p> <p>Thus the current plan deems such activities to be restricted discretionary activity in accordance with Rule 14.8.1.3.RD4, thereby being in conflict with the permitted activity rules. The proposed change will remedy a minor defect in the Plan, and avoid unnecessary reassessment of site density compliance, and ensure consistency with the approach taken to other built form specific standards. The proposed amendments will better give effect to Strategic Direction Objective 3.2.2 Clarity of language and efficiency.</p>
	Area / Location	Standard															
i.	Residential Banks Peninsula Zone (excluding residential units established under Rule 14.8.1.1 P4 and P18)	400m ²															
ii.	Residential Banks Peninsula Zone - Diamond Harbour Density Overlay (excluding residential units established under Rule 14.8.1.1 P4 and P18)	600m ²															
iii.	10 Pages Road, Lyttelton (described as Lot 2 DP 52500)	5 or fewer <u>residential units</u> in total may be erected on the <u>site</u>															
iv.	10 Harmans Road, Lyttelton	5000m ²															

Schedules to Decision

PROVISION	CORRECTION		REASON THE CORRECTION IS MINOR												
		(described as Lot 1 DP 71436)	There shall be no minimum <u>net site area</u> for any <u>residential unit</u>												
	v.	<u>Multi-unit residential complexes</u>													
	vi.	<u>Retirement villages</u>													
14.7.2.1 a.	<table><tr><td></td><td>Activity / Area</td><td>Standard</td></tr><tr><td>i.</td><td>In all parts of the Residential Hills Zone except as specified below (excluding residential units established under Rule 14.7.1.1 P5, P6 and P7)</td><td>650m²</td></tr><tr><td>ii.</td><td>In Moncks Spur/Mt Pleasant Density Overlay, Shalamar Drive Density Overlay, Upper Kennedys Bush Density Overlay (excluding residential units established under Rule 14.7.1.1 P5, P6 and P7)</td><td>850m²</td></tr><tr><td>iii.</td><td>Within the Residential Mixed Density Overlay – Redmund Spur</td><td>a. The maximum number of lots shall be 400. b. A minimum of 30% of <u>sites</u> shall have a minimum <u>net site area</u> of 1500m²</td></tr></table>			Activity / Area	Standard	i.	In all parts of the Residential Hills Zone except as specified below (excluding residential units established under Rule 14.7.1.1 P5, P6 and P7)	650m ²	ii.	In Moncks Spur/Mt Pleasant Density Overlay, Shalamar Drive Density Overlay, Upper Kennedys Bush Density Overlay (excluding residential units established under Rule 14.7.1.1 P5, P6 and P7)	850m ²	iii.	Within the Residential Mixed Density Overlay – Redmund Spur	a. The maximum number of lots shall be 400. b. A minimum of 30% of <u>sites</u> shall have a minimum <u>net site area</u> of 1500m ²	Within the Residential Hills Zone permitted activity status is provided for the conversion of an existing family flat (see Rule 14.7.1.1.P5), one existing residential unit into two residential units (see Rule 14.7.1.1.P6), and the replacement of one residential unit with two new units (see Rule 14.7.1.1.P7). However, the current rules do not include an exemption to the site density requirements, thus in accordance with Rule 14.7.1.4.D4 would deem such activities to be discretionary activity. The proposed change will remedy a minor defect in the Plan by avoiding unnecessary reassessment of site density compliance. Further it will ensure consistency with the approach taken to other built form specific standards and better give effect to Strategic Direction Objective 3.2.2 Clarity of language and efficiency.
	Activity / Area	Standard													
i.	In all parts of the Residential Hills Zone except as specified below (excluding residential units established under Rule 14.7.1.1 P5, P6 and P7)	650m ²													
ii.	In Moncks Spur/Mt Pleasant Density Overlay, Shalamar Drive Density Overlay, Upper Kennedys Bush Density Overlay (excluding residential units established under Rule 14.7.1.1 P5, P6 and P7)	850m ²													
iii.	Within the Residential Mixed Density Overlay – Redmund Spur	a. The maximum number of lots shall be 400. b. A minimum of 30% of <u>sites</u> shall have a minimum <u>net site area</u> of 1500m ²													

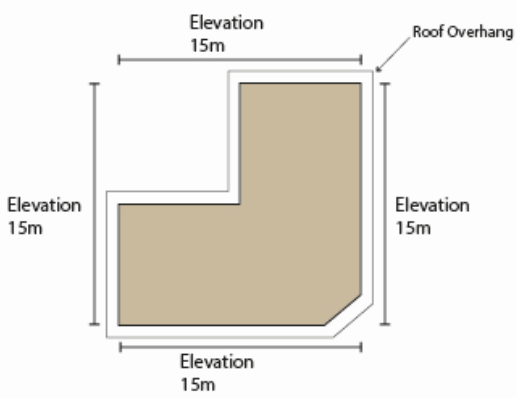
Schedules to Decision

PROVISION	CORRECTION			REASON THE CORRECTION IS MINOR			
	iv.	Within the Residential Mixed Density Overlay – 86 Bridle Path Road (Lot 1 DP412440)	The maximum number of lots shall be 9.				
	v.	<u>Social housing complexes</u>	There shall be no minimum <u>net site area</u> for any site for any <u>residential unit</u> or <u>older person's housing unit.</u>				
	vi.	<u>Older person's housing units</u>					
	vii.	<u>Retirement villages</u>					
14.7.1.3	Insert a new restricted discretionary activity as follows: <table><tr><td><u>RD23</u></td><td><u>Buildings that do not meet Rule 14.7.2.10 – Building reflectivity</u></td><td><u>a. Residential design principles – 14.15.1 i. Hillside and small settlement areas</u></td></tr></table>			<u>RD23</u>	<u>Buildings that do not meet Rule 14.7.2.10 – Building reflectivity</u>	<u>a. Residential design principles – 14.15.1 i. Hillside and small settlement areas</u>	Non-compliance with the building reflectivity standard currently has no associated activity status and therefore would be deemed to be a discretionary activity, this being the fall back status in the Residential Chapter. This standard manages a very specific matter of building design and it was intended that only matters of design be considered, as opposed to triggering a requirement to consider the objectives and policies. A more appropriate activity status should the standard not be met, is considered to be restricted discretionary. The proposed change will remedy a minor defect in the Plan, ensures consistency with the approach taken to other built form specific standards, and will better give effect to Strategic Direction Objective 3.2.2 Clarity of language and efficiency.
<u>RD23</u>	<u>Buildings that do not meet Rule 14.7.2.10 – Building reflectivity</u>	<u>a. Residential design principles – 14.15.1 i. Hillside and small settlement areas</u>					
14.12.1.3	Insert a new restricted discretionary activity as follows: <table><tr><td><u>RD27</u></td><td><u>Buildings that do not meet Rule 14.12.2.6 – Minimum setback and distance to living area windows and balconies</u></td><td><u>a. Impacts of neighbouring property – 14.15.3</u></td></tr></table>			<u>RD27</u>	<u>Buildings that do not meet Rule 14.12.2.6 – Minimum setback and distance to living area windows and balconies</u>	<u>a. Impacts of neighbouring property – 14.15.3</u>	Non-compliance with the minimum setback distance to living area windows and balconies standard currently has no associated activity status and therefore would be deemed to be a discretionary activity, this being the fall-back status in the Residential Chapter. This standard manages a very specific matter, namely the potential impact on neighbouring properties. It was not the intention that a non-compliance would trigger the need to consider objectives and policies. The proposed change will remedy a minor defect in the Plan, ensures consistency with the approach taken to other built
<u>RD27</u>	<u>Buildings that do not meet Rule 14.12.2.6 – Minimum setback and distance to living area windows and balconies</u>	<u>a. Impacts of neighbouring property – 14.15.3</u>					

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR														
		form specific standards, and will better give effect to Strategic Direction Objective 3.2.2 Clarity of language and efficiency.														
14.12.2.10	<u>Garages</u> shall not comprise more than 50% of the ground floor elevation viewed from any one <u>road boundary</u> on any one <u>site</u> and shall not be more than 6.5m wide (excluding eaves up to 600mm in width) . For <u>garages</u> with the vehicle door generally facing a shared <u>access</u> or <u>road boundary</u> the minimum <u>garage setback</u> shall be 5.5m from the shared <u>access</u> (not including <u>access allotments</u>) or <u>road boundary</u> .	The standard width of a double garage with eaves is more than 6.5m wide. Without the exclusion of eaves as proposed, non-compliance with this rule is likely to be regularly triggered and lead to unnecessary consenting costs. The visual impact of an eave (the standard width being 600mm) is minor and therefore its exclusion from the measurement of the width of a garage will also be a minor change to the Plan. The standard width of eaves is for most commonly constructed garages is 600mm (see http://www.versatile.co.nz/garages/double-garages and http://skylinegarages.co.nz/garages/double_garage_6m_6m/)														
14.14.2	For the purpose of this rule, <u>site</u> refers to the entire <u>site</u> area being utilised for the Enhanced Community Housing Development Mechanism, which may include a number of titles.	The standard relates to Community Housing Development however it incorrectly references Enhanced Development. Reference to Enhanced Development, should be Community Housing Development. As this sits under the rules for CHRM, it is clear the rule should refer to the CHRM.														
14.5.3.2.4	<p>a. Within the Accommodation and Community Facilities Overlay and in association with the following activities: the maximum continuous building length shall be applicable to buildings for:</p> <table border="1"> <thead> <tr> <th></th><th></th><th>Standards</th></tr> </thead> <tbody> <tr> <td>i.</td><td><u>Guest accommodation</u>; and a</td><td rowspan="5">A. For New buildings the maximum length of a building elevation shall not exceed 15 metres (see</td></tr> <tr> <td>ii.</td><td><u>Community facility</u>;</td></tr> <tr> <td>iii.</td><td><u>Preschool</u>;</td></tr> <tr> <td>iv.</td><td><u>Education facility</u>;</td></tr> <tr> <td>v.</td><td><u>Health care facility</u>;</td></tr> </tbody> </table>			Standards	i.	<u>Guest accommodation</u> ; and a	A. For New buildings the maximum length of a building elevation shall not exceed 15 metres (see	ii.	<u>Community facility</u> ;	iii.	<u>Preschool</u> ;	iv.	<u>Education facility</u> ;	v.	<u>Health care facility</u> ;	The rule as currently drafted refers to "maximum continuous building length", which requires some further consideration as to what constitutes 'continuous'. The administration of the rule is therefore difficult and may lead to inconsistent interpretations of how the rule should be applied. The rule manages the length of a building and its potential to be visually dominating when viewed from an adjoining property. This is particularly important given that in accordance with Rule 14.4.3.1.1 P1, Area-specific permitted activities within the ACF Overlay, as a facility or activity can have a gross leasable floor space of up to 500m ² . The proposed amendments do not change the substance of the rule, rather provide better direction as to how the rule should be interpreted and applied. The proposed amendment will not disadvantage the plan user and will give
		Standards														
i.	<u>Guest accommodation</u> ; and a	A. For New buildings the maximum length of a building elevation shall not exceed 15 metres (see														
ii.	<u>Community facility</u> ;															
iii.	<u>Preschool</u> ;															
iv.	<u>Education facility</u> ;															
v.	<u>Health care facility</u> ;															

Schedules to Decision

PROVISION	CORRECTION		REASON THE CORRECTION IS MINOR
	vi. <u>Places of assembly</u> ; and	Figure 10) B. For existing buildings any addition to the building elevation shall not exceed Additions to an existing building 10 metres.	better effect to Strategic Direction Objective 3.2.2 Clarity of language and efficiency.
	vii. <u>Veterinary care facility</u> .		
	<p>Figure 10: Measurement of a building elevation</p> 		
14.8.3.2.2	<p>a. Within the Character Area Overlay in Lyttelton, each <u>residential unit</u> (excluding residential units established under Rule 14.8.1.1 P4 and P18) shall be contained within its own separate <u>site</u> and the <u>site</u> shall have a minimum <u>net site area</u> of 250m².</p>		<p>The word "Lyttelton" is misspelt and requires correction. In addition, within the Residential Banks Peninsula Zone, Character Area Overlay in Lyttelton, it was intended that the rules providing for the conversion of an existing elderly person's housing unit into a residential unit (see Rule 14.8.1.1 P4) and the conversion of an existing single residential unit into</p>

Schedules to Decision

PROVISION	CORRECTION			REASON THE CORRECTION IS MINOR
				two residential units (see Rule 14.8.1.1.P18), be permitted activities. The current rules do not however include an exemption to the site density requirements, thus at present would deem such activities to be restricted discretionary activity in accordance with Rule 14.8.1.3.RD4. The proposed change will remedy a minor defect in the Plan, ensures consistency with the approach taken to other built form specific standards, and will better give effect to Strategic Direction Objective 3.2.2 Clarity of language and efficiency.
14.5.1.2	C3	Activities and buildings that do not meet Rule 14.5.2.11 – Building overhangs	a. Street scene — road boundary building setback, fencing — and planting — Rule 14.14.18 Residential design principles — 14.15.1	Currently the matters of control for Rule 14.5.1.2 C3 only relates to street scene. However, Rule 14.5.2.11 also applies to internal boundaries but there is no ability through the current matters of control to address issues along internal boundaries as the the matters of control in 14.15.17 only cover effects as viewed from the street. Breaches of this rule can occur at the rear of a site where the effects will be internal to the site and are better addressed through Residential design principles 14.15.1, in particular 14.15.1.d and e. The proposed change will remedy a minor defect in the Plan and ensure consistency with the approach taken to other built form specific standards.
14.5.1.2	C4	Residential units that do not meet Rule 14.5.2.13 – Ground floor habitable space	a. Street scene — road boundary building setback, fencing — and planting — Rule 14.14.18 Residential	

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PROVISION	CORRECTION			REASON THE CORRECTION IS MINOR
			<u>design principles</u> - <u>14.15.1</u>	
14.15.37 a.	vii. the ability to retain large existing trees have been retained on the <u>site</u> so that overall the <u>site</u> provides a visual balance between <u>buildings</u> and <u>landscaping</u> , despite a reduction in the actual number of trees; and			Correction of a grammatical error.
14.16.2	The following intrusions are permitted: a. Gutters and eaves by up to 0.2 metres <u>measured vertically</u> ;			Eaves, in terms of daylight recession planes are concerned with the height rather than their width. The width of eaves is addressed in their relationship with internal boundary setbacks. The re-wording is minor in nature and clarifies how the exemption should be applied to avoid unnecessary consenting costs.
14.16.2	d. Lift shafts, stair shafts, and roof water tanks provided that there is a maximum of one intrusion of a lift shaft or stair shaft or roof water tank (or structure incorporating more than one of these) permitted for every 20 metre length of internal boundary and the maximum dimension thereof parallel to the boundary for this structure shall not be 20 <u>exceed 3</u> metres, and provided that for buildings over three storeys, such features are contained within or are sited directly against the outside structural walls.			The appendix currently references a maximum dimension of a lift shaft, stair shaft or roof water tank to not be 20 metres. This defect leads to a perverse outcome to allow up to 20m lift shaft to intrude within the recession plane. This was an oversight in the drafting of the Proposed plan provisions that was not picked up until after decisions were made. The equivalent rule in the operative City Plan was not exceeding 3 metres, which is considered to be a reasonable balance to allow flexibility in building design while minimising adverse effects from shading and overlooking.
14.16.4	This appendix derives from Rules <u>14.4.1.3</u> , <u>14.11.1.1</u> and 14.4.3.2.7			There are additional activities throughout the residential chapter that reference the appendix and for clarity these should be listed here. This is minor as it does not change the effect of the provisions but simply provides clarity.
14.4.3.2.7 e.	a. i. Any new <u>residential units</u> , or additions to existing <u>residential units</u> shall be insulated from aircraft noise so as to meet the provisions of <u>Appendix 14.15.4</u> <u>14.16.4</u> ; and			This amendment corrects an incorrect reference that was not picked up through the renumbering exercise.
14.4.1.1 P1	<u>Residential activity</u> except for <u>residential units containing</u>			A residential unit with more than six bedrooms is a controlled

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PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR			
14.5.1.1 P1 14.7.1.1 14.8.1.1 14.10.1.1 14.12.1.1	more than six bedrooms and <u>boarding houses.</u>	activity. By clarifying that these are not permitted within P1, it assists the reader in identifying the correct activity status.			
14.15.5	d. For <u>residential units</u> with more than 6 six bedrooms, whether there should be a limit on the number of bedrooms over 6 six bedrooms based on the impact on the surrounding neighbourhood and residential character.	Consistency of plan.			
14.8.1.2 C1 14.10.1.2 C1	<u>Residential units</u> (including any <u>sleep-outs</u>) containing more than 6 six bedrooms in total	Consistency of plan.			
14.7.1.1 P3	<table><tr><td>P3</td><td><u>Social housing complexes – up to and including four residential units</u></td><td>a. The complex shall only contain up to and including four residential units. b. The ...</td></tr></table>	P3	<u>Social housing complexes – up to and including four residential units</u>	a. The complex shall only contain up to and including four residential units. b. The ...	Social housing as an activity is categorised by the number of units (RD6 Social housing complexes – over four residential units). The permitted activity should also be defined by the number of units to better highlight in what circumstance permitted activity status applies.
P3	<u>Social housing complexes – up to and including four residential units</u>	a. The complex shall only contain up to and including four residential units. b. The ...			
14.4.1.1 P4	<table><tr><td>P4</td><td><u>Multi-unit residential complexes</u> within the Residential Suburban Density Transition Zone – <u>up to and including four residential units</u></td><td>a. The complex shall only contain up to and including four residential units. b. The ...</td></tr></table>	P4	<u>Multi-unit residential complexes</u> within the Residential Suburban Density Transition Zone – <u>up to and including four residential units</u>	a. The complex shall only contain up to and including four residential units. b. The ...	
P4	<u>Multi-unit residential complexes</u> within the Residential Suburban Density Transition Zone – <u>up to and including four residential units</u>	a. The complex shall only contain up to and including four residential units. b. The ...			
14.4.1.1 P5	<table><tr><td>P5</td><td><u>Social housing complexes – up to and including four residential units</u></td><td>a. The complex shall only contain up to and including four residential units. b. The ...</td></tr></table>	P5	<u>Social housing complexes – up to and including four residential units</u>	a. The complex shall only contain up to and including four residential units. b. The ...	
P5	<u>Social housing complexes – up to and including four residential units</u>	a. The complex shall only contain up to and including four residential units. b. The ...			
14.4.3.1.2	Area-specific controlled activities				
		Non-compliance with the landscaping requirement within a Character Area Overlay, currently has no associated activity			

Schedules to Decision

PROVISION	CORRECTION				REASON THE CORRECTION IS MINOR
		Locati on	Controlled activity	The matters over which Council reserves its control	status and therefore would be deemed to be a discretionary activity, this being the fall-back status in the Residential Chapter. This standard manages a very specific matter of character and site design and it was not intended that any non-compliance would trigger a requirement to consider the objectives and policies, the matters under Rule 14.15.23 being adequate. A more appropriate activity status should the standard not be met, is considered to be controlled. The proposed change will remedy a minor defect in the Plan, ensures consistency with the approach taken to other aspects of the Character Area Overlay rules, and will better give effect to Strategic Direction Objective 3.2.2 Clarity of language and efficiency.
	C 1	Charact er Area Overlay	<p>a. The <u>relocation of a building</u> onto the <u>site</u>, erection of new <u>buildings</u> and alterations or additions to existing <u>buildings</u>, <u>accessory buildings</u>, fences and walls associated with that development, where it is:</p> <ul style="list-style-type: none"> i. visible from the street; ii. located in that part of the <u>site</u> between the <u>road boundary</u> and the main <u>residential unit</u> on the <u>site</u>; or i. involves changes to the front façade of the main <u>residential unit</u> of the <u>site</u>. <p>b. This rule does not</p>	a. Character Area Overlay – <u>Rule 14.15.23</u>	

Schedules to Decision

PROVISION	CORRECTION				REASON THE CORRECTION IS MINOR
			<p>apply to:</p> <p>ii. fences that are 1 metre in height or less</p> <p>iii. <u>accessory buildings</u> that are located to the rear of the main <u>residential unit</u> on the <u>site</u> and are less than 5 metres in <u>height</u></p> <p>ii. fences that are located on a side or rear <u>boundary</u> of the <u>site</u>, except where that <u>boundary</u> is adjacent to a public space; or</p> <p>iii. <u>rear sites</u> or those located on private lanes in CA4 – Beckenham Loop.</p> <p>c. <u>Activities that do not meet Rule 14.4.3.2.17 Landscape areas</u></p>		

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PROVISION	CORRECTION			REASON THE CORRECTION IS MINOR
			d. Any application arising from this rule shall not be limited or publicly notified.	
14.4.1.3	RD 233 <u>3</u>	Retirement villages that do not meet Rule 14.2.3.4 - Site coverage, where the site coverage is greater than 45% (calculated over the net site area of the site of the entire village).	1. Retirement villages - 14.13.10.	Minor corrections Decision 63 directed that this restricted discretionary activity be inserted and consequential renumbering of the restricted discretionary activities undertaken. The insertion of this rule mid-table creates a complex renumbering exercise, and its insertion at RD33, with a consequential renumbering of only the current RD 33 (relating to non-compliance with the Air Noise Contour) is simpler. This approach still ensures there is a flow of rules that relate to specific breaches of permitted activity and built form standards.
	RD 333 <u>4</u>	a. The following activities and facilities located within the 50dB Ldn Air Noise Contour.....		
14.7.1.4 D2	D2	a. Activities that do not meet one or more of the activity specific standards in Rule 14.7.1.1 for: i. P1 <u>Residential activity</u> ; ii. P5 Conversion of an elderly person's housing unit <u>family flat</u> into a <u>residential unit</u> ; iii. P 109 Care of non-resident children in a <u>residential unit</u> ; iv. P 110 <u>Bed and breakfast</u> ; or v. Storage of more than one <u>heavy vehicle</u> for P 1211 -P 1716 .		P5 is conversion of a family flat not conversion of an elderly person's housing unit. This change corrects the reference. This was an error in drafting copied across from the Residential Suburban zone provisions which are similar. This error was not picked up until after decisions were made. Without the correction there will be a disconnect between Rule 14.7.1.1 Permitted activities and 14.7.1.4 Discretionary activities.
14.6.1.4 D2	Any <u>education facility</u> , <u>spiritual activity</u> , <u>health care facility</u> , <u>preschool</u> (other than as provided for in Rule 14.13.2.4 <u>14.6.2.1</u> P7 and Rule 14.13.2.4 <u>14.6.1.4</u> D3), or <u>quest</u>			Add a comma to clarify how rule is read, the gross floor area applies to all facilities or activities listed not just guest

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
	<u>accommodation</u> , that is over 40m ² but less than 201m ² in <u>gross floor area</u> (including any area of outdoor storage used for activities), other than:	accommodation. Correct rule references.
14.6.1.5 NC6	Any <u>education facility</u> , <u>spiritual activity</u> , <u>health care facility</u> , <u>preschool</u> (other than as provided for in <u>Rule 14.13.2.1 14.6.2.1</u> P7 and <u>Rule 14.13.2.4 14.6.1.4</u> D3), or <u>guest accommodation</u> , that exceeds a <u>gross floor area</u> of 200m ² (including any area of outdoor storage) other than	Add a comma to clarify how rule is read, as the gross floor area applies to all facilities or activities listed not just guest accommodation. Correct rule references.

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Rules 14.14.1.3 RD1, RD2, RD3 and RD4; 14.14.1.5 NC1, NC2, NC3; 14. 14.2.14 a. and b (Community Housing Redevelopment Mechanism)

14.14.1.3 – Restricted discretionary activities

Activity		Matters of Discretion
RD1	Residential activities Community housing units utilising the Community housing redevelopment mechanism on <u>sites</u> located within the CHRM areas.....	.....
RD2	Residential activities Community housing units utilising the Community housing redevelopment mechanism on <u>sites</u> located within the CHRM areas....but do not meet one or more of the built form standards....	.....
RD3	Residential activities Community housing units utilising the Community housing redevelopment mechanism on <u>sites</u> located within the CHRM areas.... that do not meet Rule 14.14.2.15....	.....
RD4	Residential activities Community housing units utilising the Community housing redevelopment mechanism on <u>sites</u> located within the CHRM areas..... . that do not meet Rule 14.14.2.15....relating to rail corridor boundary <u>setbacks</u>....	.....

14.14.1.5 Non-complying activities

Activity	
NC1	Residential activities Community housing units utilising the Community housing redevelopment mechanism on <u>sites</u> not located within the within the CHRM areas shown on the planning maps
NC2	Residential activities Community housing units

Sub-chapter 14.14 implements Policy 14.2.2.3 – Redevelopment and recovery of community housing environments. The policy enables and incentivises comprehensive redevelopment of these environments to maintain or increase the stock of community housing units.

However some of the activity tables provide for "residential activity", an activity class which is wider than the provision of social housing by a registered community housing provider. This wording appears to enable the mechanism to be used by non-social housing providers who could assemble the minimum site size required and meet the matters of discretion, although if Rule 14.14.2.14a is to be achieved, a developer has to provide at least an equal quantity of community housing units as had existed before, so that the developer would by definition become a community housing provider.

The intention of these provisions (as set out in Mr Blair's evidence in chief for the Stage 1 Residential hearing at p96 and following) would be clearer on its face if the words "residential activity" were replaced with "community housing unit" in each case, and these changes would be consistent with Rule 14.14.2.14a. If not amended, the existing wording is misleading, and the inconsistency in terminology is considered to be a defect in the Plan. It is noted that the term 'community housing unit' is already defined in the Plan.

An additional minor wording deletion is required for Rule 14.14.2.14 to avoid wording double-up.

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	<p>utilising the Community housing redevelopment mechanism that do not meet Rule 14.14.2.13 – Community housing <u>site</u> size</p> <p>NC3 Residential activities <u>Community housing units</u> utilising the Community housing redevelopment mechanism that do not meet Rule 14.14.2.14 – Community housing unit proportion and yield</p>	
	<p>14.14.2.14 Community housing unit proportion and yield</p> <p>a. Residential activity <u>Community housing units</u> utilising the Community housing redevelopment mechanism shall demonstrate that community housing units will comprise:</p> <p>i. at least one third of the residential unit yield; or</p> <p>ii. a quantity equal to the amount of community housing units on the application site either occupied or unoccupied at 6 December 2013; whichever is the greater.</p> <p>b. Residential activity <u>Community housing units</u> utilising the Community housing redevelopment mechanism shall deliver a minimum density of 30 households per hectare (one unit per 330m²), and a maximum density of 65 households per hectare (one unit per 150m²).</p>	
14.12.1.1	b. Activities may also be permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.12.1.1 , 14.12.1.2 , 14.12.1.3 , 14.12.1.4 , 14.12.1.5 and 14.12.2.6 14.12.1.6 .	Reference should be 14.12.1.6 not 14.12.2.6. This was unfortunately not identified in the renumbering exercise.
14.5.3.2.3	i. Residential Medium Density Zone in the Commercial Local Zone (St Albans) outline development plan shown as Area A in Chapter 15 Appendix 15.10.4 15.15.5 ;	Reference should be 15.15.5 not 15.10.4. This was unfortunately not identified in the renumbering exercise.
14.5.3.2.6	B. On <u>sites adjoining</u> residential, conservation and open space...	Remove reference to conservation zones, as that zone no longer exist in the CRDP. The Panel deleted the zone through Decision 17.
14.6.2.10	c. Service space for the storage of waste and recycling bins	Correct the reference to require screening to be to the outdoor

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	shall be fully screened from any <u>site</u> , <u>road</u> and outdoor service space <u>outdoor living space</u> , which adjoins the service space.	living space, rather than the outdoor service space. To require a service space to be screened from another outdoor service space is nonsensical. The purpose of the rule is to maintain on-site amenity which requires that a service space be screened from an outdoor living space. The proposed amendment will ensure that onsite amenity is protected for residents and corrects a defect in the Plan.						
14.9.2.5	a. iii. All <u>buildings</u> in the Akaroa Hillslopes Density Overlay, and Worsleys Road as shown in Appendix 14.15.9 <u>14.16.8.A</u>	Reference should be 14.16.8.A not 14.15.9. This was unfortunately not identified in the renumbering exercise.						
14.11.2.5	A. <u>6</u> metres from a residential or open space zone boundary	Corrects an administrative error where the figure has been omitted from the rule. The figure was included in Decisions 56 and 57 and has subsequently fallen out of the rule, in error.						
Chapter 15 Commercial								
15.10.2.10	<p>15.10.2.10 Minimum setback from the boundary with a residential zone or from an internal boundary</p> <p>a. The minimum <u>setback</u> from the <u>boundary</u> with a residential zone, or in the case of <u>residential activities</u> from an internal <u>boundary</u>, shall be as follows:</p> <table><tr><td></td><td>Standard</td></tr><tr><td>i.</td><td><u>Buildings</u> shall be <u>setback</u> from the <u>boundary</u> of any residential zone by a minimum of 3 metres, except that where there is a shared wall with a <u>building</u> within a residential zone no <u>setback</u> is required.</td></tr><tr><td>ii.</td><td>For <u>residential activities</u> there shall be no minimum <u>building setback</u> from internal <u>boundaries</u> other than from the <u>boundary</u> of any residential zone , except where a <u>balcony</u> or the <u>window</u> of any <u>habitable space</u> faces an internal <u>boundary</u> and there is no other direct daylight available to that <u>habitable space</u>, then the <u>balcony</u> or <u>window</u> shall not be located within 3 metres of any internal <u>boundary</u>.</td></tr></table>		Standard	i.	<u>Buildings</u> shall be <u>setback</u> from the <u>boundary</u> of any residential zone by a minimum of 3 metres, except that where there is a shared wall with a <u>building</u> within a residential zone no <u>setback</u> is required.	ii.	For <u>residential activities</u> there shall be no minimum <u>building setback</u> from internal <u>boundaries</u> other than from the <u>boundary</u> of any residential zone , except where a <u>balcony</u> or the <u>window</u> of any <u>habitable space</u> faces an internal <u>boundary</u> and there is no other direct daylight available to that <u>habitable space</u> , then the <u>balcony</u> or <u>window</u> shall not be located within 3 metres of any internal <u>boundary</u> .	Corrects a numbering error.
	Standard							
i.	<u>Buildings</u> shall be <u>setback</u> from the <u>boundary</u> of any residential zone by a minimum of 3 metres, except that where there is a shared wall with a <u>building</u> within a residential zone no <u>setback</u> is required.							
ii.	For <u>residential activities</u> there shall be no minimum <u>building setback</u> from internal <u>boundaries</u> other than from the <u>boundary</u> of any residential zone , except where a <u>balcony</u> or the <u>window</u> of any <u>habitable space</u> faces an internal <u>boundary</u> and there is no other direct daylight available to that <u>habitable space</u> , then the <u>balcony</u> or <u>window</u> shall not be located within 3 metres of any internal <u>boundary</u> .							

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	<p>iii. Any required building setback under a- (i) shall contain landscaping for its full width and length and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10 metres of boundary length capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres at the time of planting.</p> <p>iii. iv :-</p> <p>All landscaping within the setback shall be maintained, and if dead, diseased or damaged, shall be replaced.</p>	
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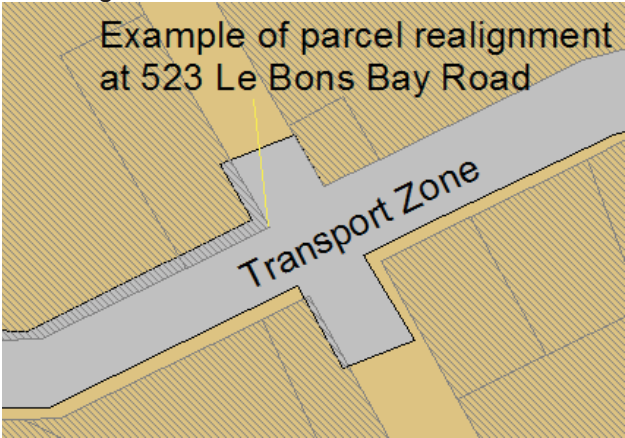
Schedule 2

APPENDIX 2

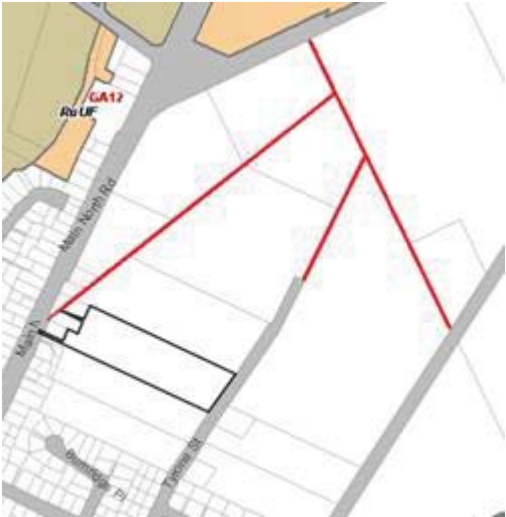
TABLE OF MINOR CORRECTIONS TO THE CRDP PLANNING MAPS

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
All planning maps	<p>Remove Transport Zone where it was inadvertently extended up driveways and access ways, and across waterways.</p> <p>For properties resurveyed in Banks Peninsula and Port Hills area, apply the adjoining property's zoning with regards to the deeming provisions as set out in this memorandum.</p>	<p>When the Transport zone was notified in Stage 2, the zoning was inadvertently extended, in error, up some private driveway, and access ways, and across waterways. This error arose from the cadastre database, where in some instances that database treated these privately owned parcels of land as if they were public road, even though they are a separate legal parcel from the actual road. The only way to identify the affected properties is to manually check the entire Transport Zone on the CRDP maps, and this exercise is currently in progress.</p> <p>The Council considers that property owners will be in a better position if the transport zoning of driveways is removed. As an example, there are setback rules requiring buildings to be set back from a road. The zoning of the driveway as Transport Zone could be interpreted in a way that the road setback rule applies even though the driveway is not defined as a road. Accordingly, Council considers all landowners will be advantaged and therefore considers consultation with the property owners is not required.</p> <p>In the Banks Peninsula and Port Hills area, there are situations where the land has been surveyed since the Stage 2 planning maps were produced and as part of that process the survey more accurately determined the exact location of some boundaries of the legal road. It is not unusual to find in rural areas of New Zealand large areas that were never physically surveyed and in those instances survey plans will have a notation stating that 'boundaries are subject to survey.' The Transport Zone has consequently been aligned with these new</p>

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PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		<p>surveyed parcels. This is in addition to the defects described above in relation to the Transport Zone generally</p> <p>For the reasons set out in this memorandum, the 'deeming provision' means that the development rights of relevant landowners are not affected.</p> <p>We respectfully invite the Panel to direct the Council to provide an updated set of relevant planning maps, showing the change in zoning, for its information.</p> 
Planning Map Legend	Risk Management Area (refer Rule 12.1.2.2.5 4.1.4.1.5). The geographic extent of these areas may be subject to a future plan change to have effect by 31st March 2019 and any such plan change would need to be based on the findings of a Quantitative Risk Assessment.	Minor amendment in the Planning Map Legend to the notation under 'Risk Management Area' to refer to Rule 4.1.4.1.5 instead of Rule 12.1.2.2.5, as a result of the renumbering Decision.



Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
Planning Map 12	<p>Amend zoning shown in red below from Transport to Industrial General.</p> 	<p>Thin strips of land connecting Main North Road, Tyrone Street and the Railway Line as shown in a red line in the snippet in the left-hand column were notified in Stage 1 as Industrial General and then in Stage 2 as Transport Zone. Decision 12 Stage 2 Transport confirmed this Transport zoning.</p> <p>These thin strips are however privately owned and should not be zoned Transport. Property records show that the strips of land outlined in red shown below are drains and owned by 880 Main North Road Limited, while the strip of land outlined in blue is owned by Belfast Business Park Limited. Both landowners support the correction to the zoning of their properties from Transport to Industrial General, as notified in Stage 1. Confirmation from 880 Main North Road Limited and Belfast Business Park is provided at page 12 of Appendix 3.</p> <p>Adjoining properties are not considered to be affected because they are also zoned Industrial General, as per Decision 62, (Minor corrections and Decision as to Planning Maps relating to Decisions 44, 45, 46, 50 and 51).</p> <p>It is considered appropriate that the Panel confirm the Industrial General zone, in preference to the 'later in time' decision principle, in this instance.</p>

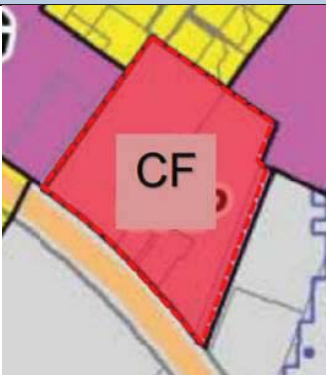
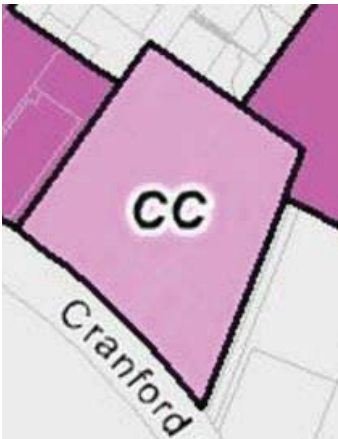
Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		


Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
<p>Planning Map 24</p>	<p>Amend zoning (outlined in red below) of 478 Cranford Street (Lot 3 DP 83809) and 472 Cranford St (access way only) from Rural Urban Fringe to Commercial Core.</p> 	<p>Cranford 484 Ltd #1084 requested to rezone 484-478 Cranford Street from Commercial Retail Park to Commercial Fringe. The area to be rezoned is shown in a map attached to their submission, as shown below labelled as 'Submission area'. It includes 484, 478 and access to 472 Cranford St. The same area is shown in PM24, Attachment D of Mark Stevenson's Rebuttal evidence to be rezoned as Commercial Core. Decision 11 PM24 has somehow excluded a strip of land (part of 478 Cranford St – Lot 3 DP 83809) and the access way of 472 Cranford St from the Commercial Core zoning, which were eventually rezoned by Decision 34 Stage 2 Rural as Rural Urban Fringe. These strips of land were never notified in Rural Stages 2 or 3 so there is no scope to zone the land as Rural Urban Fringe.</p> <p>Cranford 484 Ltd supports the minor correction to amend the zoning of these strips of land from Rural Urban Fringe to Commercial Core. Confirmation from Cranford 484 Ltd is attached at page 15 of Appendix 3.</p> <p>Notified in Stage 1 as Commercial Retail Park:</p>  <p>Submission area:</p>

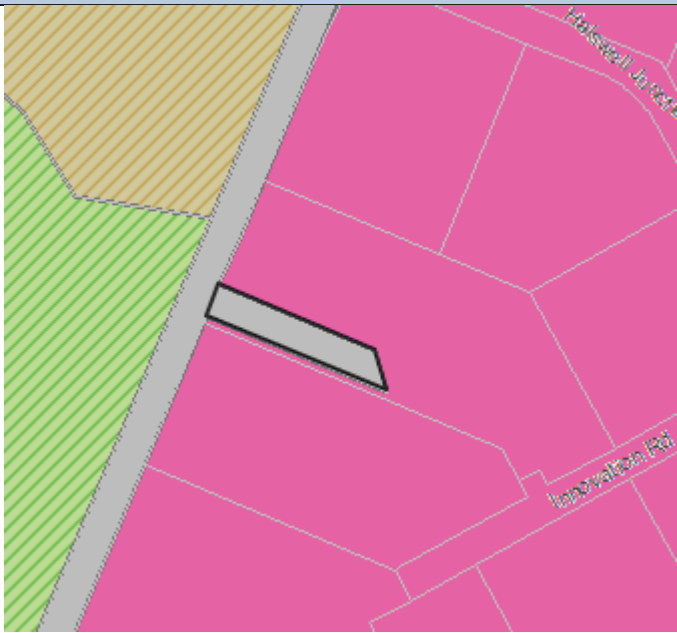
Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		 <p>Commercial/Industrial Decision 11 PM24:</p>  <p>Rural Decision 34 PM24:</p>


Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		
Planning Map 36	Amend 17 Innovation Road from Transport Zone to Industrial General Zone with Brownfield Overlay, this area is outlined black in the map below:	<p>Waterloo Park Limited (#920) made a submission in Stage 1 that the 'Industrial General (Waterloo Park) be identified on Planning Map 36 as being a Brownfield Regeneration Overlay area'. In Schedule 2 of Decision 11, land known as 'Waterloo Business Park' – east of Pound Road, north of Waterloo Road and west of residential area was zoned 'Industrial General with Brownfield Overlay'. A notation was included in Schedule 2 of Decision 11, identifying the area as recommended/shown in Appendix D of Mr Stevenson's Rebuttal evidence dated 1 May 2015.</p> <p>However, in the Panel's Decision on planning maps for Decision 11 dated 8 April 2016, 17 Innovation Road is greyed out. This is because in Stage 2, 17 Innovation Road was notified as Transport Zone and the later in time decision (to zone the land Transport in Decision 12) prevailed and given timing of the decisions, this was captured in the Decision 11 planning maps.</p> <p>In this particular instance, it is considered that the later in time</p>


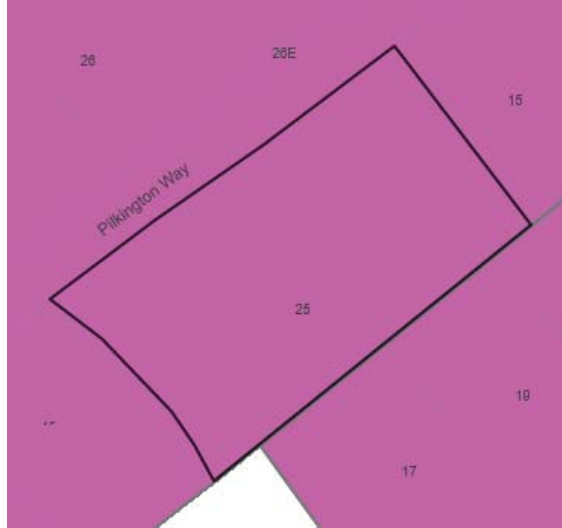
Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		<p>decision principle should not apply. Records show that a notice to stop the legal road was published in the New Zealand Gazette on 18 September 2014, eight months before it was notified as a Transport Zone. The Transport Zone is not appropriate because Council records show that 17 Innovation Road is now a privately owned property and no longer a legal road. The approval of the landowner is currently being sought. Decision 11 considered the specific environment at the site and granted the submitter's specific request to zone the whole Waterloo Park as Industrial General with Brownfield Overlay, It is therefore respectfully considered appropriate to amend the zoning of 17 Innovation Road from Transport Zone to Industrial General with Brownfield Overlay.</p>

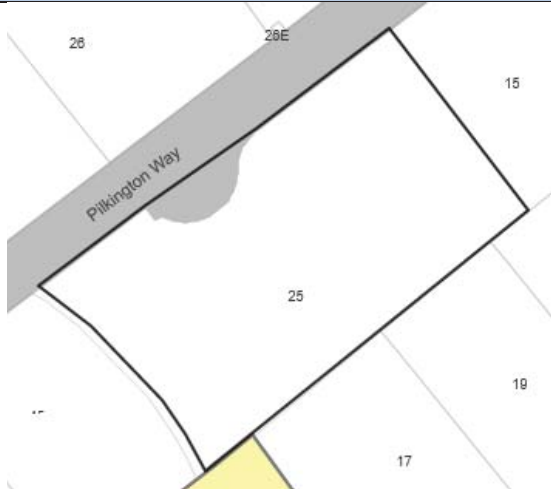
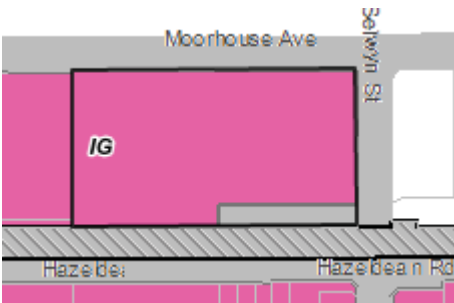
Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
Planning Map 37	<p>Amend zoning of the entire property at 455R Blenheim Road from part Commercial Mixed Use and part Transport Zone to Transport Zone. This property is shown outlined black in the map below:</p> 	<p>This strip of land is owned by Christchurch City Council and runs along Curletts Road onto Blenheim Road. It was notified in Stage 1 as Industrial General Zone, and in Stage 2 as part of the Transport Zone. Submissions in Stage 1 by Grant Nelson (#317), 7990 Limited (#1086) and Peebles Group Ltd (#1195) sought to rezone land fronting Blenheim Road as Commercial Retail Park. In Decision 11, <i>'properties zoned Industrial Heavy or Industrial General in the Notified Version in the Blenheim Road area – between Blenheim Road (to the north), the Railway Line (to the south), Whiteleigh Avenue (to the east), and Main South Road (to the west); and to the north of Blenheim Road ...'</i> were rezoned to Commercial Mixed Use.</p> <p>Later in time, Decision 12 confirmed the Transport zoning, as notified in Stage 2.</p> <p>However, the boundary of the Transport Zone was made in error by following the bridge edge, rather than the entire parcel of land. It is considered appropriate to remove the part Commercial Mixed Use Zone and adjust the boundary of the Transport Zone to follow the entire parcel instead of following the bridge edge because this entire parcel of land is held by Council for legal road and transport purposes only. The Council as landowner supports this zoning boundary adjustment. The approval of the owner of 1/455 Blenheim Road is currently being sought.</p>
Planning Map 37	<p>Amend the zoning of 25 Pilkington Way (outlined in black below) by removing the part Transport Zone and replacing it with Industrial Heavy Zone.</p>	<p>The property owned by Pilkington Way Limited at 25 Pilkington Way, Sockburn was notified in Stage 1 as Industrial Heavy and in Stage 2 as part Transport Zone. Decision 11 confirmed the Industrial Heavy Zone while Decision 12 (later in time) confirmed the part Transport Zone. There were no submissions in either Stage 1 or Stage 2 against this property.</p>


Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		<p>Records show that a notice to stop the legal road was published in the New Zealand Gazette in 2015. Council records show that the stopped legal road is now in private ownership. It is therefore considered that the part Transport Zone is not appropriate because that part of the land is no longer a legal road. It is considered that the property owner's development rights are not affected due to the 'deeming provision' as described in paragraphs 10 - 11 to of the covering memorandum. The approval of the landowner is provided at page 28 of Appendix 3.</p> <p>Notified in Stage 1 as Industrial Heavy Zone:</p>  <p>Notified in Stage 2 as part Transport Zone:</p>

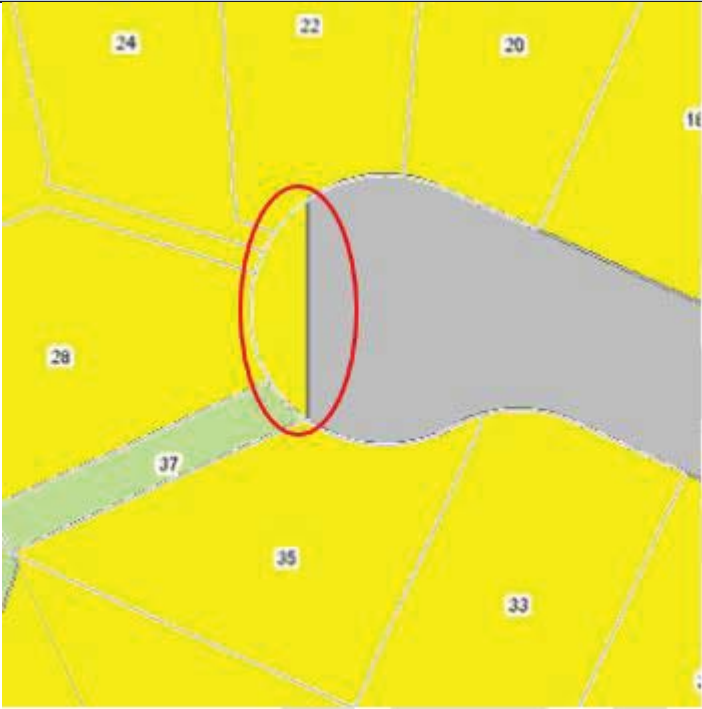
Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		
Planning Map 38	<p>Remove part Transport Zone from 38 Moorhouse Avenue (outlined in black below) and replace with Industrial General.</p> 	<p>This property was notified in Stage 1 Commercial/Industrial as part Industrial General Zone and in Stage 2 as part Transport Zone. The zonings were confirmed in Decision 11 Stage 1 Commercial/Industrial and (later in time) Decision 12 Stage 2 Transport.</p> <p>Council records show that part of the area zoned Transport was designated land under the City Plan for railway purposes. All road/railway designated land was rolled over onto the Proposed Plan as Transport Zone with a railway designation. It is however noted that this property was notified in Stage 2 as Transport Zone without a railway designation. It appears that the Transport zoning for this property was not removed when KiwiRail modified its railway designations for notification. This property at 38 Moorhouse Avenue is owned by Champion Flour Milling Limited. The property owner did not make any submission to either Stage 1 Commercial/Industrial or Stage 2 Transport. For the reasons set out in paragraphs 10 - 11 of the covering memorandum, the effect of the deeming provision is that replacing the Transport Zone with the Industrial General</p>

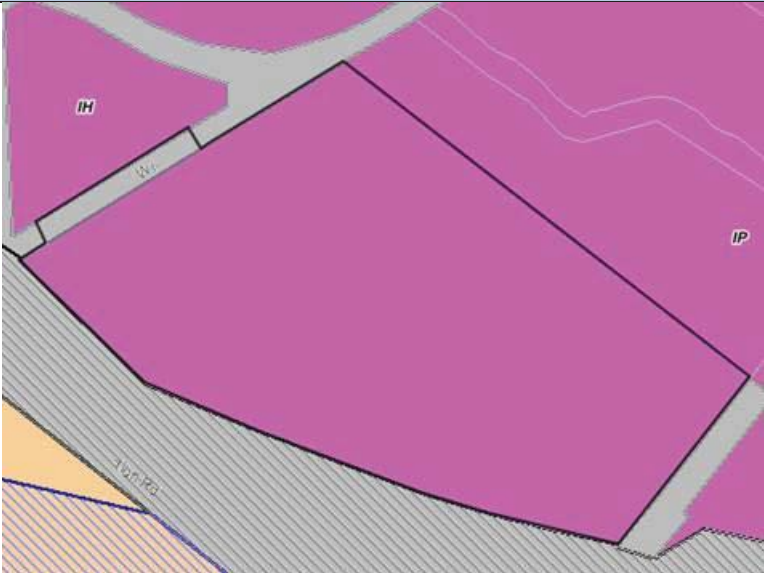
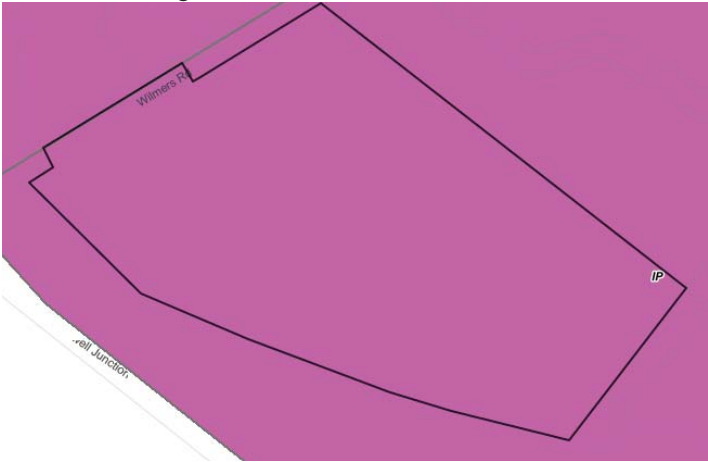
Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		Zone to align with the zoning of the rest of the property, will not affect the development rights of the property owner. The approval of the landowner is currently being sought.
Planning Map 39	<p>Amend zoning of 38F Tabart Street outlined in black below from Transport to Residential Suburban Density Transition.</p> 	<p>The property at 38F Tabart Street was zoned Special Purpose (Rail) under the Christchurch City Plan. The property was notified in Stage 2 as Transport Zone and confirmed in Decision 12 Stage 2 Transport.</p> <p>All Special Purpose (Rail) under the City Plan, and as modified by KiwiRail for Stage 2 notification, were rolled over onto the Proposed Plan as Transport Zone with a railway designation. It is however noted that this property was notified in Stage 2 as Transport Zone without a railway designation. It appears that the Transport zoning for this property was not removed when KiwiRail modified its railway designations for Stage 2 notification. This property at 38F Tabart Street is privately owned by Christine and Evan Beckwith, who also own and reside on the adjoining land at 42A Tabart Street (outlined in red at the left-hand column). The property owners did not make any submission to either Stage 1 Residential or Stage 2 Transport. For the reasons set out in the covering memorandum, the 'deeming provision' means that the development rights on the property will not be affected.</p>
Planning Map 44	<p>The end of Cridland Place should be zoned Transport as shown outlined red in the map below:</p>	<p>The end of Cridland Place was zoned Residential Suburban in Stage 1 but was, in error, not notified in Stage 2 as Transport zone. The Council holds this land for legal road and transport purposes only.</p> <p>For the reasons set out in the covering memorandum regarding the 'deemed affected' Transpower Zone rules, Rule 7.4.1.1 can already be applied to this land and therefore there is no change in regulatory effect. No adjacent land owners are affected by the change, as the transport zone rules already apply, and the land in question already operates as road.</p>

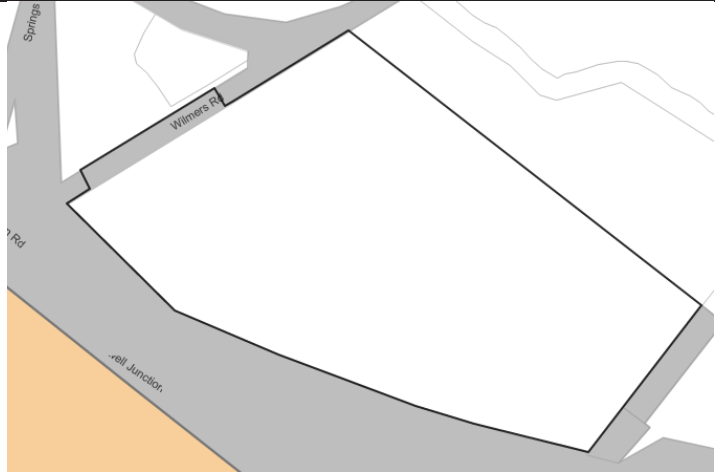
Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		
Planning Map 44	<p>Amend the zoning of 50 Wilmers Road (outlined in black below) by removing the part Transport Zone and replacing it with Industrial Park.</p>	<p>The property owned by Meadow Mushrooms at 50 Wilmers Road, Hornby was notified in Stage 1 as Industrial Park and in Stage 2 as part Transport Zone. Decision 11 confirmed the Industrial Park Zone while (later in time) Decision 12 confirmed the part Transport Zone. There were no submissions in either Stage 1 or Stage 2 against this property.</p> <p>Records show that a notice to stop the legal road was published in the New Zealand Gazette in 2015. Council records show that the stopped legal road has been amalgamated with 50 Wilmers Road. For the reasons set out</p>

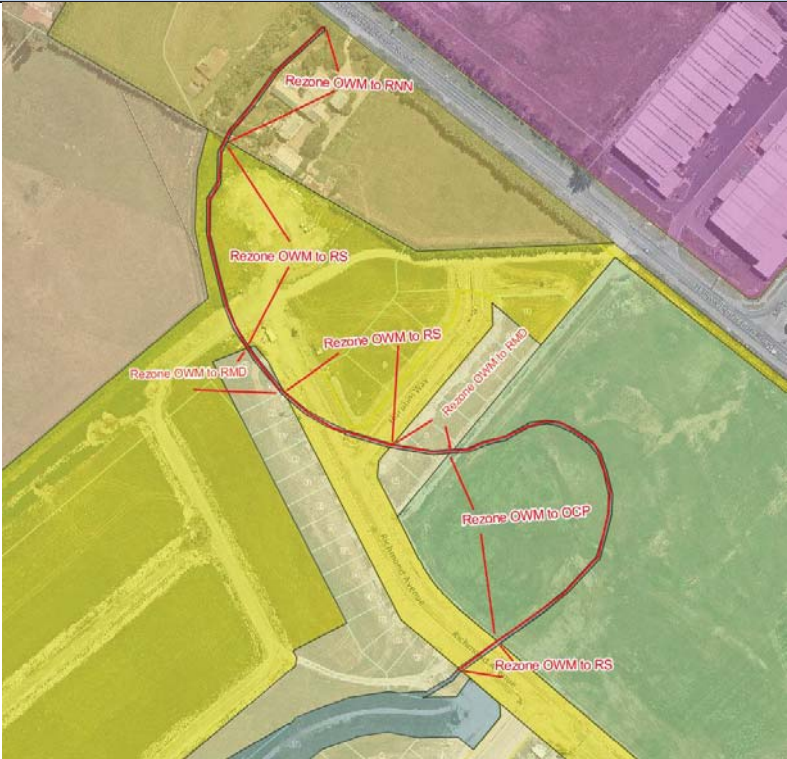

Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		<p>in the covering memorandum, the “deeming provision” means the transport zone rules can already apply across this land, and there is no change in regulatory effect. The approval of the landowner is currently being sought.</p> <p>Notified in Stage 1 as Industrial Park Zone:</p>  <p>Notified in Stage 2 as part Transport Zone:</p>


Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		
Planning Map 44	<p>a. Remove the Open Space Water and Margins (OWM) zoning from the area indicated with a red line below and replace with the surrounding/adjacent zoning i.e. Residential Suburban (RS), Residential Medium Density, Residential New Neighbourhood (RNN) and Open Space Community Park (OCP) as indicated.</p>	<p>During the hearing for Chapter 6 General Rules, Ms McLaughlin presented evidence² with regard to a request by Fulton Hogan and Mr Olive (the submitters) to remove a portion of the 'Upstream Waterway' classification from that part of Knights Stream between Richmond Ave and Halswell Junction Road. She supported the relief sought on the basis that there was no waterway in the area indicated, therefore the classification was unfounded. Such amendment was also consistent with the Outline Development Plan in Appendix 8.10.6, where Knights Stream is shown as stopping on the south side of Richmond Avenue.</p>


² CCC – Evidence of Alison McLaughlin – Planning, dated 4 February 2016, pages 93-94, paragraphs 57.6-57.7.

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
	<div></div> <div><p>b. Remove the Open Space Water and Margins (OWM) zoning from the properties at 65 and 67 Richmond Avenue, as area outlined in red below, and replace with the Residential Medium Density (RMD) zone.</p></div>	<div></div> <div><p>Regrettably, the OWM zoning applied to the same non-existent portion of the waterway was not requested to be removed at the same time. The discrepancy has only now been brought to the Council's attention. Therefore, a minor correction to Planning Map 44 is requested that will remove the OWM zoning and replace it with a zone consistent with the surrounding/adjacent zoning, i.e. RS, RMD, RNN and OCP as indicated on the map enlargement on the left. The zoning correction will reflect the actual situation on the ground and prevent the costs associated with unnecessary consenting. It is noted that the majority of the land is zoned for residential purposes and is in the process of being developed.</p></div>

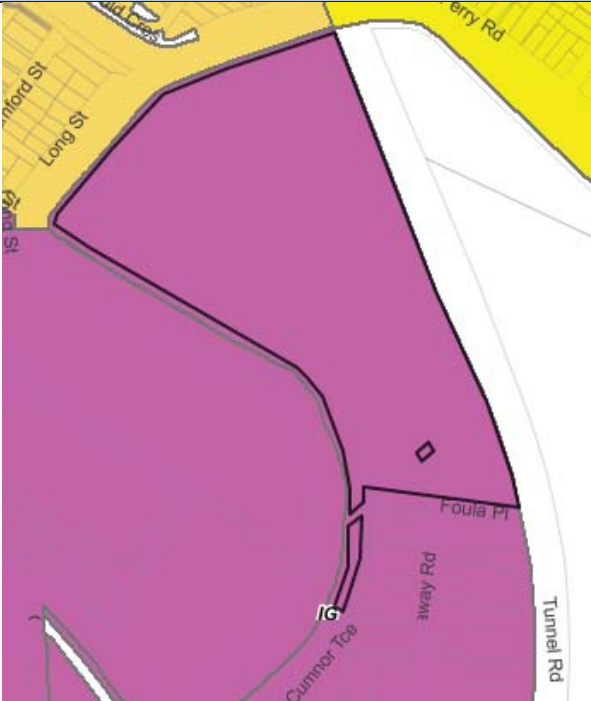
Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
	 <p>c. Remove the blue line indicating an "Upstream Waterway" classification from the property at 67 Richmond Ave in the area outlined in red on the above map.</p>	<p>A closer scrutiny of the land/waterway in the area immediately south of the future extension of Richmond Avenue revealed that both the 'Upstream Waterway' classification and the OWM zoning should also be removed from the narrow portion of the OWM zone extending over residential properties at 65 and 67 Richmond Avenue (refer to the map in (b.) on the left). The OWM zoning should be replaced with RMD.</p> <p>The narrow "leg" of the waterway does not exist on the ground and the headwaters of the stream start within the adjacent wider part of the OWM zone. Any residual water seepage from the underground springs further north are directed to the stream through a pipe, under Richmond Avenue, which comes out directly into the wide portion of the OWM zone.</p> <p>The removal of the zoning and waterway classification is considered to be a minor correction which removes a defect in the Plan and simplifies the zoning and rules affecting the newly subdivided residential properties at 65 and 67 Richmond Avenue. The RMD zoning will reflect the intended use of the sites.</p> <p>The Council has contacted the affected property owners and provided the relevant information to them. The owners expressed their support for the proposed corrections by reply email or over the telephone.</p>
Planning Map 47	Amend zoning of 320A Cumnor Terrace (outlined in black below), including the small rectangle circled in red below, by removing Transport Zone and replacing with Industrial General Zone but retaining part Open Space Water and Margins Zone.	The entire property at 320A Cumnor Terrace was notified in Stage 1 as Industrial General Zone, and in Stage 2 as part Transport Zone and part Open Space Water and Margins Zone. The transport zoning was confirmed in Decision 12 Stage 2 Transport before confirmation of the Industrial General zoning in Decision 11 Minor Corrections to Decision and as to Planning Maps, Figures and Appendices. The Open Space


Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		<p>Water and Margins Zone was confirmed in Decision 35 Minor Corrections to Decision and Decision as to Planning Maps.</p> <p>Records show that the legal road was stopped and gazetted in 2015, and amalgamated with 320A Cumnor Terrace, except for that small rectangle circled in red with an area of approximately 165m². The road stopping does not include the road outside of 320A Cumnor Terrace seen at the bottom of the map in the left hand column. The strip of land amalgamated with 320 Cumnor Terrace is now owned by Kennaway Park Limited. The reasons set out in the covering memorandum as to the deeming provision apply. Council records show that the small rectangle within 320A Cumnor Terrace remains a legal road, including the road at the bottom left outside the subject property.</p> <p>It is also considered that the Transport zoning of the small rectangle within 320A Cumnor Terrace, whilst it remains a legal road, is no longer appropriate because there is no access to it. The Council as landowner supports the rezoning of this legal road from Transport to Industrial General.</p> <p>Notified in Stage 1 as Industrial General Zone:</p>

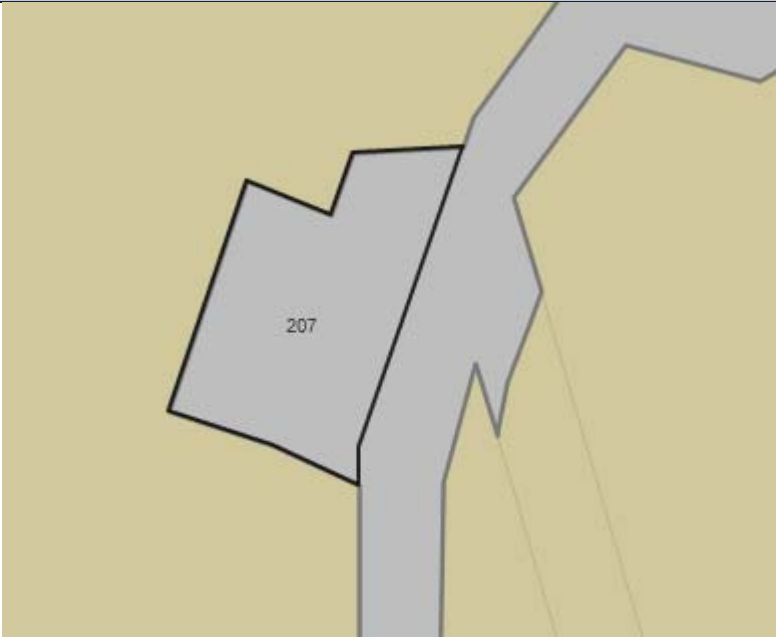

Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		<div></div> <p>Notified in Stage 2 as part Transport Zone and part Open Space Water and Margins Zone:</p>

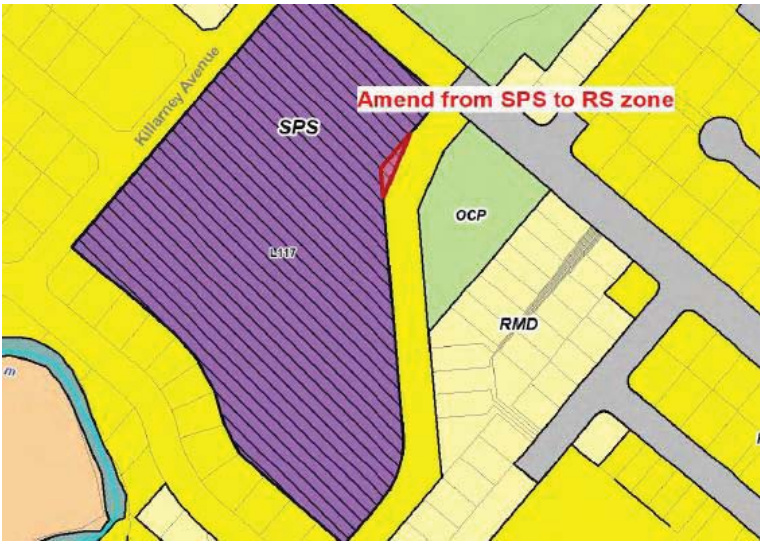
Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		
Planning Map R4	Amend zoning of 207 Pigeon Bay Road outlined in black below from Transport to Rural Banks Peninsula.	<p>The property at 207 Pigeon Bay Road was zoned Rural in the Banks Peninsula District Plan. The property was notified in Stage 2 as Transport Zone and confirmed in Decision 12 Stage 2 Transport. An aerial photo of the property shows it as a working quarry. It appears that the property was zoned Transport in error.</p> <p>It is considered appropriate to amend the zoning back to Rural because the property is clearly not a legal road, as shown in the aerial photo below. The property is owned by Gualter Consulting Limited and no submissions were made to rezone it from Transport to Rural. For the reasons set out in the</p>

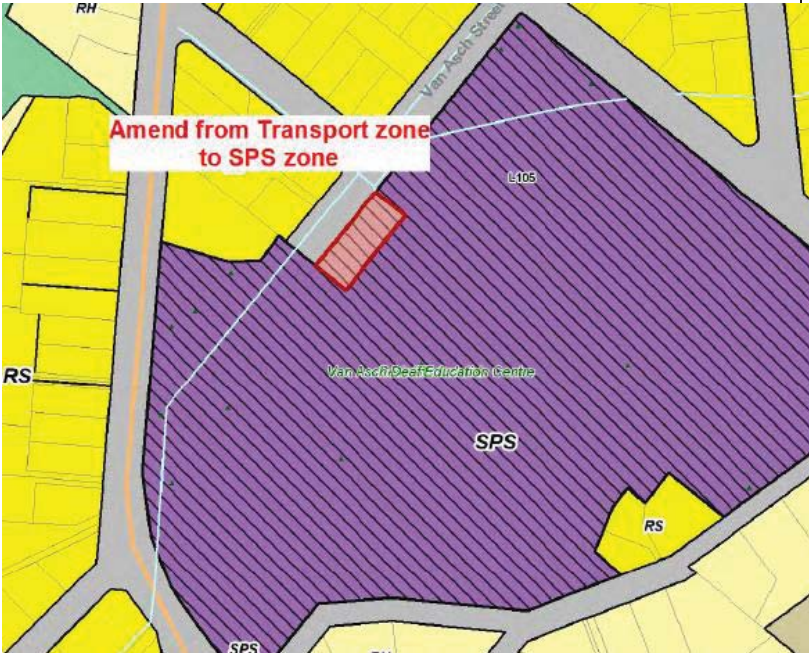
Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		<p>covering memorandum, the “deeming provision” will apply and therefore the provisions from the adjacent zone, being the Rural zone, can already be applied over this land. Therefore there is no prejudice to the property owner. The approval of the landowner is currently being sought.</p> <p>Aerial photo (property outlined in blue):</p> 

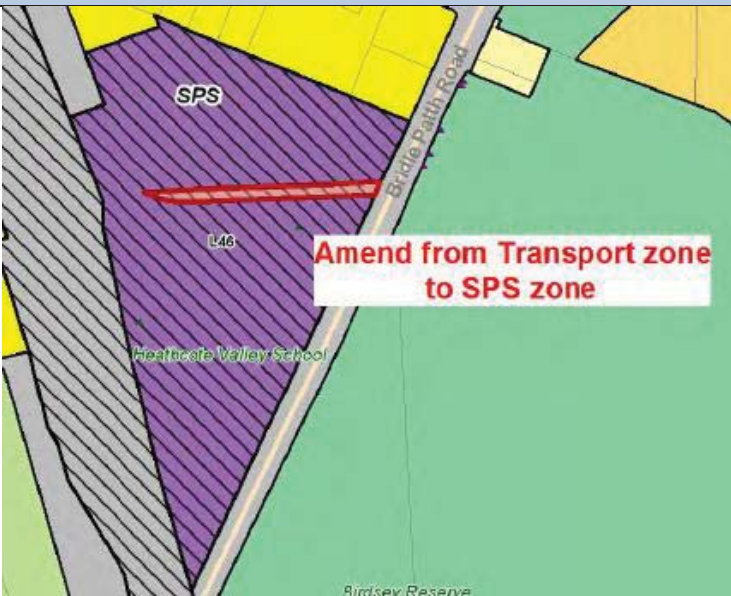
Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
Planning Map 44	<p>Reduce the Specific Purpose (School) Zone (SPS) at 1 Killarney Ave to the parcel boundary. Show the area over which the SPS zoning has been removed as RS zone. The relevant land is shown in red outline on the map below:</p> 	<p>The SPS zoning at 1 Killarney Ave extends over the boundary onto the neighbouring 41R Richmond Ave land, which is Council drainage reserve. The triangle of land concerned measures 140m² in area.</p> <p>The Council considers the lack of alignment between parcel and zone boundaries in the area of the drainage reserve is a minor defect in the CRDP. This arises from the fact that the zoning was defined to match the designation. The map of the school site in the Notice of Requirement (NOR) for the Halswell West School showed indicative boundaries only, and the NOR was processed before the land was subdivided and survey plans deposited. The minor overlap of the NOR boundaries onto the adjoining Council land was therefore carried over into the SPS zone boundary.</p> <p>The only parties affected by the zoning amendment are the Council as the landowner of the drainage reserve, and the Ministry of Education as owner of the school site. The Council considers that the zoning boundary should be corrected so that SPS zoning does not extend onto its land. It further considers that the zoning of the triangle of land should be Residential Suburban zone, which is the zoning for the rest of the drainage reserve at this time, because all of this area was zoned RS before the school designation was in place and the drainage reserve is a residual strip. The Ministry of Education has indicated that it supports this amendment to the zoning boundary and written approval is expected in their near future. The site for the Halswell West School is currently vacant.</p> <p>The extent of the designation (L117) falls to be corrected outside of the current District Plan correction process under s181 of the Resource Management Act 1991.</p>
Planning Map 48	Rezone a small area of land at the van Asch Road frontage of the Van Asch Deaf Education Centre from Transport zone to	The piece of land outlined in red is designated by the Minister of Education as part of L105 van Asch Deaf Education Centre

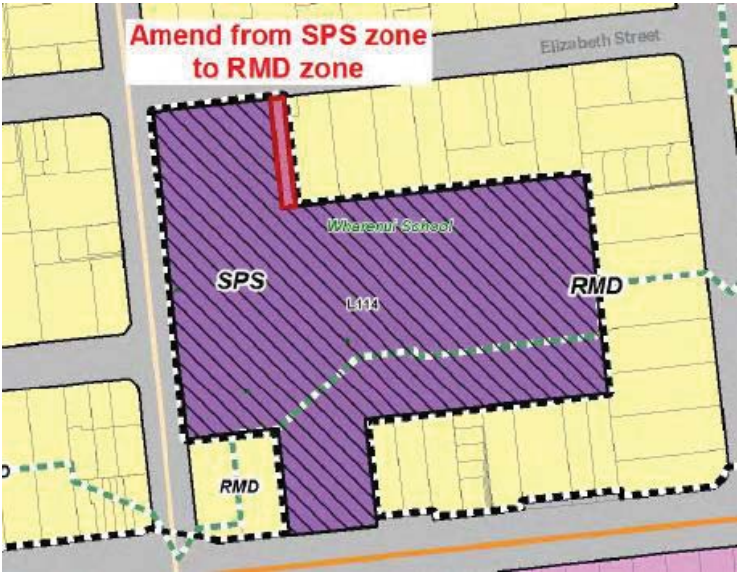
Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
	<p>SP School zone, to correspond with the designation.</p> 	<p>and is owned by the Crown, for the "Institute for Deaf Mutes". It has been inadvertently zoned as Transport zone because it is in a separate title to the remainder of the school site. However it is not owned by the Council and is not used for road. Physically, it forms part of the grassed open space and playing fields of the van Asch School. The Council considers that zoning of the land as Transport Zone is a minor defect in the Planning Maps. The Ministry of Education has indicated that it supports this amendment to SPS zoning and written approval is expected in the near future. No other landowners are considered to be affected and the deeming provision explained in the covering memorandum, is applicable.</p>
Planning Map 47	<p>Rezone wedge of land through centre of site which is designated by the Minister of Education for Heathcote School, from Transport zone to SP Schools zone.</p>	<p>This thin wedge of land was gazetted in 1979 (p457) for a State Primary School, and is owned by the Crown. It is an integral part of the school site, is not owned by the Council, is not used as road (it forms an east-west slice of land across the school's open space and playing field area), and it is a defect in the Planning Maps that it was zoned Transport. It appears that the site was inadvertently zoned as road because it was a residual area, which is not part of the title for the remainder of the school site. The Ministry of Education has indicated that it supports this amendment to SPS zoning and written approval is expected in the near future. No other landowners are affected by this change, and the deeming provision covered in</p>

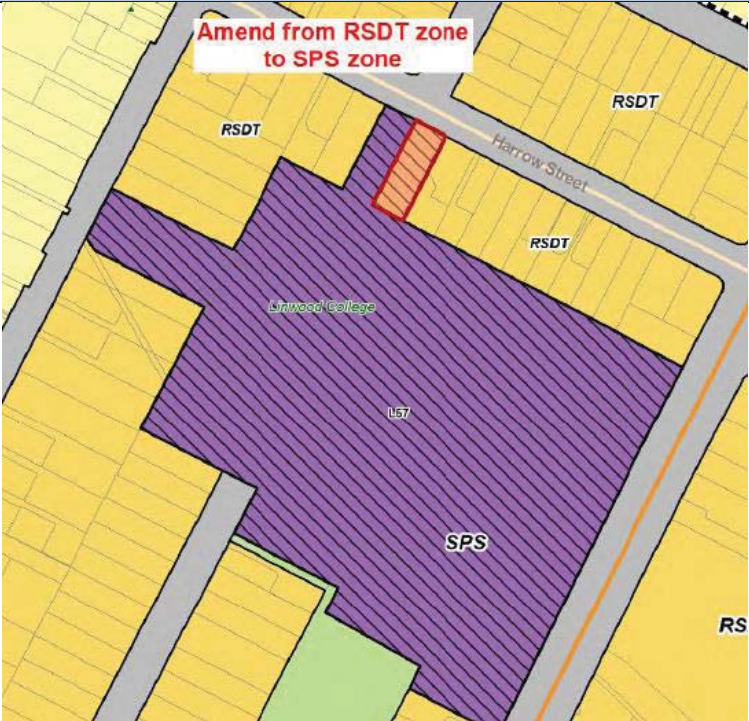
Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
	 <p>The map shows a purple hatched area labeled 'SPS' and 'L46'. A red arrow points from a yellow area labeled 'Transport zone' to the purple area. A text box says 'Amend from Transport zone to SPS zone'. Other labels include 'Bridle Path Road', 'Heathcote Valley School', and 'Ainslie Reserve'.</p>	<p>the covering memorandum, would mean that the SPS rules would already be applicable, in any event.</p>


Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
Planning Map 38	<p>Amend the boundary of the SPS zoning for Wharenui School at 73 Elizabeth Street.</p> 	<p>This rezoning would result in the extent of the SPS zoning matching the extent of the designation for the school. This is an error in the zoning boundary whereby the SPS zoning extends onto adjoining land owned by the Council and used for the Wharenui Pool. This error was present in the previous City Plan Maps and was inadvertently carried over into the new District Plan. It is a defect in the Planning Maps which Council considers should be corrected. The strip of land concerned should most logically be rezoned to RMD as for the remainder of the site.</p> <p>Approval for reducing the boundary of the SPS zoning has been sought from the Ministry of Education but approval has not been received as at the date of this memo.</p> <p>Approval from Orion who own the site at 73E Elizabeth Street has been received, and is attached at page 20 of Appendix 3.</p>
Planning Map 39	<p>Rezone the eastern half of the access way from Linwood College to Harrow Street at 56 Harrow Street, from RSDT to SPS, as shown in the map below:</p>	<p>This zoning amendment would result in the eastern half of the access way being zoned the same as the other half, and the SP school zoning matching the extent of the designation. On the site, the land is fenced off from Harrow Street and is vacant land with no formed access way.</p> <p>The amendment is considered to be minor, as in the Council's view it is desirable for all of the land owned by the Ministry of Education to be in the same zoning. The Principal of the College has indicated that the school has no particular plans for these two titles at this time, and it is unlikely that the sites would ever be used for vehicular access to the school since the school buildings are on the opposite side of the site across playing fields. The Council is in the process of seeking written approvals to this change from the neighbouring landowners at</p>

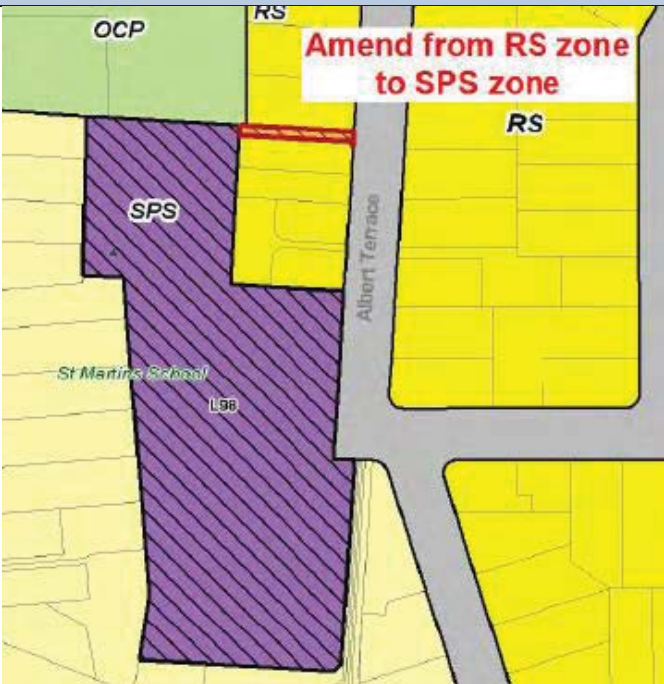
Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		<p>58 Harrow Street. Approval from the landowner at 58A Harrow Street is included at page 25 of Appendix 3.</p> <p>Approval for extending the boundary of the SPS zoning has been sought from the Ministry of Education but has not been received as at the date of this memo.</p>
Planning Map 34	Amend the zoning of the access way to South New Brighton School between 1 and 2 Seafeld Place from RS to SPS zoning.	In virtually all cases in the District Plan, pedestrian access ways to the school have been zoned the same as the school site because they are part of the school property and are designated for school or education purposes. It would be inconsistent and a defect within the Planning Maps to leave this access way as RS zoning. The strip is 2.3m wide so is too narrow for any built use or for vehicular access and does not lead to a site zoned RS. The Council considers that SPS zoning is more appropriate than RS.


Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		<p>Approval for extending the boundary of the SPS zoning has been sought from the Ministry of Education but has not been received as at the date of this memo. The residential sites on both sides of the access way are owned by Housing NZ, and Council has sought written approval from Housing NZ for the amendment to the zoning. This is attached at page 30 of Appendix 3.</p>
Planning Map 46	Rezone access way to St Martins School between 10 and 16 Albert Terrace from RS to SPS zoning.	<p>In virtually all cases in the District Plan, pedestrian access ways to the school have been zoned the same as the school site because they are part of the school property and are designated for school or education purposes. It would be inconsistent and a defect within the Planning Maps to leave this access way as RS zoning. It is too narrow for any built use and does not provide access to any land zoned RS. The Council considers that SPS zoning is more appropriate than RS.</p> <p>Approval for extending the boundary of the SPS zoning has been sought from the Ministry of Education but has not been received as at the date of this memo. Written approval from the owners at each side of the access way is being sought.</p>

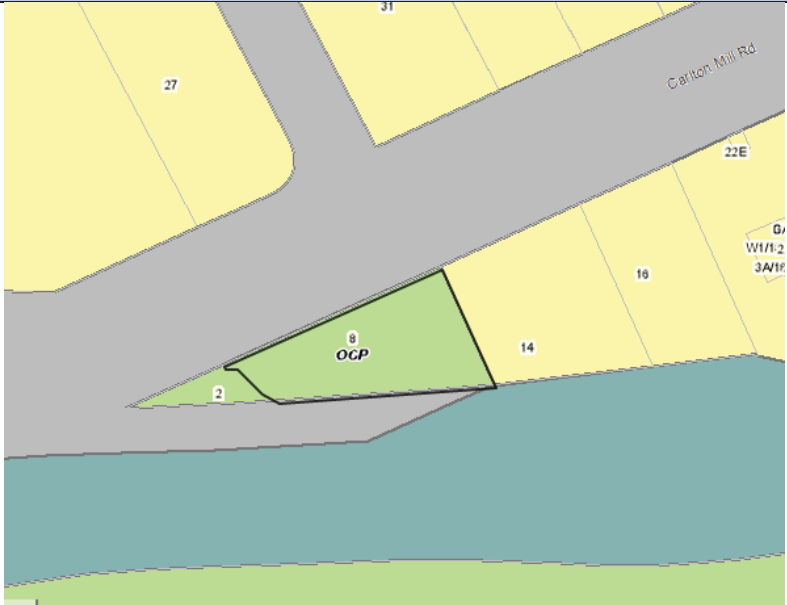
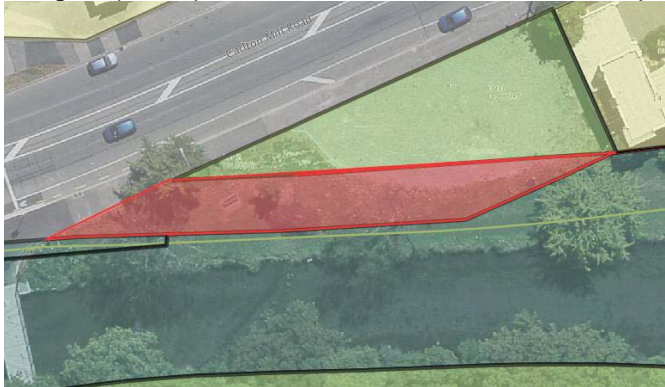
Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		
Planning Map 25	Rezone six properties adjoining Shirley Primary School (224 A, B, G, H, I and J Hills Road, and half of 224F Hills Road, from SPS zoning to RS.	A strip of land adjoining the current Shirley Primary School site was disposed of by the Ministry of Education around 2007/2008 and thereafter developed for Elderly persons housing units. The zoning of the land as School in the operative City Plan was inadvertently carried over into the new District Plan. While under the provisions of the SP School zone it is possible to use the land in question for non-educational purposes as if it were RS zoned, the Council considers that it is not appropriate for private land used for residential purposes to continue to be zoned school. Council considers this is now a defect on the planning maps, and that it would be clearer for current and future owners of the elderly persons housing units if the zoning of these sites were amended to RS. This amendment would also remedy the situation with 224F Hills



Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		<p>Road, which currently has an unnecessary split zoning.</p> <p>It is considered that this rezoning is of minor effect because under Rules 13.6.4.1.1 P4, 13.6.4.1.3 RD5 and 13.6.4.1.4 D3 there is no change to the development rights of the properties concerned. This amendment is however likely to avoid confusion when these properties change hands in the future.</p> <p>Approval has been received from one owner to date (2241 Hills Road, see page 22 of Appendix 3) and approval from the owner of five other sites is anticipated based on their verbal agreement.</p>
<p>Planning Maps 31, 32 and 38</p>	<p>Show 8 Carlton Mill Road as RMD, not Open Space Community Parks Zone (OCP). 8 Carlton Mill Road is outlined black in the map below:</p>	<p>8 Carlton Mill Road is a private property that was notified as OCP, which was confirmed through Decision 35. The zoning was carried over from the incorrect City Plan C3 zoning and the error was not picked up through submissions or the Open Space hearing.</p> <p>While 2 Carlton Mill Road is a very small Council corner reserve, the OCP has been incorrectly extended to the neighbouring number 8 Carlton Mill Road.</p> <p>As it is inappropriate for private land used for residential purposes to be zoned OCP and the adjoining residential zoning is RMD, the Council considers it appropriate for the property to be zoned RMD. This would correct a defect in the CRDP.</p> <p>It is noted that the large residential home on the property has been demolished following the Canterbury earthquakes. The land owner's agent has also approached the Council</p>

Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		<p>requesting the zoning correction as the owners are intending to rebuild their earthquake damaged house and on 28 April 2017 submitted a resource consent application for the proposal.</p> <p>Under the OCP rules this residential development would be particularly onerous as it is a non-complying activity. No party (e.g. adjacent landowner) is prejudiced as the property has been used for residential purposes and the replacement house will comply with either existing use rights, the district plan standards, or any resource consent granted.</p>
<p>Planning Maps 31, 32 and 38</p>	<p>Rezone that part of Council riverside reserve south of 2 and 8 Carlton Mill Road from Transport to Open Space Water and Margins (OWM). This land is shaded red in the map below:</p> 	<p>The area of land is a paper road but used as if it were a Council reserve and lies between the Avon River and the CCC recreation reserve at 2 Carlton Mill Road to the north.</p> <p>This land (a paper road) was notified as Transport Zone and was confirmed as such through Decision 12. It is, however, included in the Council's parks layer and forms part of the Avon River riparian margin used as an esplanade reserve. As the land is between a CCC recreation reserve and the Avon River, and there is no intention to use this paper road as part of the roading network, the Council considers it appropriate for the land to be zoned OWM on the planning maps thereby correcting a defect in the CRDP.</p> <p>The Council is the land owner and the only affected party. No other parties would be adversely affected by this change as it</p>

Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		would only reflect the current use of the land.
Planning Map 44	<p>The Commercial Local (CL) zoning on the planning maps needs to be adjusted (shrunk) to match the Outline Development Plan (ODP) and adjusted to the shape of formed roads and vested reserve. The CL zone, once amended, is shown as pink on the map below.</p> <p>The local recreation reserve at 7R Greenway Street has been formed, vested in Council, developed as a local playground and park, and can be rezoned to OCP. Note it now includes an access lot to Greenway Street. The relevant land is outlined red in the map below:</p> 	<p>Decision 11 Planning Map 44 shows the Commercial Local (CL) zone at 1 Hamill Rd extending over a small portion of the adjacent land at 7R Greenaway Street shown as recreation reserve on the ODP (Appendix 8.10.6-Halswell West).</p>  <p>The zoning was notified like that despite the ODP showing an area of future open space. The ODP was notified as part of the Stage 1 Subdivision chapter and confirmed by the Residential Stage 2 (RNN) Decision 17. No submissions were made on the zoning of the properties discussed here.</p> <p>The commercial area has now been developed as per the CL area indicated on the ODP, minus a small area to the north-west which now forms part of the adjacent community park developed at 7R Greenaway Street and vested in Council.</p> <p>The Council considers that the CL zoning on Planning Map 44 should be adjusted (shrunk) to match the extent of the actual commercial development at 1 Hammill Road (Lot 150 DP 462827) while the local CCC recreation reserve at the adjacent 7R Greenaway Street needs be zoned Open Space Community Park Zone (OCP), as shown on the enlargement on the left, to reflect its purpose and function.</p> <p>The amendments requested reflect the actual development/ land use on the ground and correct a defect in the CRDP. The Council, as the owner of the reserve, is considered to be the only affected party. The owners in the adjacent Commercial and Residential zones are not considered affected as the creation of the reserve at this address was indicated on the</p>

Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR																																				
		relevant ODP while its final extent was determined at the same time as the lots in the adjacent zones were created in this recent subdivision.																																				
Planning Map 44	<p>a. Adjust the RNN and OWM zone boundaries in the Sharman Place/Erling Zeisler Lane area by rezoning the land incorrectly zoned OWM to RNN (purple shading) and RNN to OWM (red shading) as per the list and the Planning Map 44 enlargement below:</p> <table> <tr> <th>Address</th><th>Current zoning</th><th>Correct Zoning</th></tr> <tr> <td colspan="3">SOUTH / SOUTH-WEST SIDE OF THE RIVER CORRIDOR</td></tr> <tr> <td>41R Dow Square, Lot 100 DP 479291</td><td>RNN</td><td>OWM</td></tr> <tr> <td>4R Vahsel Bay Place (part), Lot 60 DP 477367</td><td>OWM and RNN</td><td>OWM</td></tr> <tr> <td>20R Colt Place, Lot 150 DP 479119</td><td>OWM and RNN</td><td>OWM</td></tr> <tr> <td>31R Edwin Ebbett Place, Lot 65 DP 482951</td><td>OWM and RNN</td><td>OWM</td></tr> <tr> <td>29 Edwin Ebbett Place, Lot 27 DP 482951</td><td>RNN and OWM</td><td>RNN</td></tr> <tr> <td>22 Erling Ziesler Lane, Lot 28 DP 482951</td><td>RNN and OWM</td><td>RNN</td></tr> <tr> <td>2 Erling Ziesler Lane, Lot 29 DP 482951</td><td>RNN and OWM</td><td>RNN</td></tr> <tr> <td colspan="3">NORTH / NORTH-EAST SIDE OF THE RIVER CORRIDOR</td></tr> <tr> <td>2 Sharman Place, Lot 54 DP 489410</td><td>OWM and RNN</td><td>RNN</td></tr> <tr> <td>4 Sharman Place, Lot 34 DP 489410</td><td>OWM and RNN</td><td>RNN</td></tr> </table>	Address	Current zoning	Correct Zoning	SOUTH / SOUTH-WEST SIDE OF THE RIVER CORRIDOR			41R Dow Square, Lot 100 DP 479291	RNN	OWM	4R Vahsel Bay Place (part), Lot 60 DP 477367	OWM and RNN	OWM	20R Colt Place, Lot 150 DP 479119	OWM and RNN	OWM	31R Edwin Ebbett Place, Lot 65 DP 482951	OWM and RNN	OWM	29 Edwin Ebbett Place, Lot 27 DP 482951	RNN and OWM	RNN	22 Erling Ziesler Lane, Lot 28 DP 482951	RNN and OWM	RNN	2 Erling Ziesler Lane, Lot 29 DP 482951	RNN and OWM	RNN	NORTH / NORTH-EAST SIDE OF THE RIVER CORRIDOR			2 Sharman Place, Lot 54 DP 489410	OWM and RNN	RNN	4 Sharman Place, Lot 34 DP 489410	OWM and RNN	RNN	<p>The Stage 2 Wigram/Awatea residential subdivision adjoining the Heathcote River at Sharman Place / Erling Ziesler Lane area was applied for in late 2014 and approved on 25 February 2015. The Stage 2 Proposed District Plan proposal for the RNN Zone and associated planning maps affecting the area were notified on 2 May 2015. The proposed CRDP zoning pattern in the area was based on the operative City Plan zoning.</p> <p>The approved subdivision did not entirely follow that operative zoning pattern and created lots that were partly zoned Living G (Awatea) / RNN and partly Conservation 3 / OWM. Conversely, some of the reserves vested in Council ended up zoned or having portions zoned residential.</p> <p>The processing of the subdivision application and the preparation and notification of the relevant chapters in the Proposed District Plan were occurring concurrently. The discrepancy between the approved subdivision and the proposed zoning was not picked up during submissions and the hearings. The subdivision owner/developer did not lodge any submissions to the CRDP to rectify the zoning pattern in the area and the zoning errors were only brought to the Council's attention when the first land use consent applications for residential development on the sites with mixed zoning were being processed. Residential development in the OWM zoned parts of the residential allotments can be particularly onerous with a non-complying activity status triggered by the OWM rules. Given that the majority of these residential properties have already been developed or had their resource consents approved, the zoning correction will not result in a change of effects. It will, however, reflect the actual use of the</p>
Address	Current zoning	Correct Zoning																																				
SOUTH / SOUTH-WEST SIDE OF THE RIVER CORRIDOR																																						
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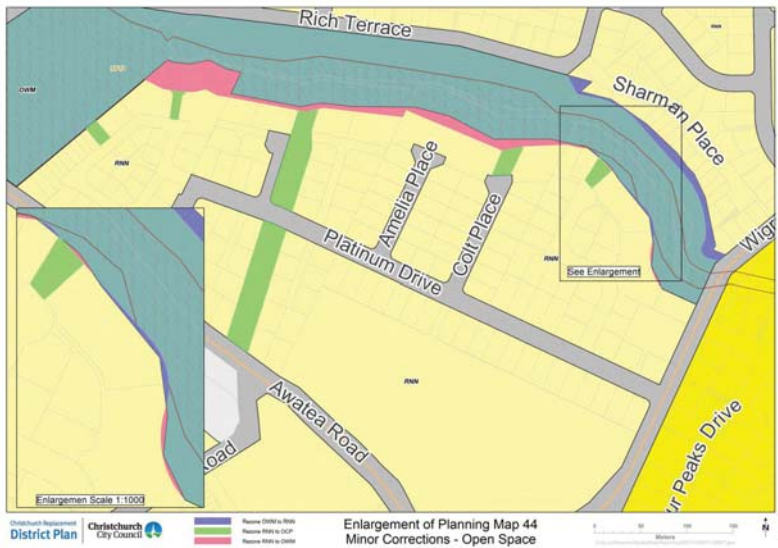
Schedules to Decision

PLANNING MAP	CORRECTION			REASON THE CORRECTION IS MINOR
	6 Sharman Place, Lot 35 DP 489410	OWM and RNN	RNN	land and streamline any future additional development applications.
	8 Sharman Place, Lot 36 DP 489410	OWM and RNN	RNN	Through the subdivision, new local community parks have also been created and vested in Council. These should be rezoned from RNN to OCP to reflect the purpose and function of the reserves.
	10 Sharman Place, Lot 37 DP 489410	OWM and RNN	RNN	
	12 Sharman Place, Lot 38 DP 489410	OWM and RNN	RNN	The Council respectfully considers that these corrections cure defects in the CRDP planning maps and therefore should be granted.
	14 Sharman Place, Lot 39 DP 489410	OWM and RNN	RNN	
	16 Sharman Place, Lot 40 DP 489410	OWM and RNN	RNN	Note that the affected land owners have been consulted and expressed support for the proposed corrections with the exception of two owners who have not replied to the consultation information sent. In both cases the dwellings have already been built. Therefore the correction will not have material effect on the owners' ability to develop the land.
	18 Sharman Place, Lot 41 DP 489410	OWM and RNN	RNN	
	20 Sharman Place, Lot 42 DP 489410	OWM and RNN	RNN	
	22 Sharman Place, Lot 43 DP 489410	OWM and RNN	RNN	
	24 Sharman Place, Lot 44 DP 489410	OWM and RNN	RNN	
	26 Sharman Place, Lot 45 DP 489410	OWM and RNN	RNN	
	28 Sharman Place, Lot 46 DP 489410	OWM and RNN	RNN	
	29 Sharman Place, Lot 50 DP 489410	OWM and RNN	RNN	
	31 Sharman Place, Lot 49 DP 489410	OWM and RNN	RNN	
	32 Sharman Place, Lot 48 DP 489410	OWM and RNN	RNN	

Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR																					
	<p>b. Rezone the newly vested recreation reserves from RNN to OCP as per the list and the Planning Map 44 below (light green shaded areas).</p> <table> <tr> <th>Address</th><th>Current zoning</th><th>Correct Zoning</th></tr> <tr> <td colspan="3">RNN to OCP rezoning</td></tr> <tr> <td>27R Dow Square, Lots 101 & 102 DP 479291</td><td>RNN</td><td>OCP</td></tr> <tr> <td>2R Vashley Bay Place, Lot 54 DP 477367</td><td>RNN</td><td>OCP</td></tr> <tr> <td>14R and 16R Platinum Drive, Lots 55 and 61 DP 477367</td><td>RNN</td><td>OCP</td></tr> <tr> <td>18R Colt Place, Lot 151 DP 479119</td><td>RNN</td><td>OCP</td></tr> <tr> <td>29R Edwin Ebbett Place, Lot 66 DP 482951</td><td>RNN</td><td>OCP</td></tr> </table> <p>* Refer to enlargement maps below for a clearer view of the details of properties/parts of properties affected.</p>	Address	Current zoning	Correct Zoning	RNN to OCP rezoning			27R Dow Square, Lots 101 & 102 DP 479291	RNN	OCP	2R Vashley Bay Place, Lot 54 DP 477367	RNN	OCP	14R and 16R Platinum Drive, Lots 55 and 61 DP 477367	RNN	OCP	18R Colt Place, Lot 151 DP 479119	RNN	OCP	29R Edwin Ebbett Place, Lot 66 DP 482951	RNN	OCP	
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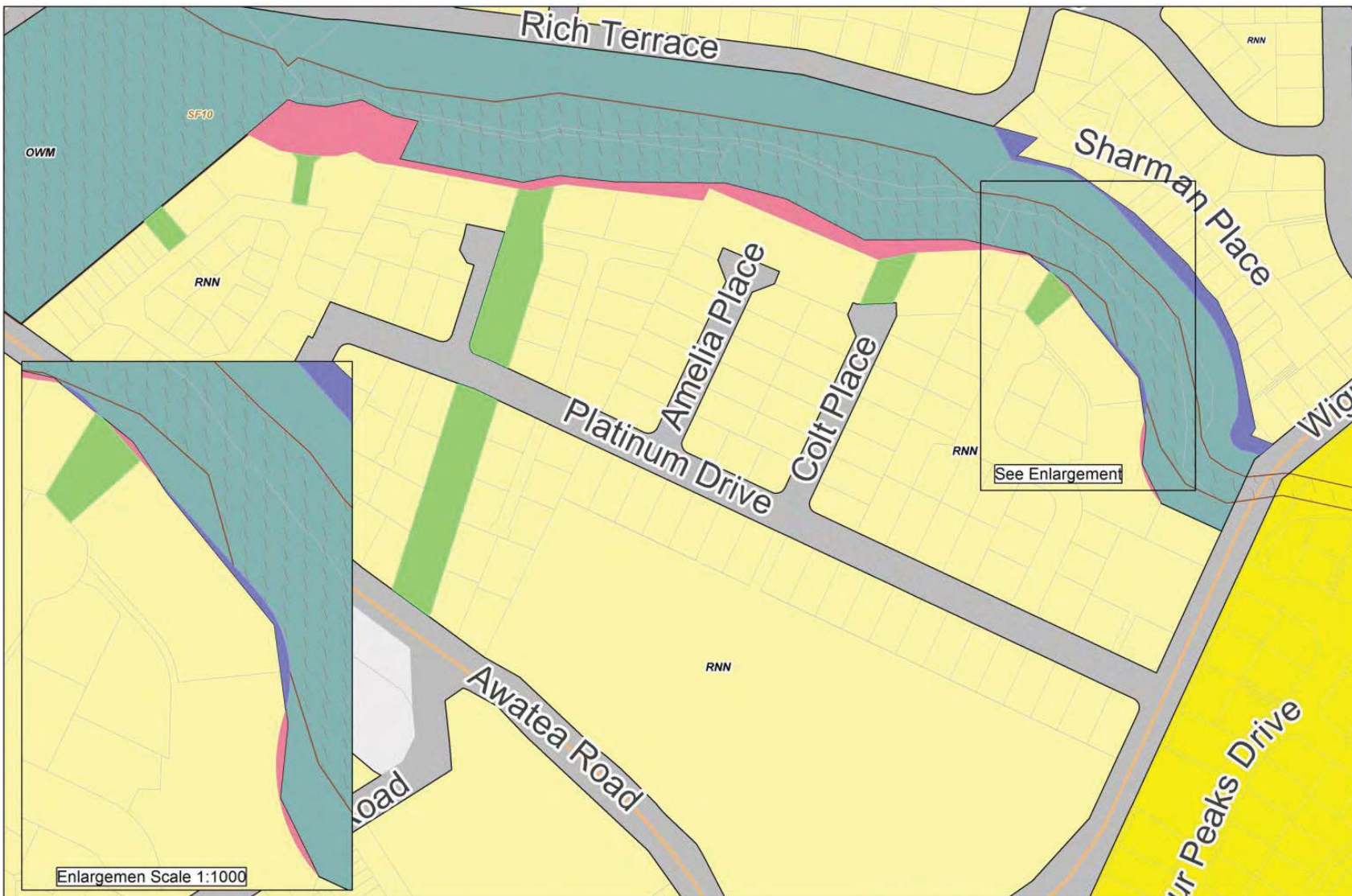
Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
	 <p>Enlargement of Planning Map 44 Minor Corrections - Open Space</p> <p>Enlargement Scale 1:1000</p> <p>Christchurch City Council</p> <p>Planning Map 44 to RNN Planning Map 44 to OWM Planning Map 44 to OWS</p>	

* Planning Map 44 enlargements

- RNN and OWM zone boundaries adjustments needed in the Sharman Place/Erling Zeisler Lane area

Schedules to Decision

Christchurch Replacement
District Plan

Christchurch
City Council

-  Rezone OWM to RNN
-  Rezone RNN to OCP
-  Rezone RNN to OWM

Enlargement of Planning Map 44 Minor Corrections - Open Space

A horizontal scale bar with tick marks at 0, 50, 100, and 150. The word "Meters" is centered below the bar.

Schedules to Decision

b. The current zoning layer showing the property/parcel boundary lines under the zone shading:

