

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: 13 October 2016

Hearing Panel: Sir John Hansen (Chair), Ms Sarah Dawson, Mr Alec Neill, Mr Gerard Willis

**Minor Corrections to Decision and Decision as to Planning Maps and Appendix 17.9.3
Decision 34 – Rural (Stage 2)**

Background

[1] The Hearings Panel ('the Panel') issued its decision on Rural - Stage 2 ('Decision 34') on 12 August 2016. Decision 34 directed any party who considers we need to make minor corrections under Schedule 3, cl 16 of the OIC¹ to file a memorandum specifying the relevant matters within 10 working days of the date of the Decision.

[2] Decision 34 also stated that a further decision would be issued to the effect of further amending the Notified Version by including updated Planning Maps and Appendix 17.9.3.² In this regard, we directed the Christchurch City Council ('the Council'/'CCC') to provide the Panel with an updated set of Planning Maps and Appendix 17.9.3 to give effect to the various zoning changes we made in Decision 34.

¹ Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014
² Decision 34, at paragraph [231].

[3] In response to our directions, we received the following memoranda:

- (a) A memorandum of counsel for Fulton Hogan Limited ('Fulton Hogan') regarding the definition of 'exposed excavation' ('Fulton Hogan's definition memorandum');³
- (b) A memorandum of counsel for the Council requesting corrections to Decision 34 ('the Council's corrections memorandum').⁴ The memorandum included updated planning maps and appendix 17.9.3;
- (c) A memorandum of counsel on behalf of Te Rūnanga o Ngāi Tahu and Ngā Rūnanga ('Ngāi Tahu') requesting corrections to Decisions 34 and 35 ('Ngāi Tahu's corrections memorandum');⁵ and
- (d) A memorandum of counsel on behalf the Canterbury Aggregate Producers Group seeking a minor correction ('the CAPG corrections memorandum').⁶

[4] In addition to the above, additional memoranda⁷ seeking minor corrections have been received from the Council and Fulton Hogan that relate to the Open Space Decision ('Decision 35'). Because of the interrelationship between Decision 35 and Decision 34 in respect of the Fulton Hogan proposal at the Templeton Golf Course, these additional memoranda also contain correction requests which relate to the rural provisions. These requests are being addressed in the decision for minor corrections on Decision 35 Open Space, to be released contemporaneously with this decision.

³ Memorandum of Counsel for Fulton Hogan Limited regarding definition of exposed excavation, dated 18 August 2016.

⁴ Memorandum of Counsel for Christchurch City Council requesting corrections to Decision 34 (updated), dated 26 August 2016.

⁵ Memorandum of Counsel on behalf of Te Rūnanga o Ngāi Tahu and Ngā Rūnanga [2458 and 3722] requesting corrections to Decisions 34 and 35, dated 26 August 2016.

⁶ Memorandum of Counsel on behalf of the Canterbury Aggregate Producers Group seeking a minor correction, dated 26 August 2016.

⁷ Memorandum of Counsel for Christchurch City Council requesting corrections to Decision 35 and Decision 34 (Fulton Hogan / Templeton Country Club), dated 2 September 2016; Memorandum of Counsel for Fulton Hogan Limited regarding Council's request for amendments to Decisions 34 and 35, dated 12 September 2016; Memorandum of Counsel for Christchurch City Council in response to Fulton Hogan's memorandum, dated 22 September 2016.

[5] We will firstly address the requests from submitters and the Council for minor corrections to Decision 34, and then we will confirm our decision to include the Planning Maps and Appendix to accompany Decision 34.

Jurisdiction to make minor corrections

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

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

[7] To the extent we have accepted the corrections sought by the Council and submitters, these meet the requirements of cl 16 of Schedule 3.

Fulton Hogan - Definition of 'exposed excavation'

[8] The Council had included the definition of exposed excavation in its final Revised Version for the Rural proposal. This was confirmed in Decision 34.

[9] In the Fulton Hogan proposal for Templeton golf course, the controlled activity rule 17.6A.4.11 used the term 'exposed excavation'. Fulton Hogan have advised that it did not have in mind the notified definition of 'exposed excavation' when proposing its rule.⁸ Counsel for Fulton Hogan refers to the evidence of Peter Savage and submits that he did not rely on the defined term when referring to the 15ha quarried area.⁹ In short Fulton Hogan point to the fact that much of the operational quarry area is sealed and also settling ponds are not exposed because they do not generate the effects of concern.

[10] The Council has advised in its supplementary closing submissions on the definitions proposal, that the definition as notified was intended to support a general rule relating to quarries (notified Rule 17.6.4.14 Maximum extent of exposed excavation) ('notified rule') and

⁸ Memorandum of counsel for Fulton Hogan on the definition of 'exposed excavation', 18 August 2016.

⁹ Evidence in chief of Peter Savage, 29 October 2016, 105-08.

was not intended to relate to Decision Version rule 17.6A.4.11.¹⁰ The Council had agreed to delete the notified rule through mediation, as part of an alternative package of quarry rehabilitation provisions.¹¹

[11] The Council is concerned that if the notified definition were intended this would enable 15 ha of ‘exposed excavation’ which is “unjustifiably large for a working quarry excavation area”. The Council notes it was intended that rule 17.6A.4.11 applied to the operational area of the quarry not just the open area of excavation.

[12] The Council and Fulton Hogan invite the Panel to consider whether to delete the definition. Fulton Hogan argue that given this is the only rule in which this term is used that the ordinary meaning of ‘exposed’ and ‘excavation’ can be relied upon. The Council will abide by the Panel’s decision and note that notwithstanding its view on the scale of excavation authorised by the rule, there are other rules in place to manage staged restoration and management of dust and visual amenity effects.¹²

[13] Although this issue has been raised in the context of the Definitions proposal, which we have yet to issue a decision on, given the definition of ‘exposed excavation’ is only used in the Rural proposal, we are satisfied that it is appropriate to make the correction in conjunction with this minor corrections decision. The Panel’s view is that the definition is not required, and it was only included in the Decision Version because the Council had retained it in the Revised Version and no submitter sought its deletion. We are satisfied that the rules around management of the site address the effects on the environment. The definition is deleted accordingly.

¹⁰ Supplementary closing legal submissions for CCC (Chapter 2 Definitions), 2 September 2016, at 10.1–10.2.

¹¹ Evidence in chief of Adele Radburnd, 16 October 2015, 10.38, Rebuttal evidence of Deborah Hogan, 6 November 2015, Attachment A and Closing legal submissions for the Council (Rural), 8 December 2015, Attachment (Revised Proposal).

¹² Supplementary closing legal submissions for CCC (Chapter 2 Definitions), 2 September 2016 at 10.1–10.2.

Council's Corrections Memorandum

[14] Attachment A to the Council's corrections memorandum¹³ sets out the majority of the corrections sought to Schedule 1 of Decision 34.¹⁴ We accept the amendments requested in Attachment A, except as they relate to Rule 17.1A How to use the rules [page 64], which we discuss below.

[15] The Council correctly notes our preference is to centralise the 'how to use the rules' section for each chapter instead of repeating it for each zone. To ensure plan users are aware of this provision, the Council seeks the inclusion of a link to the start of each zone that alerts readers to the 'how to use the rules' section, the intention being this could be hyperlinked in an electronic plan.

[16] While we are conscious that the Council are looking to present the Plan in an electronic plan format, on the information before us, we are not persuaded that such a link is necessary. It is therefore not our preference to include it as requested. This may be a matter the Council wish to address the Panel on further by way of memorandum as we near the end of the District Plan review. As it stands, the request is rejected.

[17] Except as indicated above, we accept the minor corrections set out in Attachment A of the Council's corrections memorandum. We consider these are warranted to address the matters raised.

Other Corrections Sought by the Council

Rural Quarry Templeton Zone – Controlled Activity C1 – design of access ways

[18] The Council sought clarification regarding rules relating to the design of access ways for any proposed quarry in the Rural Quarry Templeton Zone.¹⁵

¹³ Tables 1 and 2 and Attachment A and B of the First memorandum, and Schedule 1 to the Second Memorandum.

¹⁴ Being the Decision Version of the provisions.

¹⁵ Council's corrections memorandum at [28] – [32].

[19] In short, the Council has identified that Decision 34 provides the Council with no ability to manage the design of an access way if a proposed quarry in the Rural Quarry Templeton Zone generates between 100 and 200 vehicle movements per day. The Council noted that a similar gap in the Rural Quarry Zone was identified and ‘patched’ by traffic experts during mediation for the Rural hearing.

[20] At [32] the Council helpfully suggests an amendment to Rule 17.6A.2.2 (C1) to address this. We agree with Council’s amendment and the reasons for them, and confirm the omission of such a control was an error. We confirm the amendment suggested by the Council in Schedule 1.

Site Coverage Rules – Rural Quarry and Rural Quarry Templeton Zones

[21] The Council has sought clarification regarding Rule 17.6.3.1 relating to site coverage in the Rural Quarry Zone, in particular, when a quarrying activity and a non-quarrying activity take place at the same time. The Council set out at:

- [36] In these circumstances, one possible interpretation is that the site coverage allowance in the two standards could be used in combination for the different activities on the site. If that interpretation was correct, a quarry with quarrying and non-quarrying would have:
- (a) an allowance of 5 % of the net site area or 2,000m² (whichever is lessor) for the buildings associated with its quarrying activities; and
 - (b) an additional allowance of 5 % of the net site area or 2,000m² (whichever is lesser) for any of the non-quarrying activities on the site.
- [37] If this interpretation is correct, it would have the effect of doubling the maximum total site coverage allowance for a site in a rural zone which has both quarrying and non-quarrying activities. The Council considers this could have substantial effects on rural amenity. The Panel was not provided evidence on this issue because it was not a live issue in the submissions. If the Panel considered it helpful, the Council would be happy to provide additional evidence on this matter.
- [38] However, the Council anticipates that the correct interpretation is that in circumstances where the a quarry has both quarrying and non-quarrying activities on a site, the site coverage of both activities is permitted to be 5 % of the site or 2,000m² whichever is lesser, but for the quarrying activities on the site only the buildings would be included in the cap.

[22] The Council's interpretation as set out in its [38] is correct. It was not the intention of this rule to 'double' the maximum site coverage. We do not require any additional evidence on this, and confirm it was an error in drafting. We accept the amended wording put forward by the Council at [39] which would apply to Rule 17.6.3.1 a. and b.

Existing Intensive Farming – Rural Quarry Zone

[23] The Council requests a change in the activity status for existing intensive farming activities that do not meet the relevant activity specific standard (Rule 17.6.2.1 P9). The Decision provided for such activities as a restricted discretionary activity under Rule 17.6.2.3 RD5. The Council's position is:

[41] The Rural Quarry Zone provides for existing intensive farming as a permitted activity in Rule 17.6.2.1 P9. The Council had anticipated that non-compliance with this standard would default to non-complying activity status due to the potential adverse effects which may arise from this activity on former quarry sites over the unconfined aquifer. It is however acknowledged that this could have been made clearer in Council's final revised proposal.

[24] The Council goes on to suggest amendments to the provisions.

[25] We note that this position was not challenged in evidence or raised during the course of the hearing, nor did we address it in our decision. We also note the following status of this activity under the various versions we had before us:

- (a) Under the Notified Proposal, failure to meet the activity specific standard for this activity would have defaulted to non-complying activity status;
- (b) Under the Council's Revised Proposal dated 17 September 2015, failure to meet the activity specific standard for this activity would have defaulted to non-complying activity status;
- (c) Under the Council's Revised Proposal dated 8 December 2015, being the Council's closing position, failure to meet the activity specific standard for this activity would also have defaulted to non-complying activity status.

[26] As such, we confirm it was an error in our drafting that non-compliance with the activity specific standard for existing intensive farming activity in the Rural Quarry Zone defaults to a restricted discretionary activity. We therefore accept Council's request for the default position to be non-complying for the reasons set out. We also accept that it adds clarity to the Decision Version to include this as a specific non-complying activity. We have done so in Schedule 1.

Corrections Sought by Te Rūnanga o Ngāi Tahu and Ngā Rūnanga ('Ngāi Tahu')

[27] Ngāi Tahu's corrections memorandum requests changes to Decisions 34 and 35. We address the request below as it relates to Decision 34 only.

[28] Ngāi Tahu requests that we add a sentence to Decision 34 in relation to deferral of provisions that may be amended by our decision on Proposal 9.5 Natural and Cultural Heritage. We received a similar request in regard to Decision 28. We reach the same conclusion here as we did for Decision 28, in that we do not consider the amendment warranted and we make no such amendment. We understand the content to be within the substance and scope of the Chapter 9 Natural and Cultural Heritage Proposal, topic 9.5. If it is necessary for us to revisit our decision as a consequence of the Panel's decision on the Natural and Cultural Heritage Proposal, we shall do so using our powers under the Order in Council, and there is no need to amend this decision to defer the provisions.

Corrections Sought by Canterbury Aggregate Producers Group

[29] The Canterbury Aggregate Producers Group requests an amendment to Rule 17.6.4.14(i)(B) in order to correct the cross-reference made at the end of the standard. The suggested amendment corrects a minor drafting error and is appropriate. We make the correction sought and include this in Schedule 1.

Decision as to Minor Corrections

[30] We accept that the reasons for the requests made by the Council and submitters support the exercise of our power to make minor corrections. Accordingly, we direct the changes to

be made as set out in Schedule 1. We find those changes to be minor errors or defects that are within our jurisdiction to correct in accordance with the OIC, Schedule 3, cl 16.

Changes to Planning Maps and updated Appendix 17.9.3

[31] Decision 34 directed the following:

[230] We direct the Council to provide the Panel, **within 10 working days of the date of this decision**, an updated set of Planning Maps and Appendix 17.9.3 (as instructed at Schedule 1, pages 143 and 144) to give effect to the various zoning changes to the Notified Version that we have made by this decision. Leave is reserved to the Council to make application for further or replacement directions.

[32] The Council's corrections memorandum included a schedule of updated maps and an updated Appendix 17.9.3.¹⁶ We address each of these below.

Updated Planning Maps

[33] The Council's corrections memorandum includes specific comments on planning maps and outlines the Council's approach to the updates, as summarised below:

- (a) Rezoning requests relating to rural zoned land that were confirmed in Decision 17 (Residential Stage 2) have been shown on the updated Planning Maps.
- (b) Similarly, rezoning requests relating to rural zoned land that were confirmed in Decision 29 (Residential New Neighbourhood) have also been shown on the updated Planning Maps.
- (c) The Rural Urban Fringe Zone for Cranford Basin is shown on the updated Planning Maps. This gives effect to Decision 20 (Cranford Basin).
- (d) The updated Planning Maps illustrate the amended boundary between the rural and residential zoning of the property at 315 Port Hills Road.

¹⁶ Attachments B and C to the Council's corrections memorandum

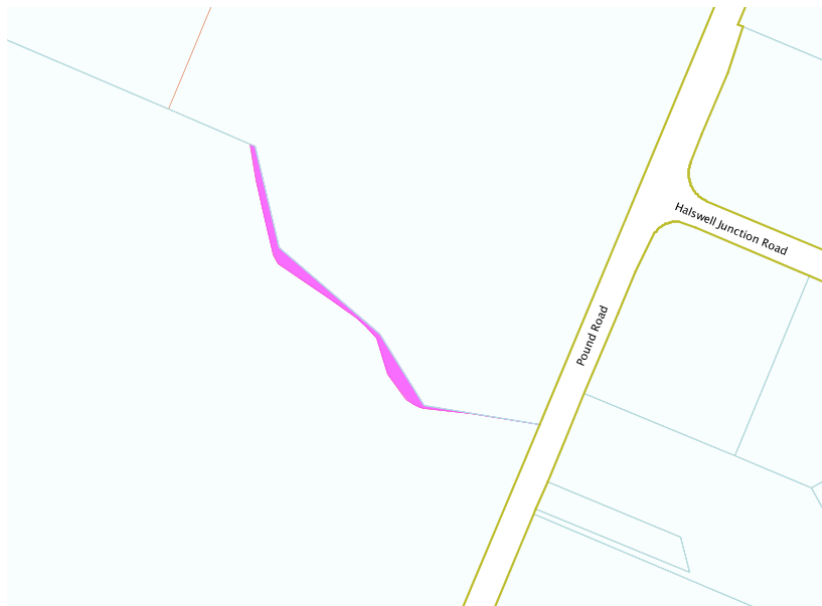
- (e) The updated Planning Maps show the 160 metre contour. This contour relates to rules for the Rural Banks Peninsula Zone that were confirmed in Decision 34 and delineate those parts of the rural zone that fall into either Rural Port Hills or Rural Banks Peninsula Zones. For ease of clarity, the Council has shown the 160 metre contour as a complete contour line which extends beyond the Rural Banks Peninsula Zone, however noting that no rules relate to the contour outside of the Rural Banks Peninsula Zone. To make this clear, the Council has amended the legend page to include the following text:

160m Contour Line (applies only to Rural Banks Peninsula Zone)

- (f) The updated Planning Maps show the two possible zones for the Templeton Golf Course and Pound Road Quarry as directed in Decision 34.¹⁷ The Council included italicised wording within the legend for clarity and consistency with other planning maps. It is the Council's position that including that text on the map itself would add clutter and make it difficult to read.
- (g) Also relating to the Templeton Golf Course and Pound Road Quarry, the Council identified a small parcel of Council-owned land located between the existing Pound Road Quarry and the Templeton Country Club, noting this strip of land is not part of the reserve land. Council's position is that 'it appears neither Fulton Hogan nor the Council was aware of its existence until the Council completed its mapping exercise'. A figure was provided, which we include below (the parcel of land is shown in pink). The Council's corrections memorandum states:

Because the land would be surrounded by Rural Quarry Templeton Zone land, the Council respectfully suggests that the parcel of land (Lot 1 DP 34947) be included within the list of properties which comprise the Rural Quarry Templeton zone on page 144 of the Decision. An alternative would be to leave the land with an Open Space Community Park zoning.

¹⁷ Decision 34, page 144.



[34] We accept that the omission of this parcel of land relates to an unforeseen error and that this should be included within the list of properties which comprise the Rural Quarry Templeton zone on page 144 of the Decision. We confirm as such.

[35] With regards to the Council's position on the maps, including its amendments to the Planning Maps legend, we are satisfied that the updated Planning Maps give effect to Decision 34 and earlier decisions, as noted. However, we do not make a decision on Planning Maps 29 or 36, noting there are matters to address as part of the corrections decision on Decision 35 Open Space.

Appendix 17.9.3

[36] The Council provided an updated Appendix 17.9.3 in accordance with our directions, and sought clarification on one matter, which we set out below.

The annotation along the northern boundary of the site states that boundary screening shall be as per Rule 17.6.4.12. Rule 17.6.4.12 is a screening rule for the Rural Quarry Zone not the Rural Quarry Templeton Zone and as such Council considers that it may not be clear whether this rule can apply to activities within the Rural Quarry Templeton Zone. For the avoidance of doubt, the Council respectfully requests that, if the Panel wishes to adopt that rule, the rule is included as a specific rule in the Rural Quarry Templeton Zone as well and the reference on the Development Plan is updated.

[37] We have considered the updated Appendix provided by the Council and the amendment sought. We agree with the Council that greater clarity is required for when the landscaping requirements of Rule 17.6.4.12 apply, however, it is our preference not to add a new standard in Rule 17.6A, but rather add clarity in Rule 17.6A.4.10 Landscape and ecological management through the addition of an advice note. We also modify the text on the development plan. Accordingly, we add the following advice note to 17.6A.4.10:

Advice Note

For the purposes of a. above, for those areas denoted on the Development Plan in Appendix 17.9.3 as 'Boundary screening shall comply with Rule 17.6.4.12', boundary screening shall be provided that complies with Rule 17.6.4.12.

[38] In addition, we direct changes to the text on the Development Plan in Appendix 17.9.3, as set out below (tracking is shown):

Boundary screening ~~as per~~ shall comply with Rule 17.6.4.12

[39] The amendments we make amount to minor corrections and are appropriate for the reasons set out. As such, the updated Chapter 17 provisions and Appendix 17.9.3 accurately reflects Decision 34. The updated chapter and Appendix are included as Schedules 1 and 3.

Decision on Planning Maps and Appendix 17.9.3

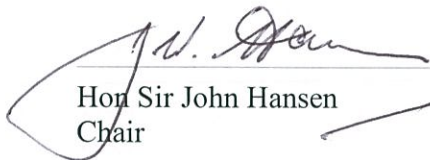
[40] The updated Planning Maps provided to us have been checked against the evidence, and directions for amendments contained in Schedule 4 of Decision 34. Except for Planning Maps 29 and 36 which we reserve our decision on, we accept that the Planning Maps accurately give effect to our decision, and they are attached as Schedule 2 to this decision.

[41] It is our decision that the Planning Maps and Appendix 17.9.3 included as Schedules 2 and 3 of this decision are the most appropriate for implementing the objectives of the Plan, as set out in Decision 34.

[42] Parties will be aware of the interrelationship between Decision 35 and Decision 34 in respect of the Fulton Hogan proposal at the Templeton Golf Course. Where we have accepted

corrections sought to Decision 35 that affect the Chapter 17 provisions, we have included these corrections to Schedules 1 – 3.

For the Hearings Panel:



Hon Sir John Hansen
Chair



Mr Alec Neill
Panel Member



Mr Gerard Willis
Panel Member



Ms Sarah Dawson
Panel Member

SCHEDULE 1

Chapter 3 Strategic Directions

Chapter 17 Rural

Chapter 2 Definitions

Chapter 3 Strategic Directions

3.3 Objectives

3.3.16 Objective — A productive and diverse rural environment

- a. A range of opportunities is enabled in the rural environment, primarily for rural productive activities, and also for other activities which use the rural resource efficiently and contribute positively to the economy.
- b. The contribution of rural land to maintaining the values of the natural and cultural environment, including Ngai Tahu values, is recognised.

Chapter 17 Rural

17.0 Introduction

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

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

The district includes a productive and diverse rural environment that includes Banks Peninsula, the Port Hills and rural flat land. The objectives, policies, rules, standards and assessment criteria in this chapter seek to manage activities in those areas through six different rural zones, being the Rural Banks Peninsula, Rural Urban Fringe, Rural Port Hills, Rural Waimakariri, Rural Quarry and Rural Templeton Zones.

17.1 Objectives and Policies

17.1.1 Objective — The rural environment

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

17.1.1.1 Policy — Range of activities on rural land

- a. Provide for the economic development potential of rural land by enabling a range of activities that:
 - i. have a direct relationship with, or are dependent on, the rural resource, rural productive activity or sea-based aquaculture;
 - ii. have a functional, technical or operational necessity for a rural location; or
 - iii. recognise the historic and contemporary relationship of Ngai Tahu with land and water resources; and

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- iv. represent an efficient use of natural resources.

17.1.1.2 Policy — Effects of activities utilising the rural resource

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

17.1.1.3 Policy — Contributing elements to rural character and amenity values

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

17.1.1.4 Policy — Function of rural areas

- a. Ensure the nature, scale and intensity of subdivision, use and development recognise the different natural and physical resources, character and amenity values, conservation values and Ngai Tahu values of rural land in the district, including:
 - i. the rural productive, recreation, tourism and conservation activities on Banks Peninsula and their integrated management with maintaining and enhancing landscape, coastal and indigenous biodiversity values;
 - ii. the rural productive and recreation activities in the rural flat land area surrounding the main Christchurch urban area;
 - iii. the flood management and groundwater recharge functions adjoining the Waimakariri River;
 - iv. the open character and natural appearance of the rural Port Hills which maintain distinct urban/rural boundaries
 - v. the re-use of the site of the former Templeton Hospital;
 - vi. the historic and contemporary cultural landscapes, sites of Ngai Tahu cultural

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- significance and the use of land and water resources for mahinga kai; and
- vii. the conservation activities undertaken within the Peacock Springs Conservation Area.

17.1.1.5 Policy — Establishment of industrial and commercial activities

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

17.1.1.6 Policy — Community facilities

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

17.1.1.7 Policy — Density and distribution of residential units

- a. Ensure a density and distribution of residential units that:
 - i. maintains and enhances the working function of the rural environment ;
 - ii. supports a consolidated urban form, including that of small settlements;
 - iii. maintains the predominance of larger sites and abundant open space;
 - iv. supports amalgamation of multiple small sites;
 - v. avoids creating new sites less than 4ha;
 - vi. avoids the expectation of land use change of rural land to urban activities or for rural residential development;
 - vii. avoids reverse sensitivity effects on strategic infrastructure, and rural productive activities; and
 - viii. retains a low density of built form with a high degree of openness appropriate to the surrounding environment.

17.1.1.8 Policy — Rural Banks Peninsula

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

17.1.1.9 Policy — Plantation forestry

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

17.1.1.10 Policy — Separation of incompatible activities

- a. Ensure the design and location of new habitable buildings achieve adequate separation distances or adopt other on-site mitigation methods, including acoustic insulation, to mitigate potential reverse sensitivity effects with lawfully established rural productive activities;
- b. Ensure adequate separation distances between new plantation forestry, intensive farming and quarrying activity and incompatible activities are maintained.
- c. Protect strategic infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities on rural land by:
 - i. avoiding noise sensitive activities and managing the density of residential units within the 50dB Ldn Air Noise Contour to take into account the impacts of the operation of Christchurch International Airport;

[This provision may be reconsidered by the Hearings Panel following the decision on

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Chapter 6 General Rules]

- ii. avoiding buildings, structures, new quarrying activity, and sensitive activities on rural land that may compromise the National Grid within an identified buffer corridor; and
- iii. avoiding vegetation that may result in shading of and buildings in close proximity to the strategic transport network.
- iv. avoiding new quarrying activity that would have adverse effects on established Radio New Zealand infrastructure

17.1.1.11 Policy — Catchment management approach for rural land

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

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

- a. Enable access to, and processing of, locally sourced aggregate resources to provide for the recovery, development, ongoing maintenance and growth needs of the district by:
 - i. providing for the continuation of quarrying activity in the Rural Quarry Zone; and
 - ii. providing for new quarrying activity in rural zones other than the Rural Quarry Zone only where the activity:
 - A. avoids areas of outstanding or significant landscape, ecological, cultural or heritage value;
 - B. avoids or mitigates effects on activities sensitive to quarrying including residential and education activities;
 - C. internalises adverse environmental effects as far as practicable using industry best practice and management plans, including monitoring and self-reporting;
 - D. manages noise, vibration, access and lighting to maintain local rural amenity values;
 - E. avoids or mitigates any effects on surface water bodies and their margins; and
 - F. ensures the siting and scale of buildings and visual screening maintains local rural amenity and character.
 - iii. providing for new quarrying activity in the Rural Quarry Templeton Zone only if all of the following are satisfied prior to 31 December 2021:
 - A. the recreation reserve status applying to the zone is uplifted and placed upon the land within the Open Space Community Parks Zone (Templeton); and
 - B. any resource consent(s) to clear or fell indigenous vegetation, as required to undertake the quarrying activity within the zone, is/are granted; and

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- C. the quarrying activity occurs in conjunction with development of an international standard golf course in the Open Space Community Parks Zone (Templeton).
 - iv. providing for aggregates-processing activity in the Rural Quarry Zone where the activity:
 - A. makes efficient use of established, large-scale processing infrastructure and facilities; and
 - B. does not result in additional or more intensive adverse effects (beyond those associated with quarrying activity) for residents in adjoining zones, including from lighting, noise and traffic generation.

17.1.1.13 Policy — Quarry site rehabilitation

- a. Ensure quarry sites, and sites of aggregates-processing activities, are rehabilitated to enable subsequent use of the land for another permitted or consented activity; and
- b. Require proposals for new quarries, aggregates-processing activities and changes of use on existing quarry sites to demonstrate through a quarry site rehabilitation plan the objectives, methodology and timescales for achieving site rehabilitation and appropriate end use; and
- c. Ensure the final rehabilitated landform is appropriate having particular regard to:
 - i. the intended end use;
 - ii. the location, gradient and depth of excavation;
 - iii. the availability of clean fill material, including top soil, and consequent timeframes for rehabilitation;
 - iv. the surrounding landform and drainage pattern;
 - v. the ability to establish complete vegetation cover;
 - vi. the outcomes of any consultation undertaken with manawhenua; and
 - vii. any adverse effects associated with rehabilitation.

17.1A How to use the rules

- a. The rules that apply to activities in the various rural zones are contained in the activity status tables (including activity specific standards) and built form standards in:
 - i. Rule 17.2 – Rural Banks Peninsula Zone;
 - ii. Rule 17.3 – Rural Urban Fringe Zone;
 - iii. Rule 17.4 – Rural Waimakariri Zone;
 - iv. Rule 17.5 – Rural Port Hills Zone;
 - v. Rule 17.6 – Rural Quarry Zone;
 - vi. Rule 17.6A - Rural Quarry Templeton Zone; and
 - vii. Rule 17.7 – Rural Templeton Zone;

- b. The activity status tables and standards in the following chapters also apply to activities in all rural zones:

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

Chapter 8 includes specific exclusions from the earthworks provisions for quarrying activities.

- c. Where the word ‘facility’ is used in the rules (e.g. rural tourism facility), it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

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

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

17.2 Rules — Rural Banks Peninsula Zone

17.2.1 *[This number is not used]*

17.2.2 Activity status tables — Rural Banks Peninsula Zone

17.2.2.1 Permitted activities

The activities listed below are permitted activities in the Rural Banks Peninsula Zone if they meet any activity specific standards set out in the following table and the built form standards in Rule 17.2.3.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 17.2.2.2, 17.2.2.3, 17.2.2.4 or 17.2.2.5 below.

	Activity	Activity specific standards
P1	Farming	<p>a. Fencing shall be located a minimum of 5 metres from a support structure foundation of an identified electricity distribution line except where it meets the requirements of Clause 2.3.2 or 2.3.3 of NZECP34:2001.</p> <p>Note 1: The identified electricity distribution lines are shown on the planning maps.</p> <p>Note 2: Refer to Rule 9.1.2 for rules relating to indigenous vegetation clearance and Rule 9.2.3 for rules relating to outstanding natural features and landscapes, significant features and areas of natural character in the coastal environment.</p>
P2	Farm building	<p>a. Commercial greenhouses, produce packing buildings, milking/dairy sheds or structures associated with irrigation infrastructure (excluding mobile irrigators) shall not be located within 5 metres of the centre line of a 33kV electricity distribution line;</p> <p>b. Farm buildings, except where they meet the requirements of clause 2.4.1 of NZECP34:2001, shall not be located within 5 metres of a foundation of a 33kV electricity distribution line support structure.</p>
P3	Rural produce retail	<p>a. Shall be limited to:</p> <ol style="list-style-type: none"> a retail area with a maximum GFA of 75m²; and one per site.
P4	Rural produce manufacturing	<p>a. The GFA occupied by rural produce manufacturing shall be less than 100m² per site.</p>
P5	Existing forestry	Nil
P6	Residential activity	<p>a. Any site containing a residential unit shall have a minimum net site area per residential unit of either:</p>

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	Activity	Activity specific standards
		<ul style="list-style-type: none"> i. 40ha of contiguous land area within a site where the residential unit is located below the 160 metre contour; or ii. 100ha of continuous land area located fully above the 160 metre contour line within a site where the residential unit is located above the 160 metre contour; or iii. 1ha where the site has been created by subdivision under Rule 8.3.2.1 C7 and the residential unit is located within the identified building area. <p>b. There shall only be a maximum of two residential units per site where the minimum net site area is met for each residential unit.</p>
P7	Repairs, replacement and/or additions to an existing residential unit on an existing site with a minimum net site area less than 40ha where it is below the 160m contour or 100ha where it is above the 160m contour	Nil
P8	Minor residential unit	<ul style="list-style-type: none"> a. Shall be limited to one per site; b. Shall have a minimum GFA of 35m² and a maximum GFA of 70m²; and c. Shall share vehicle access with the primary residential unit.
P9	Home occupation	<ul style="list-style-type: none"> a. The GFA of the building occupied by the home occupation, plus any outdoor storage area used for the home occupation, shall be less than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.
P10	Conservation activities	<ul style="list-style-type: none"> a. Any building and/or impervious surfaces shall be limited to an area of less than 100m²
P11	Recreation activity, including walkways, cycleways and public amenities	<ul style="list-style-type: none"> a. Any building and/or impervious surfaces shall be limited to an area of less than 100m²
P12	Farm stay	<ul style="list-style-type: none"> a. Shall accommodate no more than 10 guests at any one time; and b. Guests may be accommodated within an existing residential unit, minor residential unit, or tramping huts or within new buildings of up to 100m² and camping grounds restricted to tents.
P13	Rural tourism activity	<ul style="list-style-type: none"> a. Visitors shall be limited to a maximum of 100 persons per day.

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	Activity	Activity specific standards
P14	Rural tourism facility	a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m ² ; b. The area of any ancillary retail activity shall be limited to less than 25m ² ; and c. May include tramping huts and camping in tents in association with walking and cycling tracks.
P15	Repairs, replacement and/or additions to an existing community facility	a. Additions shall be limited to an increase in the GFA of no more than 100m ² .
P16	Construction of a new access track	a. Shall be no more than 5 metres in formed width except that the formed width of a corner on the access track may be up to 10 metres in width. Note: Refer to Rule 9.1.2 for rules relating to indigenous vegetation clearance and Rule 9.2.3 for rules relating to outstanding natural features and landscapes, significant features and areas of natural character in the coastal environment.
P17	Emergency services facilities	a. Emergency services facilities are exempt from the built form standards in Rule 17.2.3
P18	Veterinary care facility	a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m ²
P19	Heli-landing area	a. Shall occur on sites greater than 3,000m ² in area.
P20	Flood protection activities, including planting of exotic trees, earthworks and structure, undertaken by Christchurch City Council or Canterbury Regional Council	Nil
P21	Public amenities	a. The GFA of any building shall be limited to an area of less than 100m ²
P22	Buildings and activities ancillary to sea based aquaculture in Banks Peninsula.	a. Any site shall have a minimum net site area of 5ha.

17.2.2.2 Controlled activities

The activities listed below are controlled activities.

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

	Activity	The matters over which Council reserves its control
C1	Quarrying activity located at 468 Governors Bay – Teddington Road, Teddington (Lot 1 DP 54319	a. Traffic generation and access – Rule 17.8.1.7; b. Natural values (Foleys Stream) – Rule 6.6.3.2;

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Activity	The matters over which Council reserves its control
(CB32B/437)) Any application arising from this rule shall not be publicly or limited notified.	c. Effects on neighbouring properties including noise, vibration and land stability; d. Visual screening and maintenance – Rule 17.8.2.12(a)

17.2.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 17.8, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 Any activity listed in Rule 17.2.2.1 P1 – P22, and Rule 17.2.2.3 RD2 – RD9 that does not meet one or more of the built form standards in Rule 17.2.3, unless otherwise specified. Refer to the relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: <ul style="list-style-type: none"> a. Building height –Rule 17.8.1.1; b. Setbacks from road boundaries –Rule 17.8.1.2; c. Shading of state highway –Rule 17.8.1.3; d. Building setbacks from internal boundaries –Rule 17.8.1.4; e. Separation distances – Rule 17.8.1.5; f. Site coverage and building footprint –Rule 17.8.1.6; g. Traffic generation and access –Rule 17.8.1.7; h. Identified building area –Rule 17.8.1.8; i. <i>Building reflectivity – Rural Banks Peninsula – Rule 17.8.1.9 [Stage 3 - Chapter 9 Natural and Cultural Heritage];</i> j. <i>Identified important ridgelines – Rural Banks Peninsula –Rule 17.8.1.10 [Stage 3 - Chapter 9 Natural and Cultural Heritage];</i> k. <i>For Rules 17.2.3.5, 17.2.3.6, 17.2.3.8, 17.2.3.10 and 17.2.3.11, Public access to the coastal environment –Rule 17.8.3.1 [Stage 3 - Chapter 9 Natural and Cultural Heritage];</i> l. <i>For Rules 17.2.3.5, 17.2.3.6, 17.2.3.8, 17.2.3.10 and 17.2.3.11, Significant landscapes – Rural Banks Peninsula –Rule 17.8.3.2 [Stage 3 - Chapter 9 Natural and Cultural Heritage];</i> m. Ecosystems and indigenous biodiversity –Rule 17.8.3.3; n. For Rule 17.2.3.9 d. iii., Reverse sensitivity effects on Radio New Zealand's operations –Rule 17.8.1.12 ; o. Water supply for firefighting –Rule 17.8.1.11

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Activity		The Council's discretion shall be limited to the following matters:
RD2	Any activity listed in Rule 17.2.2.1 P3, P4, P9 – P16, P18, P19, P21 and P22 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Scale of activity –Rule 17.8.2.1; b. <i>Public access to the coastal environment –Rule 17.8.3.1 [Stage 3 - Chapter 9 Natural and Cultural Heritage];</i> c. <i>Significant landscapes – Rural Banks Peninsula – Rule 17.8.3.2 [Stage 3 - Chapter 9 Natural and Cultural Heritage];</i> and d. Ecosystems and indigenous biodiversity –Rule 17.8.3.3
RD3	Any activity listed in Rule 17.2.2.1 P8 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Minor residential unit –Rule 17.8.2.2; b. <i>Public access to the coastal environment –Rule 17.8.3.1 [Stage 3 - Chapter 9 Natural and Cultural Heritage];</i> c. <i>Significant landscapes – Rural Banks Peninsula – Rule 17.8.3.2 [Stage 3 - Chapter 9 Natural and Cultural Heritage];</i> and d. Reverse sensitivity effects on Radio New Zealand's operations –Rule 17.8.2.17
RD4	Boarding of domestic animals	<ul style="list-style-type: none"> a. Intensive farming, equestrian facilities and boarding of domestic animals –Rule 17.8.2.3; b. <i>Public access to the coastal environment –Rule 17.8.3.1 [Stage 3 - Chapter 9 Natural and Cultural Heritage];</i> and c. <i>Significant landscapes – Rural Banks Peninsula – Rule 17.8.3.2 [Stage 3 - Chapter 9 Natural and Cultural Heritage]</i>
RD5	Equestrian facility	<ul style="list-style-type: none"> a. Intensive farming, equestrian facilities and boarding of domestic animals –Rule 17.8.2.3; b. <i>Public access to the coastal environment –Rule 17.8.3.1 [Stage 3 - Chapter 9 Natural and Cultural Heritage];</i> and c. <i>Significant landscapes – Rural Banks Peninsula – Rule 17.8.3.2 [Stage 3 - Chapter 9 Natural and Cultural Heritage]</i>
RD6	Intensive farming	<ul style="list-style-type: none"> a. Intensive farming, equestrian facilities and boarding of domestic animals –Rule 17.8.2.3; b. <i>Public access to the coastal environment –Rule 17.8.3.1 [Stage 3 - Chapter 9 Natural and Cultural Heritage];</i> and c. <i>Significant landscapes – Rural Banks Peninsula – Rule 17.8.3.2 [Stage 3 - Chapter 9 Natural and Cultural Heritage]</i>
RD7	Plantation forestry	<ul style="list-style-type: none"> a. Plantation forestry –Rule 17.8.2.4

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Activity		The Council's discretion shall be limited to the following matters:
		<p>b. <i>Significant landscapes – Rural Banks Peninsula – Rule 17.8.3.2 [Stage 3 - Chapter 9 Natural and Cultural Heritage]</i>; and</p> <p>c. Ecosystems and Indigenous Biodiversity –Rule 17.8.3.3</p> <p>Note: Refer to Rule 9.1.2 for rules relating to indigenous vegetation clearance and Rule 9.2.3 for rules relating to outstanding natural features and landscapes, significant features and areas of natural character in the coastal environment.</p>
RD8	A residential unit located within an identified building area on an allotment created by an approved subdivision consent, except where provided for by Rule 17.2.2.1 P6	<p>a. Residential activities on Banks Peninsula –Rule 17.8.2.5a. iv; and</p> <p>b. <i>Significant landscapes Rural Banks Peninsula – Rule 17.8.3.2 [Stage 3 - Chapter 9 Natural and Cultural Heritage]</i></p>
RD9	New community facility	<p>a. Scale of activity –Rule 17.8.2.1;</p> <p>b. <i>Public access to the coastal environment –Rule 17.8.3.1 [Stage 3 - Chapter 9 Natural and Cultural Heritage]</i>;</p> <p>c. <i>Significant landscapes – Rural Banks Peninsula – Rule 17.8.3.2 [Stage 3 - Chapter 9 Natural and Cultural Heritage]</i>; and</p> <p>d. Ecosystems and indigenous biodiversity –Rule 17.8.3.3</p>

17.2.2.4 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Guest accommodation, other than farm stays provided for by Rule 17.2.2.1 P12
D2	Quarrying activity, except where provided for by Rule 17.2.2.2 C1.
D3	<p>A residential unit on a site in existence as at 2 May 2015 with a net site area:</p> <p>a. greater than 4ha but less than 40ha where the residential unit is located below the 160 metre contour; or</p> <p>b. greater than 4ha but less than 100ha where the residential unit is located above the 160 metre contour; and</p> <p>c. the site does not have an identified building area.</p>

17.2.2.5 Non-complying activities

The activities listed below are non-complying activities.

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	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.
NC2	Any residential activity on a site with a net site area of less than 4ha, except where provided in Rule 17.2.2.1 P6 or Rule 17.2.2.3 RD8
NC3	<p>a. Buildings not permitted by Rule 17.2.2.1 P2 and any sensitive activities:</p> <p>i. within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres of a foundation of an associated support structure.</p> <p>b. Fencing: Fences that do not meet Rule 17.2.2.1 P1</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The 33kv distribution lines are shown on the planning maps. 2. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activities in the vicinity of electricity distribution lines must comply with the NZECP 34:2001.

17.2.3 Built form standards — Rural Banks Peninsula Zone

17.2.3.1 Identified building area

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

17.2.3.2 Building reflectivity

[Stage 3 - Chapter 9 Natural and Cultural Heritage]

17.2.3.3 Identified important ridgelines

[Stage 3 - Chapter 9 Natural and Cultural Heritage]

17.2.3.4 Landscape buffer

[Stage 3 - Chapter 9 Natural and Cultural Heritage]

17.2.3.5 Building height

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

17.2.3.6 Building setback from road boundaries

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

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

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

17.2.3.7 Shading of State highway

- a. Vegetation, including trees, shelter-belts or plantation forestry, shall not be planted in any position which will result in shading of the State highway carriageway between the hours of 1000 and 1400 on the shortest day of any calendar year.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Transport Agency (absent its written approval).

17.2.3.8 Building setback from internal boundaries

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

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

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

17.2.3.9 Separation distances

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

	Activity	Standard
a.	Plantation forestry	Trees shall be located: <ul style="list-style-type: none"> i. 30 metres or more from an existing residential unit, approved identified building area or the boundary with a residential zone; and ii. 10 metres or more from an internal boundary of an adjoining site under different ownership
b.	Any new sensitive activity	Shall be located a minimum of 200 metres from any building, compound or part of a site used for intensive farming on an adjoining site.
c.	Intensive farming	Shall be located a minimum of 200 metres from a sensitive activity on an adjoining site under different ownership
d.	Any new residential unit	Shall be located: <ul style="list-style-type: none"> i. a minimum of 30 metres from any existing forestry on an adjoining site under different ownership; ii. a minimum of 250 metres from a legally established quarrying activity; and iii. a minimum of 1,000 metres from Radio New Zealand's facilities on Gebbies Pass Road

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

17.2.3.10 Site coverage

- a. The maximum % of the net site area, and the maximum total area, covered by buildings shall be 10% of the net site area or 2,000m², whichever is the lesser.

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

17.2.3.11 Building footprint

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

17.2.3.12 Vehicle trips

- a. The maximum number of vehicle trips per site for all activities, other than for farming and plantation forestry, shall be 100 per day.

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

17.2.3.13 Water supply for firefighting

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

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

17.3 Rules — Rural Urban Fringe Zone

17.3.1 *[This number is not used]*

17.3.2 Activity status tables — Rural Urban Fringe Zone

17.3.2.1 Permitted activities

The activities listed below are permitted activities in the Rural Urban Fringe Zone if they meet any activity specific standards set out in the following table and the built form standards in Rule 17.3.3.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 17.3.2.2, 17.3.2.3 or 17.3.2.4 below.

	Activity	Activity specific standards
P1	Farming	<p>a. Fencing shall be located a minimum of 5 metres from a National Grid transmission line support structure foundation except where it meets the requirements of Clause 2.3.3 of NZECP34:2001; or</p> <p>b. Fencing shall be located a minimum of 5 metres from a support structure foundation of an identified electricity distribution line except where it meets the requirements of Clause 2.3.3 or 2.3.2 of NZECP34:2001</p> <p>Note: The National Grid and the identified electricity distribution lines are shown on the planning maps.</p>
P2	Farm building	<p>a. Commercial greenhouses, wintering barns, produce packing buildings, milking/dairy sheds or structures associated with irrigation infrastructure (excluding mobile irrigators) shall not be located within the following corridors:</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line; or iii. within 10 metres of the centre line of a 66kV electricity distribution line; or iv. within 5 metres of the centre line of a 33kV electricity distribution line. <p>b. Farm buildings and horticultural structures, except where they meet the requirements of Clause 2.4.1 of NZECP34:2001, shall not be located:</p> <ul style="list-style-type: none"> i. within 12 metres of a foundation of a 110kV or 220kV National Grid transmission line support structure; or ii. within 10 metres of a foundation of a 66kV National Grid

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	Activity	Activity specific standards
		<p>transmission line support structure; or</p> <p>iii. within 10 metres of a foundation of a 66kV electricity distribution line support structure; or</p> <p>iv. within 5 metres of a foundation of a 33kV, or the Heathcote to Lyttelton 11kV, electricity distribution line support structure.</p>
P3	Rural produce retail	<p>a. Shall be limited to:</p> <p>i. a retail area with a maximum GFA of 75m²; and</p> <p>ii. one per site.</p>
P4	Rural produce manufacturing	<p>a. The GFA occupied by rural produce manufacturing shall be less than 100m² per site.</p>
P5	Residential activity	<p>a. The site containing the residential unit shall have a minimum net site area of 4ha.</p>
P6	Repairs, replacement and/or additions to an existing residential unit on an existing site with a minimum net site area less than 4ha	Nil
P7	Minor residential unit	<p>a. Shall have a minimum GFA of 35m² and a maximum GFA of 70m²;</p> <p>b. Shall share vehicle access with the primary residential unit;</p> <p>c. Shall be located on a site with a minimum net site area of 4ha; and</p> <p>d. Shall be limited to a family flat where located within the 50dB Ldn Air Noise Contour <i>[This provision may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</i>.</p>
P8	Home occupation	<p>a. The GFA of the building occupied by the home occupation, plus any outdoor storage area used for the home occupation, shall be less than 40m².</p> <p>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</p>
P9	Conservation activities	<p>a. Any building and/or impervious surfaces shall be limited to an area of less than 100m²</p>
P10	Recreation activity	<p>a. Any building and/or impervious surfaces shall be limited to an area of less than 100m²</p>
P11	Farm stay	<p>a. Shall accommodate no more than 10 farm stay guests at one time; and</p> <p>b. Guests may be accommodated within an existing residential unit or minor residential unit;</p> <p>Except that where located within the 50dBA Ldn Air Noise Contour:</p> <p>c. The maximum number of farm stay guests accommodated at one time shall not exceed four; and</p>

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	Activity	Activity specific standards
		d. Guests shall only be accommodated in an existing residential unit. <i>[These provisions may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</i>
P12	Rural tourism activity	a. Visitors shall be limited to a maximum of 60 persons per day.
P13	Rural tourism facility	a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m ² . b. The area of any ancillary retail activity shall be limited to less than 25m ² .
P14	Repairs, replacement and/or additions to an existing community facility, other than those provided for under Rule 17.3.2.1 P18	a. Additions shall be limited to an increase in the GFA of no more than 100m ² .
P15	Emergency service facilities	a. Emergency services facilities are exempt from the built form standards in Rule 17.3.3
P16	Veterinary care facility	a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m ²
P17	Flood protection activities, including planting of exotic trees, earthworks and structure, undertaken by Christchurch City Council or Canterbury Regional Council	a. Flood protection activities are exempt from the built form standards in Rule 17.3.3
P18	Spiritual activity and camping ground at Pascoe Park Camping Ground, 20 Farrells Road (Lot 3 DP18474)	Nil
P19	Poultry hatcheries	Nil
P20	Repairs, replacement and/or additions to existing activities and/or facilities lawfully established prior to <i>[insert date of decision]</i> on the following sites: Pt Lot 50, DP875 (contained in Certificates of Title CB358/265 and CB374/229 only), Lot 2, DP 12585, PT Lot 1, DP 12585, and/or Lot 1, DP 15308.	a. Additions to the floor area of any buildings used for existing activities or facilities shall be limited to an increase in GFA of no more than 100m ² .

17.3.2.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion

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set out in Rule 17.8, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 17.3.2.1 P1 – P20 and Rule 17.3.2.2 RD2 – RD9 that does not meet one or more of the built form standards in Rule 17.3.3, unless otherwise specified. Refer to the relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: a. Building height – Rule 17.8.1.1; b. Setbacks from road boundaries – Rule 17.8.1.2; c. Building setbacks from internal boundaries – Rule 17.8.1.4; d. Separation distances – Rule 17.8.1.5; e. Site coverage and building footprint – Rule 17.8.1.6; f. Traffic generation and access – Rule 17.8.1.7; g. Identified building area – Rule 17.8.1.8 h. Water supply for firefighting – Rule 17.8.1.11
RD2	Any activity listed in Rule 17.3.2.1 P3, P4, P8, P9, P11 – P14, P16 and P20 that does not meet one or more of the activity specific standards (except for P11 where this rule relates to activity specific standards a. and b. only). Any application arising from this rule shall not be publicly notified.	a. Scale of activity – Rule 17.8.2.1
RD3	Any activity listed in Rule 17.3.2.1 P7 that does not meet one or more of activity specific standards a. or b. Any application arising from this rule shall not be publicly notified.	a. Minor residential unit – Rule 17.8.2.2
RD4	Boarding of domestic animals Any application arising from this rule shall not be publicly notified.	a. Intensive farming, equestrian facilities and boarding of domestic animals – Rule 17.8.2.3
RD5	Equestrian facility Any application arising from this rule shall not be publicly notified.	
RD6	Intensive farming Any application arising from this rule shall not be publicly notified.	
RD7	On Pt Lot 50 DP 875, Lot 2 DP12585, Pt Lot 1 DP12585 and Lot 1 DP15308 (corner Marshlands Road and Prestons Road) any of the following activities: <ul style="list-style-type: none"> • Guest accommodation • Community facility including health care facility, place 	a. Scale of activity – Rule 17.8.2.1

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	Activity	The Council's discretion shall be limited to the following matters:
	<p>of assembly, and preschool activity but excluding any other education activities</p> <p>Other than those provided for under Rule 17.3.2.1 P14 and 17.3.2.1 P20.</p> <p>Any application arising from this rule shall not be publicly notified.</p>	
RD8	<p>Any activity listed in Rule 17.3.2.1 P10 where the area of buildings and/or impervious surfaces in combination is equal to or exceeds 100m² but less than 500m²</p> <p>Any application arising from this rule shall not be publicly notified.</p>	a. Scale of activity – Rule 17.8.2.1
RD9	<p>Any new community facility, except for education activities, other than those provided for under Rule 17.3.2.1 P18, P20 and Rule 17.3.2.2 RD7</p> <p>Any application arising from this rule shall not be publicly notified.</p>	a. Scale of activity – Rule 17.8.2.1
RD10	<p>One residential unit and one minor residential unit on a site in existence as at 2 May 2015 with a net site area greater than 1ha but less than 4ha; except that within the 50dB Ldn Air Noise Contour this rule only applies to the following sites:</p> <p>9 Barbers Road, Templeton, Lot 19 DP 23834, CB4C/395; and</p> <p>15 Barbers Road, Templeton, Lot 18 Lot 18 DP 23834, CB4C/394.</p> <p><i>[This provision may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</i></p> <p>Any application arising from this rule shall not be publicly notified.</p>	a. Residential activities on existing small sites – Rule 17.8.2.6

17.3.2.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Guest accommodation, other than any activity provided for by Rules 17.3.2.1 P11 and P18 or Rule 17.3.2.2 RD7
D2	Education activities
D3	Quarrying activity located 250 metres or more from a residential zone or Specific Purpose (School) Zone boundary.
D4	Plantation forestry
D5	Recreational activities where the area of buildings and/or impervious surfaces in combination is equal to or exceeds 500m ²

17.3.2.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.
NC2	Quarrying activity located less than 250 metres from a residential zone or Specific Purpose (School) Zone boundary.
NC3	Any residential activity and/or minor residential unit that does not meet the activity specific standards in Rule 17.3.2.1 P5 a or P7 c., except where provided for in Rule 17.3.2.2 RD10.
NC4	<p>a. Buildings and horticultural structures not permitted by Rule 17.3.2.1 P2, and any sensitive activities:</p> <ul style="list-style-type: none"> i. Within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line, or foundation of an associated support structure. ii. Within 10 metres of the centre line of a 66kV National Grid transmission line, 66kV electricity distribution line, or foundation of an associated support structure. iii. Within 5 metres of the centre line of a 33kV, or the Heathcote to Lyttelton 11kV, electricity distribution line, or foundation of an associated support structure. <p>b. Fencing – fences that do not meet Rule 17.3.2.1 P1</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Notes:</p> <ul style="list-style-type: none"> 1. The National Grid transmission lines and electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid or electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines and electricity distribution lines. Buildings and activities in the vicinity of National Grid transmission lines and electricity distribution lines must comply with the NZECP 34:2001.
NC5	<p>a. Any sensitive activities located within the 50dB Ldn Air Noise Contour, including:</p> <ul style="list-style-type: none"> i. any residential unit on a site less than 4ha; ii. any activity listed in Rule 17.3.2.1 P7 that does not meet activity specific standard d.; and iii. any activity listed in Rule 17.3.2.1 P11 that does not meet activity specific standard c. or d. <p><i>[This provision may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</i></p>

17.3.3 Built form standards — Rural Urban Fringe Zone

17.3.3.1 Identified building area

- a. Any new residential unit located on a site created by subdivision occurring after *[insert date of decision]* shall be located on an identified building area.

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

17.3.3.2 Building height

The maximum height of any building shall be as follows:

	Activity	Standard
a.	All buildings unless specified below	9 metres
b.	Farm buildings	12 metres

17.3.3.3 Building setback from road boundaries

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

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

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

17.3.3.4 Building setback from internal boundaries

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

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

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

17.3.3.5 Separation distances

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

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

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

17.3.3.6 Site coverage

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

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

Note: For the purposes of calculating site coverage for clauses a. and b. above, green houses, either with or without a solid floor, shall be excluded.

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

17.3.3.7 Vehicle trips

- a. The maximum number of vehicle trips per site for all activities, other than for farming, shall be 100 per day.

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

17.3.3.8 Water supply for firefighting

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

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

17.4 Rules — Rural Waimakariri Zone

17.4.1 *[This number is not used]*

17.4.2 Activity status tables — Rural Waimakariri Zone

17.4.2.1 Permitted activities

The activities listed below are permitted activities in the Rural Waimakariri Zone if they meet any activity specific standards set out in the following table and the built form standards in Rule 17.4.3.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 17.4.2.2, 17.4.2.3 or 17.4.2.4 below.

	Activity	Activity specific standards
P1	Farming	a. Fencing shall be located a minimum of 5 metres from a National Grid transmission line support structure foundation except where it meets the requirements of Clause 2.3.3 of NZECP34:2001.
P2	Farm building	a. Commercial greenhouses, wintering barns, produce packing buildings, milking/dairy sheds or structures associated with irrigation infrastructure (including mobile irrigators) shall not be located within the following corridors: <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 220kV National Grid transmission line; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line; b. Farm buildings and horticultural structures, except where they meet the requirements of Clause 2.4.1 of NZECP34:2001, shall not be located: <ul style="list-style-type: none"> i. within 12 metres of a foundation of a 220kV National Grid transmission line support structure. or ii. within 10 metres of a foundation of a 66kV National Grid transmission line support structure.
P3	Rural produce retail	a. Shall be limited to: <ul style="list-style-type: none"> i. a retail area with a maximum GFA of 75m²; and ii. one per site.
P4	Rural produce manufacturing	a. The GFA occupied by rural produce manufacturing shall be less than 100m ² per site.
P5	Plantation forestry	Nil
P6	Residential activity	a. The site containing the residential unit shall have a minimum net site area of 20ha

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	Activity	Activity specific standards
P7	Repairs, replacement and/or additions to existing residential units on an existing site with a minimum area less than 20ha	Nil
P8	Minor residential unit	<ul style="list-style-type: none"> a. Shall have a minimum GFA of 35m² and a maximum GFA of 70m²; b. Shall share vehicle access with the primary residential unit; c. Shall be located on a site with a minimum net site area of 20ha; and d. Shall be limited to a family flat where located within the 50dB Ldn Air Noise Contour <i>[This provision may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</i>.
P9	Home occupation	<ul style="list-style-type: none"> a. The GFA of the building occupied by the home occupation, plus any outdoor storage area used by the home occupation, shall be less than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.
P10	Conservation activities	<ul style="list-style-type: none"> a. Any building and/or impervious surfaces shall be limited to an area of less than 100m²
P11	Recreation activity	<ul style="list-style-type: none"> a. Any building and/or impervious surfaces shall be limited to an area of less than 100m²
P12	Farm stay	<ul style="list-style-type: none"> a. Shall accommodate no more than 6 farm stay guests at one time; and b. Guests may be accommodated within an existing residential unit or minor residential unit; <p>Except that where located within the 50dBA Ldn Air Noise Contour:</p> <ul style="list-style-type: none"> c. The maximum number of farm stay guests accommodated at one time shall not exceed four; and d. Guests shall only be accommodated in an existing residential unit. <p><i>[These provisions may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</i></p>
P13	Rural tourism activity	<ul style="list-style-type: none"> a. Visitors shall be limited to a maximum of 60 persons per day.
P14	Rural tourism facility	<ul style="list-style-type: none"> a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m²; and b. The area of any ancillary retail activity shall be limited to less than 25m²
P15	Repairs, replacement and/or additions to an existing community facility	<ul style="list-style-type: none"> a. Additions shall be limited to an increase in the GFA of no more than 100m².
P16	Emergency services facilities	<ul style="list-style-type: none"> a. Emergency services facilities are exempt from the built form standards in Rule 17.4.3
P17	Veterinary care facility	<ul style="list-style-type: none"> a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m²

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	Activity	Activity specific standards
P18	Flood protection activities, including planting of exotic trees, earthworks and structure, undertaken by Christchurch City Council or Canterbury Regional Council	a. Flood protection activities are exempt from the built form standards in Rule 17.4.3

17.4.2.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 17.8, as set out in the table below.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 17.4.2.1 P1 – P18, and Rule 17.4.2.2 RD2 – RD7 that does not meet one or more of the built form standards in Rule 17.4.3, unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	As relevant to the built form standard not met: a. Building height –Rule 17.8.1.1; b. Setbacks from road boundaries –Rule 17.8.1.2; c. Building setbacks from internal boundaries –Rule 17.8.1.4; d. Separation distances –Rule 17.8.1.5; e. Site coverage and building footprint –Rule 17.8.1.6; f. Traffic generation and access –Rule 17.8.1.7; g. Identified building area –Rule 17.8.1.8; h. <i>For Rules 17.4.3.2, 17.4.3.3, 17.4.3.4 and 17.4.3.6, Public access to the coastal environment – Rule 17.8.3.1 [Stage 3 - Chapter 9 Natural and Cultural Heritage]</i> i. Water supply for firefighting – Rule 17.8.1.11
RD2	Any activity listed in Rule 17.4.2.1 P3, P4, P9 – P15 and P17 that does not meet one or more of the activity specific standards, (except for P12 where this rule relates to activity specific standards a. and b. only). Any application arising from this rule shall not be publicly notified.	a. Scale of activity – Rule 17.8.2.1; and b. <i>Public access to the coastal environment – Rule 17.8.3.1 [Stage 3 - Chapter 9 Natural and Cultural Heritage]</i>
RD3	Any activity listed in Rule 17.4.2.1 P8 that does not meet one or more of activity specific standards a. or b. Any application arising from this rule shall not be publicly notified.	a. Minor residential unit –Rule 17.8.2.2; and b. <i>Public access to the coastal environment – Rule 17.8.3.1 [Stage 3 - Chapter 9 Natural and Cultural Heritage]</i>
RD4	Boarding of domestic animals Any application arising from this rule	

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	Activity	The Council's discretion shall be limited to the following matters:
	shall not be publicly notified.	
RD5	Equestrian facility Any application arising from this rule shall not be publicly notified.	a. Intensive farming, equestrian facilities and boarding of domestic animals – Rule 17.8.2.3; and b. <i>Public access to the coastal environment – Rule 17.8.3.1 [Stage 3 - Chapter 9 Natural and Cultural Heritage]</i>
RD6	Intensive Farming Any application arising from this rule shall not be publicly notified.	
RD7	New community facility except for education activities Any application arising from this rule shall not be publicly notified.	a. Scale of activity – Rule 17.8.2.1

17.4.2.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Guest accommodation, other than any activity provided for by Rule 17.4.2.1 P12.
D2	Education activities
D3	Quarrying activity located 250 metres or more from a residential zone or Specific Purpose (School) Zone boundary.

17.4.2.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.
NC2	Any activity listed in Rule 17.4.2.1 P6 that does not meet the activity specific standard.
NC3	Any activity listed in Rule 17.4.2.1 P8 that does not meet activity specific standard c.
NC4	Quarrying activity located less than 250 metres from a residential zone or Specific Purpose (School) Zone boundary.
NC5	<p>a. Buildings and horticultural structures not permitted by Rule 17.4.2.1 P2, and any sensitive activities:</p> <ul style="list-style-type: none"> i. Within 12 metres of the centre line of a 220kV National Grid transmission line or foundation of an associated support structure. ii. Within 10 metres of the centre line of a 66kV National Grid transmission line or foundation of an associated support structure. <p>b. Fencing – Fences that do not meet Rule 17.4.2.1 P1.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified</p>

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	Activity
	<p>only to Transpower New Zealand Limited (absent its written approval).</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines. Buildings and activities in the vicinity of National Grid transmission lines must comply with the NZECP 34:2001.
NC6	<p>a. Any sensitive activities located within the 50dB Ldn Air Noise Contour, including:</p> <ol style="list-style-type: none"> i. any residential unit on a site less than 20ha; ii. any activity listed in Rule 17.4.2.1 P12 that does not meet activity specific standards c. or d.; and iii. any activity listed in Rule 17.4.2.1 P8 that does not meet activity specific standard d. <p><i>[This provision may be reconsidered by the Hearings Panel following the decision on Chapter 6 General Rules]</i></p>

17.4.3 Built form standards — Rural Waimakariri Zone

17.4.3.1 Identified building area

- a. Any new residential unit located on a site created by subdivision occurring after *[insert date of decision]* shall be located on an identified building area.

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

17.4.3.2 Building height

The maximum height of a building shall be as follows:

	Activity	Standard
a.	All buildings, unless specified below	9 metres
b.	Farm buildings	12 metres

17.4.3.3 Building setback from road boundaries

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

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	Activity	Standard
a.	All buildings, unless specified below.	15 metres
b.	All buildings on sites less than 0.4ha	6 metres
c.	All buildings on sites fronting a Major or Minor Arterial Road or State highway	30 metres from the Major or Minor Arterial Road or State highway boundary

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

17.4.3.4 Building setback from internal boundaries

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

	Activity	Standard
a.	All buildings, unless specified below.	10 metres
b.	All buildings on sites less than 0.4ha	3 metres
c.	New residential unit and minor residential unit	25 metres
d.	Any buildings, balconies or decks on sites adjacent to a designed railway corridor	4 metres from the designated railway corridor boundary

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

17.4.3.5 Separation distances

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

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

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

17.4.3.6 Site coverage

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

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

Note: For the purposes of calculating site coverage for clauses a. and b. above, green houses, either with or without a solid floor, shall be excluded.

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

17.4.3.7 Vehicle trips

- a. The maximum number of vehicle trips per site for all activities, other than for farming, shall be 100 per day.

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

17.4.3.8 Water supply for firefighting

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

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

17.5 Rules — Rural Port Hills Zone

17.5.1 *[This number is not used]*

17.5.2 Activity status tables — Rural Port Hills Zone

17.5.2.1 Permitted activities

The activities listed below are permitted activities in the Rural Port Hills Zone if they meet any activity specific standards set out in the following table and the built form standards in Rule 17.5.3.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 17.5.2.2, 17.5.2.3 or 17.5.2.4 below.

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

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	Activity	Activity specific standards
		<ul style="list-style-type: none"> i. a retail area with a maximum GFA of 75m²; and ii. one per site.
P4	Rural produce manufacturing	a. The GFA occupied by rural produce manufacturing shall be less than 100m ² per site.
P5	Residential activity	a. The site containing the residential unit shall have a minimum net site area of 100ha
P6	Repairs, replacement and/or additions to existing residential units on an existing site with a minimum area less than 100ha	Nil
P7	Minor residential unit	<ul style="list-style-type: none"> a. Shall have a minimum GFA of 35m² and a maximum GFA of 70m²; b. Shall share vehicle access with the primary residential unit; and c. Shall be located on a site with a minimum net site area of 100ha.
P8	Home occupation	<ul style="list-style-type: none"> a. The GFA of the building occupied by the home occupation, plus any outdoor storage area used by the home occupation, shall be less than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.
P9	Conservation activities	a. Any building and/or impervious surfaces shall be limited to an area of less than 100m ²
P10	Recreation activity	a. Any building and/or impervious surfaces shall be limited to an area of less than 100m ²
P11	Farm stay	<ul style="list-style-type: none"> a. Shall accommodate no more than six farm stay guests at any one time; and b. Guests may be accommodated within an existing residential unit or Minor residential unit
P12	Rural tourism activity	a. Visitors shall be limited to a maximum of 60 persons per day.
P13	Rural tourism facility	<ul style="list-style-type: none"> a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m²; and b. The area of any ancillary retail activity shall be limited to less than 25m²
P14	Repairs, replacement and/or additions to existing Community facility	a. Additions to an existing community facility shall be limited to an increase in the GFA of no more than 100m ² .
P15	Existing forestry	Nil
P16	Emergency services facilities	a. Emergency services facilities are exempt from the built form standards in Rule 17.5.3

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	Activity	Activity specific standards
P17	Veterinary care facility	a. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m ²

17.5.2.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 17.8, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 17.5.2.1 P1 – P17, and Rule 17.5.2.2 RD2 – RD8 that does not meet one or more of the built form standards in Rule 17.5.3, unless otherwise specified. Refer to the relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: a. Building height – Rule 17.8.1.1; b. Setbacks from road boundaries – Rule 17.8.1.2; c. Building setbacks from internal boundaries – Rule 17.8.1.4; d. Separation distances – Rule 17.8.1.5; e. Site coverage and building footprint – Rule 17.8.1.6; f. Traffic generation and access – Rule 17.8.1.7; g. Identified building area – Rule 17.8.1.8; h. <i>For Rules 17.5.3.2, 17.5.3.3, 17.5.3.4 and 17.5.3.6, Public access to the coastal environment – Rule 17.8.3.1 [Stage 3 - Chapter 9 Natural and Cultural Heritage]</i> i. Water supply for firefighting – Rule 17.8.1.11
RD2	Any activity listed in Rule 17.5.2.1 P3, P4 and P8 – P17 that does not meet one or more of the activity specific standards. Any application arising from this rule shall not be publicly notified.	a. Scale of activity – Rule 17.8.2.1; and b. <i>Public access to the coastal environment – Rule 17.8.3.1 [Stage 3 - Chapter 9 Natural and Cultural Heritage]</i>
RD3	Any activity listed in Rule 17.5.2.1 P7 that does not meet one or more of activity specific standards a. or b. Any application arising from this rule shall not be publicly notified.	a. Minor residential unit – Rule 17.8.2.2; and b. <i>Public access to the coastal environment – Rule 17.8.3.1 [Stage 3 - Chapter 9 Natural and Cultural Heritage]</i>
RD4	Boarding of domestic animals Any application arising from this rule shall not be publicly notified.	a. Intensive farming, equestrian facilities and boarding of domestic animals – Rule 17.8.2.3; and
RD5	Equestrian facility Any application arising from this rule shall not be	

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	Activity	The Council's discretion shall be limited to the following matters:
	publicly notified.	b. <i>Public access to the coastal environment – Rule 17.8.3.1 [Stage 3 - Chapter 9 Natural and Cultural Heritage]</i>
RD6	Intensive farming Any application arising from this rule shall not be publicly notified.	
RD7	New community facility except education activities Any application arising from this rule shall not be publicly notified.	a. Scale of activity – Rule 17.8.2.1; and b. <i>Public access to the coastal environment – Rule 17.8.3.1 [Stage 3 - Chapter 9 Natural and Cultural Heritage]</i>
RD8	One residential unit on a site in existence as at 2 May 2015 with a net site area greater than 4ha but less than 10ha. For the site at 315 Port Hills Road (Lot 2 and 5 DP2409), any existing residential unit located on the Residential Port Hills Zone portion of the site shall be excluded for the purpose of this rule. This rule does not apply to sites fully located within an Outstanding Natural Landscape. Any application arising from this rule shall not be limited or publicly notified.	a. Residential activities on existing small sites – Rule 17.8.2.6

17.5.2.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Guest accommodation, other than any activity provided for by Rule 17.5.2.1 P11.
D2	Education activities
D3	Quarrying activity
D4	Plantation forestry

17.5.2.4 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.
NC2	Any activity listed in Rule 17.5.2.1 P5 that does not meet the activity specific standard.
NC3	Any activity listed in Rule 17.5.2.1 P7 that does not meet activity specific standard c.
NC4	a. Buildings and horticultural structures not permitted by Rule 17.5.2.1 P2, and any sensitive activities: i. Within 12 metres of the centre line of a 220kV National Grid transmission line or

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Activity	
	<p>foundation of an associated support structure.</p> <p>ii. Within 10 metres of the centre line of 66kV electricity distribution line or foundation of an associated support structure.</p> <p>iii. Within 5 metres of the centre line of a 33kV, or the Heathcote to Lyttelton 11kV, electricity distribution line, or foundation of an associated support structure.</p> <p>b. Fencing – Fences that do not meet Rule 17.5.2.1 P1.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator (<u>absent its written approval</u>).</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines and distribution lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid or electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines and electricity distribution lines. Buildings and activities in the vicinity of National Grid transmission lines or electricity distribution lines must comply with the NZECP 34:2001.

17.5.3 Built form standards — Rural Port Hills Zone

17.5.3.1 Identified building area

- a. Any new residential unit located on a site created by subdivision occurring after *[insert date of decision]* shall be located on an identified building area.

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

17.5.3.2 Building height

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

17.5.3.3 Building setback from road boundaries

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

	Activity	Standard
a.	All buildings, unless specified below	15 metres
b.	All buildings on sites less than 0.4ha	6 metres

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	Activity	Standard
c.	All buildings on sites fronting a Major or Minor Arterial Road or State highway	30 metres from the Major or Minor Arterial Road or State highway boundary.

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

17.5.3.4 Building setback from internal boundaries

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

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

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

17.5.3.5 Separation distances

The minimum separation distances for intensive farming and sensitive activities shall be as follows:

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

17.5.3.6 Site coverage

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

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

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

17.5.3.7 Vehicle trips

- a. The maximum number of vehicle trips per site for all activities, other than for farming, shall be 100 per day.

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

17.5.3.8 Water supply for firefighting

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

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

17.6 Rules — Rural Quarry Zone

17.6.1 *[This number is not used]*

17.6.2 Activity status tables — Rural Quarry Zone

17.6.2.1 Permitted activities

Activity P1 (quarrying activity) listed below is a permitted activity in the Rural Quarry Zone if it complies with the built form standards and the activity specific standards set out in Rules 17.6.3 and 17.6.4.

Activities P2–P11 listed below are permitted activities in the Rural Quarry Zone if they meet any activity specific standards set out in this table and the built form standards set out in Rule 17.6.3.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 17.6.2.2, 17.6.2.3, 17.6.2.4 or 17.6.2.5 below.

	Activity	Activity specific standards
P1	Quarrying activity	a. Refer to the standards set out in Rules 17.6.3 and 17.6.4.
P2	Farming	a. Any farming activity and/or farm building shall meet the activity and built form standards for P1 and P2 of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage – 17.3.3.6); and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6.3.1.
P3	Farm building	
P4	Rural produce retail	a. Shall meet the activity specific standards and built form standards for P3 of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage – 17.3.3.6); and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6.3.1.
P5	Rural produce manufacturing	a. Shall meet the activity specific standards and built form standards for P4 of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage – 17.3.3.6); and b. The total maximum area of land occupied by all buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6.3.1.
P6	Conservation activity (including Peacock Springs Conservation Area identified in Appendix	a. Shall meet the activity specific standards and built form standards for P9 of the Rural Urban Fringe Zone set out in

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	Activity	Activity specific standards
	17.9.1)	Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage – 17.3.3.6); and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6.3.1.
P7	Recreation activity	a. Shall meet the activity specific standards and built form standards for P10 of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage – 17.3.3.6); and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6.3.1.
P8	Emergency services facilities	a. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6.3.1.
P9	Existing intensive farming	a. Shall be limited to that which existed on 2 May 2015.
P10	Flood protection activities including planting of exotic trees, earthworks and structures undertaken by the Council or Canterbury Regional Council	Nil
P11	Golf course and/or golf driving range and associated facilities	a. Shall meet the built form standards of the Open Space Community Parks Zone set out in Rule 18.2.3; and b. The total maximum area of land occupied by buildings and / or covered by impervious surfaces on the site shall not exceed the standard in Rule 17.6.3.1. c. Any associated facility shall be limited to a: i. Clubroom/clubhouse; ii. Ancillary food and beverage outlet not exceeding 250m ² or 25% of GFA of all buildings on the same site; iii. Ancillary retail activity not exceeding 250m ² or 25% of GFA of all buildings on the same site; d. The maximum floor area of any single building shall be 500m ² GFA.

17.6.2.2 Controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table (the matter of discretion is to be treated as a matter of control for the purposes of this rule).

Any application arising from these rules shall not be publicly or limited notified.

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Activity		The matters over which Council reserves its control:
C1	Any activity listed in Rule 17.6.2.1 P1 that does not meet the permitted standard in Rule 17.6.4.9.	a. Maximum internal batter slope - Rule 17.8.2.8

17.6.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 17.8, and as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 17.6.2.1 P1 that does not meet one or more of the standards in Rules 17.6.3 and 17.6.4, unless otherwise specified in Rules 17.6.2.2 and 17.6.2.5. Refer to the relevant standard in Rules 17.6.3 and 17.6.4 for provisions regarding notification.	As relevant to the standard that is not met: a. Building height – Rule 17.8.1.1; b. Setbacks from road boundaries – Rule 17.8.1.2; c. For Rules 17.6.3.1 and 17.6.4.3, Site coverage and building footprint – Rule 17.8.1.6; d. Hours of operation – Rule 17.8.2.13; e. For Rule 17.6.4.5, Site access – Rules 7.3.19(1), and 7.3.19(5); f. Depth of excavation – Rule 17.8.2.14 g. Minimum excavation setbacks – Rule 17.8.2.11; h. For Rule 17.6.4.8, for all waterbodies - Rules 6.6.3.1, 6.6.3.2 and 6.6.3.5, and additional for Environmental Asset waterways - Rules 6.6.3.3 and 6.6.3.4. i. Location of crushing and screening plant – Rule 17.8.2.9; j. Stockpile height and setbacks – Rule 17.8.2.10; k. Visual screening and maintenance – Rule 17.8.2.12; and l. Water supply for firefighting – Rule 17.8.1.11
RD2	Concrete batching and/or asphalt manufacturing activity that utilise natural resources extracted and / or processed on the property as the principal raw material for the activity.	a. Scale of activity – Rule 17.8.2.1; b. Hours of operation – Rule 17.8.2.13; c. Activities associated with quarrying – Rule 17.8.2.15.
RD3	Any activity listed in Rule 17.6.2.1 P2 and P3 that does not meet the built form standards required to be met by activity specific standard a. in Rule 17.6.2.1. Any application arising from this rule shall not be limited or publicly notified.	As relevant to the built form standard that is not met: a. Building height – Rule 17.8.1.1; b. Setbacks from road boundaries – Rule 17.8.1.2; c. Building setbacks from internal boundaries – Rule 17.8.1.4; d. Separation distances – Rule 17.8.1.5;

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	Activity	The Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> e. Site coverage and building footprint – Rule 17.8.1.6; f. Traffic generation and access – Rule 17.8.1.7; and g. Water supply for firefighting – Rule 17.8.1.11.
RD4	<p>Any activity listed in Rule 17.6.2.1 P2 and P3 that does not meet activity specific standard b. in Rule 17.6.2.1.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Site coverage and building footprint – Rule 17.8.1.6
RD5	<p>Any activity listed in Rule 17.6.2.1 P4– P8 that does not meet one or more of the activity specific standards in Rule 17.6.2.1.</p> <p>Any application arising from this rule shall not be publicly notified.</p>	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Scale of activity – Rule 17.8.2.1; b. Traffic generation and access – Rule 17.8.1.7; c. Site coverage and building footprint – Rule 17.8.1.6; d. Building height – Rule 17.8.1.1; e. Setbacks from road boundaries – Rule 17.8.1.2; and f. Building setbacks from internal boundaries – Rule 17.8.1.4
RD6	<p>Any activity listed in Rule 17.6.2.1 P1 (other than quarrying activity in Rule 17.6.2.5 (NC3)) within 12 metres of a centre line of a 220kV or 110kV National Grid transmission line; or 10 metres of a centre line of a 66kV National Grid transmission line.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand (absent its written approval).</p>	<ul style="list-style-type: none"> a. Adverse effects on the National Grid and electricity distribution infrastructure – Rule 17.8.2.17;
RD7	<p>Any activity listed in Rule 17.6.2.1 P1 (other than quarrying activity in Rule 17.6.2.5 (NC3)) within 10 metres of a centre line of a 66kV electricity distribution line.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p>	<ul style="list-style-type: none"> a. Adverse effects on the National Grid and electricity distribution infrastructure – Rule 17.8.2.17
RD8	<p>Aggregates-processing activity using fixed large processing plant existing at 2 May 2015 (including subsequent upgrade and/or replacement of that plant) and located at the properties listed at Note 1 below, provided that:</p>	<ul style="list-style-type: none"> a. Scale of the activity – Rule 17.8.2.1 b. Stockpile height and setbacks – Rule 17.8.2.10 c. Visual screening and maintenance – Rule 17.8.2.12 d. Hours of operation – Rule 17.8.2.13;

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	Activity	The Council's discretion shall be limited to the following matters:
	<ul style="list-style-type: none"> a. any upgrade or replacement of the existing plant does not result in any processing plant being located closer to any residential unit than the existing plant at 2 May 2015; and b. vehicular access to the activity is limited to access points existing at 2 May 2015; c. any access to the property used by vehicles transporting aggregate is no closer than 250 metres from any residential unit; d. the activity operates in accordance with a quarry site rehabilitation plan prepared in accordance with Rule 17.6.4.15; and e. the quarry site rehabilitation plan requires the rehabilitation of those parts of the property which are not required for processing to be completed within 5 years of the activity commencing. 	<ul style="list-style-type: none"> e. Activities associated with quarrying – Rule 17.8.2.15 f. Rehabilitation and end use – Rule 17.8.2.16 g. High trip generators – Rule 7.3.19 (1) Access and manoeuvring (safety and efficiency) and (5) Network effects

Note 1: Fixed large processing plant existing at 2 May 2015 is located at the following properties:

- a. Isaac Construction – McLeans Quarry, McLeans Island Road
- b. Winstone Aggregates, 233 Old West Coast Road
- c. KB Quarry, 95 Miners Road
- d. Fulton Hogan, 26 Miners Road
- e. Road Metals, 394 West Coast Road
- f. Fulton Hogan, 333 Pound Road

17.6.2.4 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any concrete batching, asphalt manufacturing and/or aggregates-processing activities, other than as provided for by Rule 17.6.2.3 RD2 and RD8.

17.6.2.5 Non-complying activities

The activities listed below are non-complying activities.

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	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.
NC2	Any activity listed in Rule 17.6.2.1 P1 that does not meet the activity specific standard in Rule 17.6.4.14.
NC3	<p>a. Buildings and horticultural structures not permitted by Rule 17.6.2.1 P2 a. and P3 a. within:</p> <ul style="list-style-type: none"> i. 12 metres of a centre line of a 110kV or a 220kV National Grid transmission line or foundation of an associated support structure; or ii. 10 metres of a centre line of a 66kV National Grid transmission line or 66kV electricity distribution line or foundation of an associated support structure. <p>b. Quarrying activity (excluding quarry site rehabilitation):</p> <ul style="list-style-type: none"> i. that permanently physically impedes vehicular access to the National Grid; ii. within 12 metres of a foundation of a 110kV or a 220kV National Grid transmission line support structure; or within 10 metres of a foundation of a 66kV National Grid transmission line support structure or 66kV electricity distribution line support structure. <p>c. Fencing — Fences that do not meet Rule 17.6.2.1 P2 a. or P3 a.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Notes:</p> <ul style="list-style-type: none"> 1. The National Grid transmission lines and identified electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid or the identified electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines and identified electricity distribution lines. Buildings and activities in the vicinity of the National Grid transmission lines or identified electricity distribution lines must comply with the NZECP 34:2001.
NC4	Any activity listed in Rule 17.6.2.1 P9 that does not meet activity specific standard a.

17.6.3 Built form standards for all activities - Rural Quarry Zone

17.6.3.1 Site coverage — all activities

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

	Applicable to	Standard
a.	All sites in the Rural Quarry Zone — Miners Road and Pound Road areas	<p>The maximum total site coverage for all activities shall be no more than 5% of the net site area or 2,000m², whichever is the lesser.</p> <p>For the purposes of this rule site coverage shall include all buildings,</p>

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	Applicable to	Standard
		impervious surfaces and outdoor storage areas, other than in respect of quarrying activities where it shall only apply to buildings.
b.	All sites in the Rural Quarry Zone — McLeans Island area	<p>The maximum total site coverage for all activities shall be no more than 5% of the net site area or 2,000m², whichever is the lesser.</p> <p>For the purposes of this rule site coverage shall include all buildings, impervious surfaces and outdoor storage areas, other than in respect of quarrying activities where it shall only apply to buildings.</p> <p>For the purposes of this rule bird aviaries are excluded from the site coverage rule in the Peacock Springs Conservation Area (Appendix 17.9.1) provided that they are not located over an impervious surface.</p>

17.6.4 Activity specific standards for Quarrying activity - Rural Quarry Zone

17.6.4.1 Building height — Quarrying activity

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

17.6.4.2 Setback from road boundaries — Quarrying activity

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

17.6.4.3 Building footprint — Quarrying activity

- a. The maximum building footprint for any individual building for quarrying activity shall be 500m².

17.6.4.4 Hours of operation — Quarrying activity

The hours of operation for quarrying activity shall be limited to the following:

	Applicable to	Standard
a.	Rural Quarry Zone — Miners Road area	<ol style="list-style-type: none"> i. 0600–1800 Monday to Saturday, except that maintenance of quarry plant may occur at any time; and ii. All other hours Monday to Saturday for the loading and transportation of extracted and/or processed materials only, on no more than six occasions in a calendar year; and iii. 1200–1800 Sundays until 30 April 2018, on no more than six occasions in a calendar year and confined to a two hour period on each occasion.

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	Applicable to	Standard
b.	Rural Quarry Zone – Pound Road and McLeans Island Road areas	<ul style="list-style-type: none"> i. 0600–1800 Monday to Saturday and 1800–2200 Monday to Saturday until 30 April 2018, except that maintenance of quarry plant may occur at any time; and ii. All other hours Monday to Saturday for the loading and transportation of extracted and/or processed materials only, on no more than six occasions in a calendar year; and iii. 1200–1800 Sundays until 30 April 2018, on no more than six occasions in a calendar year and confined to a two hour period on each occasion.

17.6.4.5 Site access — Quarrying activity

- a. Vehicular access points for quarrying activity shall be limited to those existing at 2 May 2015.

17.6.4.6 Depth of excavation — Quarrying activity

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

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

17.6.4.7 Excavation setbacks — Quarrying activity

The minimum excavation setbacks for quarrying activity shall be as follows:

	Applicable to	Standard
a.	All sites	<ul style="list-style-type: none"> i. 20 metres from zone boundary if visual screening option a. in Rule 17.6.4.12 is employed; or ii. 10 metres from zone boundary if either visual screening option b. or c. in Rule 17.6.4.12 is employed.
b.	Quarrying activity on all sites in the same zone	<ul style="list-style-type: none"> i. 6 metres from the boundary of an adjoining allotment in the same zone, unless it is held in common ownership or the written agreement of the adjoining owner has been obtained.

Note: refer to Chapter 5 Natural Hazards for excavation setbacks from stopbanks.

17.6.4.8 Setback from a waterbody — Quarrying activity

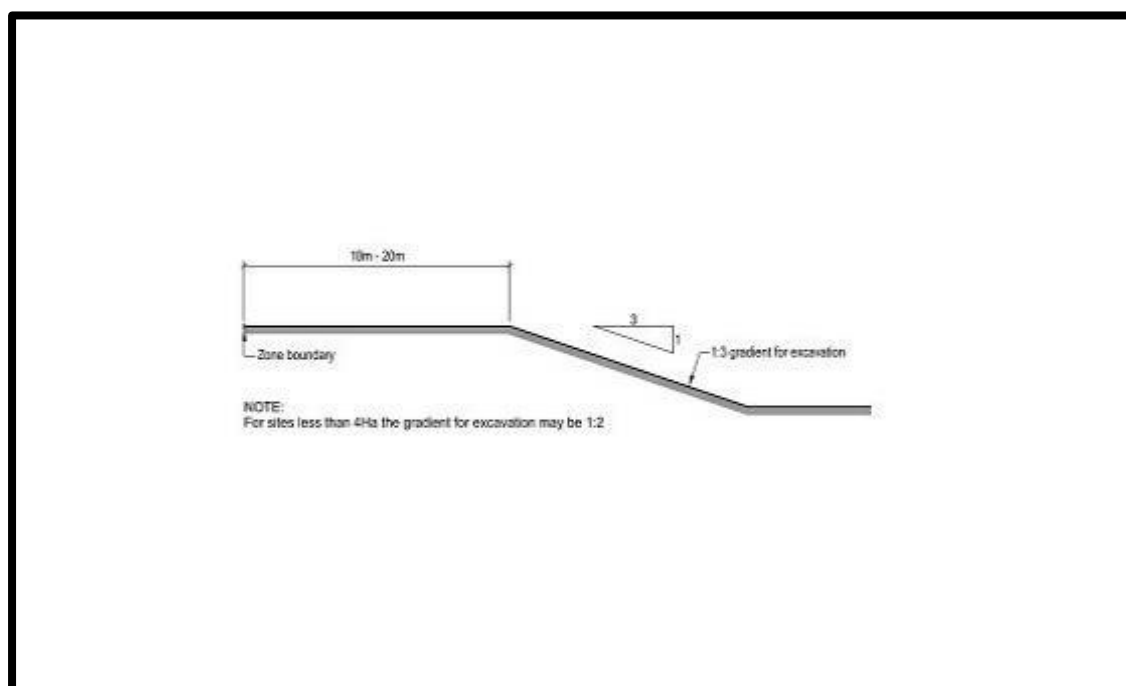
- a. The minimum setback from the bank of a waterbody for quarrying activity shall be:
 - i. 150 metres from the bank of an Environmental Asset Waterway; and
 - ii. 50 metres from the bank of a Network Waterway

17.6.4.9 Internal batter slope — Quarrying activity

The maximum internal batter slope for quarrying activity shall be as follows:

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

*measured from a point 10–20 metres from the zone boundary (depending on the required setback in Rule 17.6.4.7) as indicated by the diagram below.



17.6.4.10 Location of crushing and screening plant — Quarrying activity

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

17.6.4.11 Stockpile height and setback of stockpiles — Quarrying activity

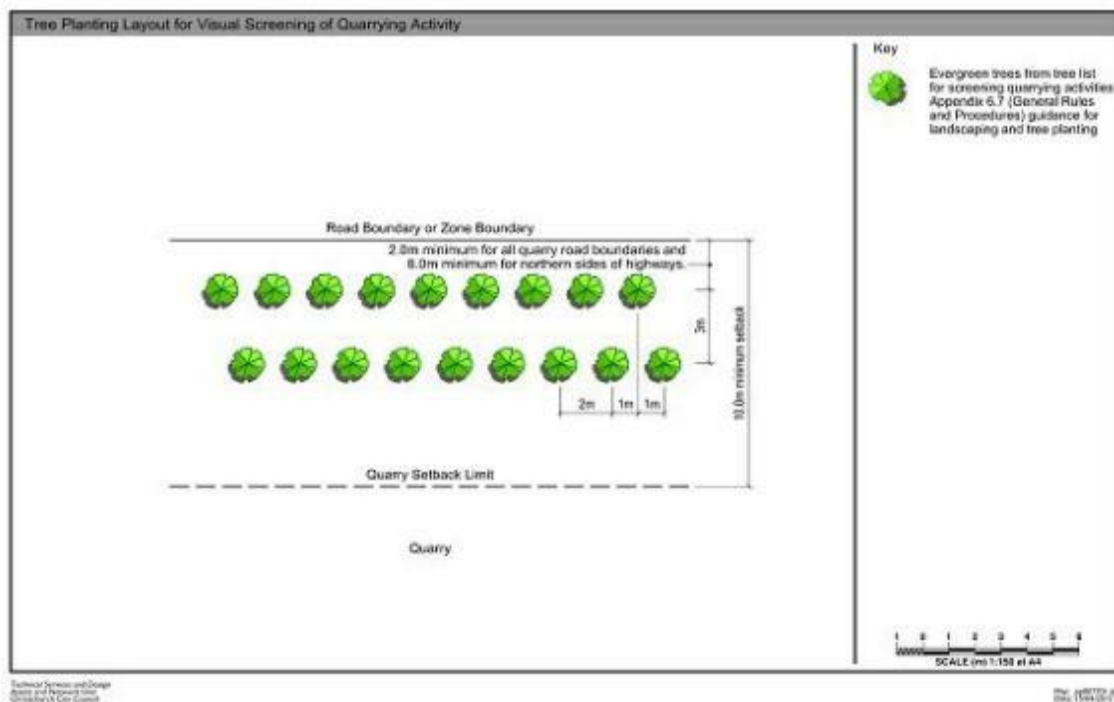
The maximum height of a stockpile and the minimum setback of a stockpile from a zone boundary shall be as follows:

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

17.6.4.12 Visual screening — Quarrying activity

All quarrying activity shall be screened from zone and road boundaries by one or more of the following:

	Standard
a.	Grass covered earth bunds of a minimum 3 metre height and with a minimum 1 metre wide flat top and sides capable of being grazed and mowed with a slope not exceeding 1:3; and/or
b.	Tree planting in the form of existing shelter belts of at least 3 metres height that achieve full screening from ground level to full height of tree; and/or
c.	Tree planting in the form of new shelter belts to be planted in double staggered rows at 2 metre spacings between trees and 3 metre spacings between rows (refer diagram below), provided that: <ol style="list-style-type: none"> where located on the northern side of a state highway, these are planted a minimum of 6 metres from the road boundary; trees are selected from the list contained in Appendix 6.11.6 (Chapter 6 – General Rules and Procedures) specific to ‘trees suitable for visual mitigation of Quarrying activities’; and no quarrying activity is undertaken within 100 metres of any zone or road boundary until trees have reached a minimum height of 3 metres.



17.6.4.13 Maintenance of visual screening — Quarrying activity

Visual screening required by Rule 17.6.4.12 shall be maintained as follows:

	Standard
a.	Any trees used for visual screening purposes shall:

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

17.6.4.14 Quarry site rehabilitation — Quarrying activity

- a. Quarry site rehabilitation shall be undertaken for all quarry sites in accordance with the following:

Applicable to	Standard
a. All quarry sites	<ul style="list-style-type: none"> i. A quarry site rehabilitation plan shall be: <ul style="list-style-type: none"> A. prepared by a suitably qualified or adequately experienced person(s), B. certified by Council as containing methods and processes capable of achieving full quarry site rehabilitation and containing the matters listed under clause iii.; and C. implemented by quarry operators; and ii. The quarry site rehabilitation plan shall be submitted to Council for certification within 2 years of <i>[insert date of decision]</i>, or for new quarries prior to commencement of quarrying; and iii. The quarry site rehabilitation plan shall include: <ul style="list-style-type: none"> A. The quarry rehabilitation objectives for the site; B. A description of the proposed rehabilitation works including: <ul style="list-style-type: none"> 1. The proposed final landform; 2. Whether clean fill or other material will be used in the rehabilitation; 3. The type of land uses that the rehabilitated quarry could support following rehabilitation; 4. The patterns of surface drainage and subsoil drains; and 5. Any landscaping and planting. C. A program and reasonable timescales for progressive rehabilitation. D. Measures to mitigate any potential effects arising from undertaking rehabilitation other than those already addressed through quarry site mitigation. E. Measures to mitigate potential ongoing adverse effects on the stability of adjoining land and its susceptibility to subsidence and erosion.

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Applicable to	Standard
	F. A process for review of the quarry site rehabilitation plan.

17.6.4.15 Water supply for firefighting

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

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

17.6A Rules – Rural Quarry Templeton Zone

17.6A.1 Pre-requisite conditions for zone to apply

- a. Unless, and until, the conditions in Rule 17.6A.1c. are satisfied, the land shown on the Planning Maps as “OCP or Ru Q Templeton” shall be zoned Open Space Community Parks Zone.
- b. If, and when, the conditions in Rule 17.6A.1c. are satisfied, the land shown on the Planning Maps as “OCP or Ru Q Templeton” shall be zoned Rural Quarry Templeton Zone. The Rural Quarry Templeton Zone shall take effect from the date that the conditions in Rule 17.6A.1c. are satisfied.
- c. The following conditions must all be satisfied prior to 31 December 2021:
 - i. The Recreation Reserve status has been uplifted from the land shown on the Planning Maps as “OCP or Ru Q Templeton” and placed upon the land shown on the Planning Maps as “Ru Q or OCP (Templeton)”, pursuant to the Reserves Act 1977;
 - ii. Any resource consent(s) to clear or fell indigenous vegetation, that is/are required to undertake quarrying activity within the land shown on the Planning Maps as “OCP or Ru Q Templeton”, has/have been granted;
 - iii. The delivery to the Council of an executed contract between Fulton Hogan Limited and/or Templeton Golf Club and the party responsible for constructing a new golf course and associated facilities, including clubhouse, on the land shown on the Planning Maps as “Ru Q or OCP (Templeton)”. The contract shall include provision for the following:
 1. The construction of an 18 hole golf course and associated facilities, including clubhouse, to be constructed in 3 stages over 3 years;
 2. An endorsement from Golf Tourism New Zealand (or its successor) that the designed course and associated facilities, including clubhouse, will meet Marquee standard, or its equivalent, when completed and will merit inclusion in the marketing of Golf Trails to International visitors;
 3. Provision in the design and construction of the golf course for an area or areas set aside for biodiversity conservation, as follows:
 - A. a minimum area of 1 ha; comprising no more than four separate areas, set aside for biodiversity conservation purposes;
 - B. construction of at least half of this area or areas to be carried out as part of the first stage of the golf course construction;
 - C. the area or areas to be outside the areas of play for golf; and
 - D. the areas to be located away from the boundary of the zone or from the facilities, and to be clearly identifiable on the ground;
 and
 4. Provision for an area to be established within, and at the northern end of, the zone for recreation comprising:
 - A. at least 15 ha of contiguous open space land set aside for non-golf activities;
 - B. the land required by A. to be located adjoining the gravel reserves (which are on land outside of, but adjoining the zone to the north-east and north-west), being Res 2352 (SO2352), Pt Res 328 (SO 3430), Pt Res 329 (SO 3430) and Pt Res 1378 (SO3430);

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- C. the land required by A. to be rehabilitated to a state suitable for grazing at the time the third stage of golf course is completed; and
- D. the facilities associated with the golf course to be located in a manner which enables shared use of the facilities by users of both the golf course and the non-golf land required by A.

17.6A.2.1 Permitted activities

The activities listed below are permitted activities in the Rural Quarry Templeton Zone if they meet any activity specific standards set out in the following table, the built form standards in Rule 17.6A.3 and the activity specific standards for quarrying activity in Rule 17.6A.4.

Activities may also be controlled, restricted discretionary, discretionary or noncomplying as specified in Rules 17.6A.2.2 to 17.6A.2.5.

Activity		Activity specific standards
P1	Farming	<ul style="list-style-type: none"> a. Shall comply with the activity and built form standards for P1 and P2 of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage Rule 17.3.3.6) ; and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6A.3.1.
P2	Farm building	
P3	Rural produce retail	<ul style="list-style-type: none"> a. Shall comply with the activity specific standards and built form standards for P3 of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage Rule 17.3.3.6); and b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6A.3.1.
P4	Rural produce manufacturing	<ul style="list-style-type: none"> a. Shall comply with the activity specific standards and built form standards for P4 of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage Rule 17.3.3.6); and b. The total maximum area of land occupied by all buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6A.3.1
P5	Conservation activity	<ul style="list-style-type: none"> a. Shall comply with the activity specific standards and built form standards for P9 of the Rural Urban Fringe Zone set out

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Activity		Activity specific standards
		<p>in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage Rule 17.3.3.6); and</p> <p>b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6A.3.1</p>
P6	Recreation activity	<p>a. Shall comply with the activity specific standards and built form standards for P10 of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage Rule 17.3.3.6) ; and</p> <p>b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6A.3.1</p>
P7	Emergency services facilities	<p>a. Shall comply with the Activity and built form standards of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage Rule 17.3.3.6); and</p> <p>b. The total maximum area of land occupied by buildings and/or covered by impervious surfaces on the site shall not exceed the standard specified in Rule 17.6A.3.1</p>

17.6A.2.2 Controlled activities

The activities listed below are controlled activities if they meet the built form standards in Rule 17.6A.3 and the activity specific standards for quarrying activity in Rule 17.6A.4.

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

Any application arising from these rules shall not be publicly notified and shall be limited notified only to the owners and/or occupiers of land immediately abutting the Rural Quarry Templeton Zone (absent written approval).

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Activity		The matters over which Council reserves its control:
C1	<p>Quarrying activity provided that:</p> <ul style="list-style-type: none"> a. construction of six golf course holes within the Open Space Community Parks Zone (Templeton) is completed; and b. a bond is entered into between the Council and Fulton Hogan Limited and/or Templeton Golf Club to ensure completion of construction of the golf course and associated facilities described in Rule 17.6A.1 c. iii.. 	<ul style="list-style-type: none"> a. The extent to which conditions are required in order to give effect to: <ul style="list-style-type: none"> i. The Development Plan and its requirements in Appendix 17.9.3 (as specified in Rule 17.6A.4.8); ii. The Noise Management Plan, including the noise limits (as specified in Rule 17.6A.4.9); iii. The Landscape and Ecological Management Plan (as specified in Rule 17.6A.4.10); and iv. The quarry site rehabilitation plan (as specified in Rule 17.6A.4.11). b. Details of a bond or other security instrument of sufficient sum to ensure completion of construction of the golf course and associated facilities in accordance with Rule 17.6A.1 c. iii.; c. The extent to which conditions are required to ensure that 18 golf course holes are available for play at all times across the Rural Quarry Templeton Zone and the Open Space Community Parks Zone (Templeton). d. The extent to which conditions are required to ensure that the design and use of the proposed accesses do not adversely affect the safety and efficient functioning of the road network.

17.6A.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 17.8, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	<p>Quarrying activity specified in Rule 17.6A.2.2 C1 that does not meet one or more of the built form standards in Rule 17.6A.3 and/or the activity specific standards in Rule 17.6A.4, except as specified in Rule 17.6A.2.5 NC1.</p> <p>Refer to relevant built form and activity specific standards in 17.6A.3 and 17.6A.4 for provisions regarding notification.</p>	<p>As relevant to the built form or activity specific standard that is not met:</p> <ul style="list-style-type: none"> a. For Rules 17.6A.3.1 and 17.6A.4.3, Site coverage and building footprint - Rule 17.8.1.6; b. Water supply for firefighting - Rule 17.8.1.11. c. Building height – Rule 17.8.1.1; d. Setbacks from road boundaries - Rule 17.8.1.2; e. Hours of operation – Rule 17.8.2.13; f. Depth of excavation - Rule 17.8.2.14 g. Maximum internal batter slope - Rule 17.8.2.8; and h. Stockpile height and setbacks - Rule 17.8.2.10.
RD2	<p>Concrete batching and/or asphalt manufacturing activity that utilises natural resources extracted and / or processed on the property as the principal raw material for the activity.</p>	<ul style="list-style-type: none"> a. Scale of activity - Rule 17.8.2.1; b. Hours of operation -Rule 17.8.2.13; and c. Activities associated with quarrying - Rule 17.8.2.15.
RD3	<p>Any activity listed in Rule 17.6A.2.1 P1 - P2 that does not meet the built form standards required to be met by activity specific standard a.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>As relevant to the built form standard that is not met:</p> <ul style="list-style-type: none"> a. Building height - Rule 17.8.1.1; b. Setbacks from road boundaries - Rule 17.8.1.2;

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Activity		The Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> c. Building setbacks from internal boundaries - Rule 17.8.1.4; d. Separation distances – Rule 17.8.1.5; e. Site coverage and building footprint - Rule 17.8.1.6. f. Traffic generation and access –Rule 17.8.1.7; and g. Water supply for firefighting - Rule 17.8.1.11
RD4	<p>Any activity listed in Rule 17.6A.2.1 P1 - P2 that does not meet activity specific standard b.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Site coverage and building footprint - Rule 17.8.1.6.
RD5	<p>Any activity listed in Rule 17.6A.2.1 P3 - P7 that does not meet one or more of the activity specific standards and/or the built form standard in Rule 17.6A.3.2.</p> <p>Any application arising from this rule shall not be publicly notified.</p>	<p>As relevant to the activity specific or built form standard that is not met:</p> <ul style="list-style-type: none"> a. Scale of activity – Rule 17.8.2.1; b. Site coverage and building footprint - Rule 17.8.1.6; c. Building height - Rule 17.8.1.1; d. Setbacks from road boundaries - Rule 17.8.1.2; e. Building setbacks from internal boundaries - Rule 17.8.1.4. f. Traffic generation and access – Rule 17.8.1.7; and g. Water supply for firefighting - Rule 17.8.1.11.

17.6A.2.4 Discretionary activities

The activities listed below are discretionary activities.

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Activity	
D1	Concrete batching, asphalt manufacturing activity and aggregates-processing activity, other than as provided for by Rule 17.6A.2.3 RD2.

17.6A.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Quarrying activity that does not meet one or more of the activity specific standards in Rules 17.6A.4.8 - 17.6A.4.11.
NC2	Quarrying activity, other than as specified in Rule 17.6A.2.2 C1.
NC3	Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.

17.6A.3 Built form standards for all activities – Rural Quarry Templeton Zone**17.6A.3.1 Site coverage - all activities**

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

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

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	Activity	Standard
d.		5% of the zone area.

17.6A.3.2 Water supply for firefighting

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

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

17.6A.4 Activity specific standards for quarrying activity - Rural Quarry Templeton Zone**17.6A.4.1 Building height**

The maximum height of any building shall be 9 metres measured from original ground level.

17.6A.4.2 Setback from road boundaries

The minimum building setback from road boundaries shall be 20 metres.

17.6A.4.3 Building footprint

The maximum building footprint for any individual building shall be 500m².

17.6A.4.4 Hours of operation

Quarrying activity shall be limited to the following hours of operation, except that maintenance of quarry plant may occur at any time:

- a. 0600-1800 Monday to Saturday;
- and

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- b. All other hours Monday to Saturday for the loading and transportation of extracted and/or processed materials only, on no more than six occasions in a calendar year.

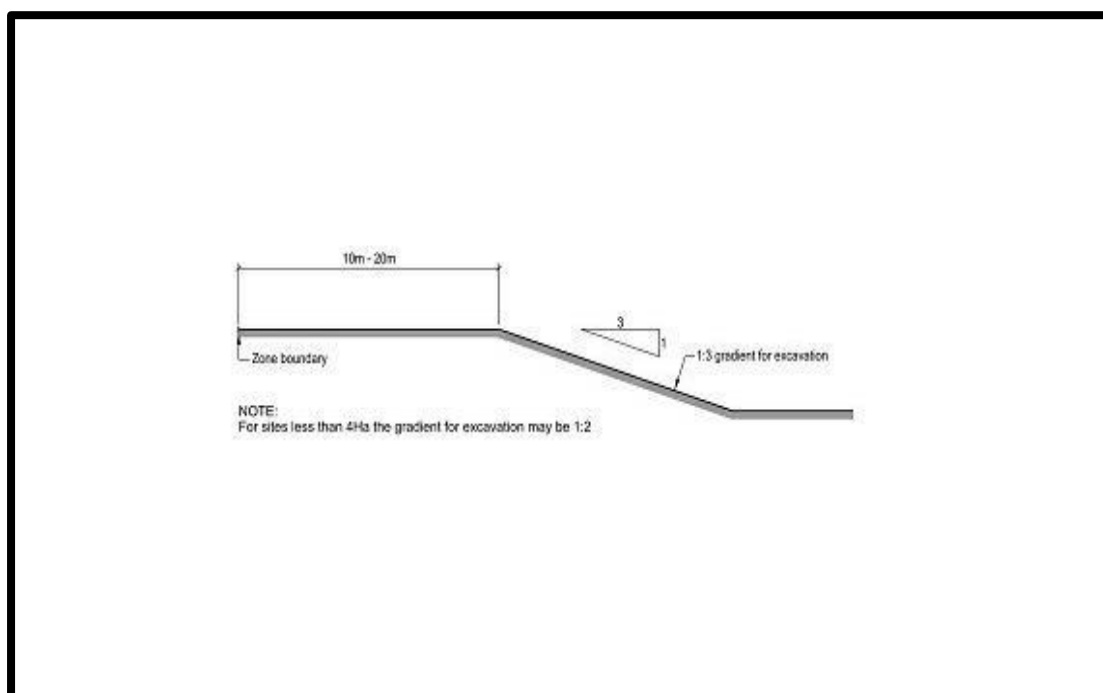
17.6A.4.5 Depth of excavation

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

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

17.6A.4.6 Internal batter slope

Quarrying activity shall not result in an internal batter slope that is steeper than 1 vertical : 3 horizontal, measured from the inside edge of the required excavation setback from the zone boundary shown on the Development Plan in Appendix 17.9.3, as indicated by the diagram below.



[Note:

The dimensions across the top of the diagram are to be "20 - 30m".

The Note is to be removed from below the diagram.]

17.6A.4.7 Stockpile height and setback of stockpiles

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

	Activity	Standard
a.	Maximum stockpile height	5 metres above original ground level

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	Activity	Standard
b.	Minimum setback of a stockpile from a zone boundary	50 metres

17.6A.4.8 Development plan

Quarrying activity shall be in accordance with the Development Plan and its requirements in Appendix 17.9.3, including:

- a. the locations of the quarry access from Pound and Hasketts Roads;
- b. the location of the processing plant area for all crushing, screening and processing plant;
- c. the location, depth, planting, existing tree retention, maintenance and other requirements for the landscape and ecological strips;
- d. the excavation setbacks from zone boundaries.

17.6A.4.9 Noise management

Noise from quarrying activity shall be managed in accordance with a Noise Management Plan prepared by a suitably qualified and experienced person. The Noise Management Plan shall:

- a. demonstrate how compliance with the following noise limits (measured in accordance with Rule 6.1.3.3) will be achieved:
 - i. 50 LAeq and 75 LAm_{ax} from 0700 – 2200 and 40 LAeq and 65 LAm_{ax} from 2200 – 0700 at any point within the notional boundary of any residential unit in a rural zone (other than in the Rural Quarry Templeton Zone) receiving noise from the quarrying activity; and
 - ii. 55 LAeq from 0700 – 2200 and 45 LAeq and 70 LAm_{ax} from 2200 – 0700 at the boundary of any site in a rural zone (other than in the Rural Quarry Templeton Zone) receiving noise from the quarrying activity;
- b. preclude of the use of tonal reversing beepers on equipment which is permanently located within the Rural Quarry Templeton Zone; and
- c. incorporate a procedure for transparently and expediently responding to any complaints received in relation to noise from the quarrying activity.

17.6A.4.10 Landscape and ecological management

The boundaries of the zone, including the road boundaries, shall be planted and maintained in accordance with a Landscape and Ecological Management Plan prepared by a suitably qualified and experienced expert. The Landscape and Ecological Management Plan shall:

- a. demonstrate how the location, depth, planting, existing tree retention, maintenance and other requirements for the landscape and ecological strips will be achieved in accordance with the Development Plan and its requirements in Appendix 17.9.3,

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- b. incorporate a maintenance schedule for: weed and pest control, grass mowing, replacement planting; topping-up of mulch; and replacing weed mat and other plant protection;
- c. include tree pruning and management requirements; and
- d. include requirements for the maintenance and management of irrigation.

Quarrying activity shall not be undertaken within 100 metres of any zone or road boundary, unless the planting at that boundary (in accordance with the Landscape and Ecological Management Plan) has established, and is maintained, to a predominant height of at least 3 metres.

Advice Note

For the purposes of a. above, for those areas denoted on the Development Plan in Appendix 17.9.3 as 'Boundary screening shall comply with Rule 17.6.4.12', boundary screening shall be provided that complies with Rule 17.6.4.12.

17.6A.4.11 Quarry site rehabilitation

No quarrying activity shall be carried out within the zone until a quarry site rehabilitation plan is prepared and submitted to the Council in accordance with Rule 17.6.4.14. In addition to the requirements of Rule 17.6.4.14, the quarry site rehabilitation plan shall provide for:

- a. a finished landform no lower than 8m (on average) below natural ground level;
- b. a finished internal batter slope no steeper than 1 vertical : 3 horizontal;
- c. no more than 15 ha of exposed excavation at any one time;
- d. a finished stable and free-draining landform capable of supporting light pastoral farming or an alternative permitted or consented activity; and
- e. all quarrying activity (including rehabilitation) to be completed within 20 years from the date upon which quarrying activity commences.

The commencement date of the quarrying activity shall be provided to the Council in writing within one month of quarrying activity commencing within the zone.

Quarry site rehabilitation shall be progressively undertaken, as part of the quarrying activity, in accordance with the quarry site rehabilitation plan.

17.7 Rules — Rural Templeton Zone

17.7.1 *[This number is not used]*

17.7.2 Activity status tables — Rural Templeton Zone

17.7.2.1 Permitted activities

The activities listed below are permitted activities in the Rural Templeton Zone if they meet any activity specific standards set out in the following table and the built form standards in Rule 17.7.3.

Activities may also be restricted discretionary or non-complying as specified in Rules 17.7.2.2 or 17.7.2.3 below.

	Activity	Activity specific standards
P1	Templeton rural activity	<p>Templeton rural activity shall:</p> <ul style="list-style-type: none"> a. comply with the elements on the Templeton Development Plan (Appendix 17.9.2) b. limit the location of any food and beverage outlets to the Rural Templeton Facilities Precinct only; c. limit the location of any recreation hall, gym/pool to the Rural Templeton Facilities Precinct; d. limit the GLFA of any administrative and professional offices servicing farming activities to 250m²; e. limit the display and sale of goods for any retail activity or trade supplier to: <ul style="list-style-type: none"> i. a GLFA for retail activities not exceeding 250m² per site; ii. any outdoor display area not exceeding 250m² per site; and iii. the total GLFA and outdoor display area for retail activities within the zone not exceeding 5,000m²; f. limit any vehicle movements for retail, manufacturing or heavy goods to the hours of 0600 to 2200. g. within the National Grid Transmission Line corridor (shown on the Templeton Development Plan (Appendix 17.9.2)), activities and buildings shall be limited to: <ul style="list-style-type: none"> i. Farming; ii. Farm buildings and horticultural structures that are: <ul style="list-style-type: none"> A. not commercial greenhouses, wintering barns, milking/dairy sheds, produce packing buildings or structures associated with irrigation infrastructure (excluding mobile irrigators); B. not within 12 metres of a 220kV National Grid transmission line support structure foundation.

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	Activity	Activity specific standards
		<p>except B. above shall not apply where buildings and structures meet the requirements of Clause 2.4.1 of NZECP34:2001.</p> <p>iii. Fencing that is more than 5 metres from a National Grid transmission line support structure foundation (except where it meets the requirements of Clause 2.3.3 of NZECP34:2001).</p>
P2	Templeton rural activity – residential units	<p>Residential units shall:</p> <p>a. comply with the elements on the Templeton Development Plan (Appendix 17.9.2)</p> <p>b. be limited to no more than two residential units established within the zone for the purpose of security/custodial purposes; and</p> <p>c. have a gross floor area of no more than 65m².</p>
P3	Templeton strategic infrastructure	<p>a. Any Templeton strategic infrastructure shall:</p> <p>i. comply with the elements on the Templeton Development Plan (Appendix 17.9.2)</p> <p>ii. be limited to an associated outdoor storage area less than 20,000m² within the zone; and</p> <p>iii. not locate any outdoor storage between the primary building and any street frontage, including Kirk and Maddisons Roads.</p>
P4	Emergency service facilities	<p>a. Comply with the elements on the Templeton Development Plan (Appendix 17.9.2)</p>

17.7.2.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 17.8, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>Any activity listed in Rule 17.7.2.1 P1 – P4 that does not meet one or more of the built form standards in Rule 17.7.3, except as provided for in Rule 17.7.2.4 below.</p> <p>Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the built form standard that is not met:</p> <p>a. Building height – Rule 17.8.1.1;</p> <p>b. Setbacks from road boundaries – Rule 17.8.1.2;</p> <p>c. Building setbacks from internal boundaries – Rule 17.8.1.4;</p> <p>d. Site coverage and building footprint– Rule 17.8.1.6; and</p> <p>e. For Rules 17.7.3.5, 17.7.3.6, 17.7.3.7 (<i>deferred</i>), 17.7.3.8 (<i>deferred</i>), and 17.7.3.9, Rural Templeton – Rule 17.8.2.7</p>

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	Activity	The Council's discretion shall be limited to the following matters:
		f. Water supply for firefighting – Rule 17.8.1.11
RD2	<i>[Deferred to Chapter 6 General Rules]</i>	<i>[Deferred to Chapter 6 General Rules]</i>

17.7.2.3 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.
NC2	Development and use of land not in accordance with the Templeton Development Plan in Appendix 17.9.2
NC3	Any activity listed in Rules 17.7.2.1 P1 that does not meet one or more of activity specific standards b. – f.
NC4	Any activity listed in Rules 17.7.2.1 P2 that does not meet one or more of the activity specific standards b. and c.
NC5	Any activity listed in Rules 17.7.2.1 P3 that does not meet one or more of the activity specific standards a. ii. and iii.
NC6	Buildings, impervious surfaces and outdoor storage areas in the Rural Templeton Business 1 and Rural Templeton Facilities Precincts in excess of 30% of the net site area.
NC7	Buildings, impervious surfaces and outdoor storage areas in the Rural Templeton Business 2 Precinct in excess of 20% of the net site area.
NC8	Residential activities except those provided for by Rule 17.7.2.1 P2.
NC9	<p>a. Buildings, activities and horticultural structures not permitted by Rule 17.7.2.1 P1 within the National Grid transmission line corridor (shown on the Templeton Development Plan in Appendix 17.9.2).</p> <p>b. Fencing within 5 metres of a National Grid transmission line support structure foundation.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited (absent its written approval).</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines. Buildings and activities in the vicinity of National Grid transmission lines must comply with the NZECP 34:2001.

17.7.3 Built form standards — Rural Templeton Zone

17.7.3.1 Building height

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

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

17.7.3.2 Building setback from precinct and internal boundaries

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

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

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

17.7.3.3 Building setback from Rural Templeton Zone boundaries

- a. The minimum building setback for all buildings shall be 5 metres from the Rural Templeton Zone boundaries, in addition to the 20 metres buffer shown on the Templeton Development Plan in Appendix 17.9.2.

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

17.7.3.4 Site coverage

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

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

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

17.7.3.5 Landscaping

- a. Landscaping for each allotment shall cover a minimum of 20% of the site, up to a maximum of 2,000m².
- b. A minimum of 80 existing established trees shall be retained within the zone, excluding shelterbelts and existing trees within the 20 metre landscape buffer.
- c. A 20m landscape buffer shall be established and maintained in accordance with the cross-section forming part of the Templeton Development Plan in Appendix 17.9.2.
- d. Shelter belt planting shall be retained, maintained along the zone boundary.
- e. No building, car parking or outdoor storage area shall be located within the 20 metre landscape buffer.

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

Note: Vegetation to be planted within the transmission corridor shown on the Templeton Development Plan in Appendix 17.9.2 should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

17.7.3.6 Servicing

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

17.7.3.7 Stormwater ponding areas and water bodies

[Deferred to Chapter6 General Rules].

17.7.3.8 Stormwater system

[Deferred to Chapter6 General Rules].

17.7.3.9 Vehicle trips

- a. The maximum number of vehicle trips per site for all non-rural activities shall be 100 per day

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

17.7.3.10 Water supply for firefighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council's urban reticulated system (where available) in accordance with the New Zealand Fire

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Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS:4509:2008.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

17.8 Rules - Matters of discretion

17.8.1 Matters of discretion for built form standards

17.8.1.1 Building height

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

17.8.1.2 Setbacks from road boundaries

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

17.8.1.3 Shading of State highway

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

17.8.1.4 Building setbacks from internal boundaries

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

17.8.1.5 Separation distances

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

17.8.1.6 Site coverage and building footprint

- a. Whether the increase in site coverage or building footprint will result in a building scale and size that maintains rural character and amenity values and enables the site to remain dominated by open space rather than buildings, hard surfaces and outdoor storage taking into account:
 - i. the extent to which the topography and the location, scale, design and appearance of the building, landscaping or natural features mitigate the visual effects of increased site coverage or the size of the building;

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

17.8.1.7 Traffic generation and access

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

17.8.1.8 Identified building area

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

17.8.1.9 Building reflectivity — Rural Banks Peninsula

[Stage 3 - Chapter 9 Natural and Cultural Heritage]

17.8.1.10 Important identified ridgelines — Rural Banks Peninsula

[Stage 3 - Chapter 9 Natural and Cultural Heritage]

17.8.1.11 Water supply for firefighting

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

17.8.1.12 Reverse sensitivity effects on Radio New Zealand's operations

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

17.8.2 Matters of discretion for activity specific standards

17.8.2.1 Scale of activity

- a. The extent to which the scale of the operation and building/s is compatible with, and maintain, rural character and amenity values of the surrounding area, including any relevant built form and noise standards.
- b. The extent to which the scale of the proposed activity will remain accessory to the predominant activity on the site and remain connected to or dependent upon the rural environment.
- c. Whether the proposed hours of operation are compatible with the local rural environment.
- d. The extent to which the site layout and building design will mitigate effects including noise, lighting and traffic.
- e. The need for the additional employment as an integral and necessary part of activities being undertaken on the site and its assistance in providing alternative home-based employment and income generating opportunities.
- f. The extent to which the scale of the activity will cause demands for the uneconomic or premature upgrading or extension of public services, including roading, which are not in the interests of the district or locality.
- g. Whether the activity will protect, restore or enhance any natural feature, indigenous vegetation or landscapes and the need for any legal instruments or management plans to protect such values.
- h. The extent to which monitoring would assist with management of potential adverse environmental (including amenity) effects, and the extent to which this can be done remotely and provide readily accessible information for residents in the surrounding area.

17.8.2.2 Minor residential unit

- a. Whether the minor residential unit would remain ancillary to the primary residential unit and

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maintain rural character taking into account:

- i. the scale and location of the minor residential unit in relation to the primary residential unit;
 - ii. the necessity to have a separate vehicle access and car parking for the family flat; and
 - iii. the necessity of an appropriate legal instrument to prevent subdivision that would create a separate title for the minor residential unit from the primary residential unit.
- b. The extent to which the minor residential unit will cause or exacerbate reverse sensitivity effects with adjoining rural production activities.

17.8.2.3 Intensive farming, equestrian facilities and boarding of domestic animals

- a. The extent to which the proposal takes into account:
 - i. the number and type of animals;
 - ii. building design, including soundproofing and ventilation;
 - iii. effluent management and disposal;
 - iv. prevailing climatic conditions and topography of the site and surrounding area that may affect odour and noise generation;
 - v. existing and proposed landscaping;
 - vi. the frequency and nature of management and supervision; and
 - vii. the sensitivity of the receiving environment.
- b. The extent to which the scale of the operation and location of associated building/s maintain rural character and amenity values, including relevant zone built form standards.
- c. The extent to which buildings, compounds or part of a site used for animals are sufficiently designed and located or separated from sensitive activities, residential activities, identified building area and residential zone boundaries to avoid adverse effects on residents.
- d. The effects of the hours of operation and public visiting the site on the surrounding environment.
- e. Any other mitigation proposed including visual screening.

17.8.2.4 Plantation forestry

- a. Whether the plantation forestry promotes best practice in terms of any recognised industry standards or guidelines and any management plan for the operation.
- b. The extent to which wilding conifers will be managed taking into account the potential for the spread of wilding conifers.
- c. The effects of the plantation forestry taking into account:

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- i. the scale and extent of the proposed forestry and any cumulative effects taking into account existing forestry in the vicinity;
 - ii. any adverse effects of tracking or roading, including visibility, scarring, the extent to which existing contours are followed and any proposed measures to remedy or mitigate the effects;
 - iii. any adverse effects on the landscape values of the site and surrounding environment, including outstanding natural landscapes and features, significant features and the coastal environment;
 - iv. the relationship of the planted area to existing landforms including ridgelines and in particular identified ridgelines.
- d. The effects of forestry activities, in particular harvesting, on infrastructure and rural amenity, in terms of traffic generation and safety, noise, dust and nuisance and proposed management methods to mitigate the potential effects.
 - e. The extent to which indigenous biodiversity and waterways, including sites of ecological significance, will be protected particularly during harvesting, including through the maintenance of adequate buffers with existing or additional planting of indigenous vegetation.
 - f. Any relevant Rural Chapter objectives and policies, including 17.1.1.9 Policy — Plantation forestry.

17.8.2.5 Residential activities on Banks Peninsula

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

17.8.2.6 Residential activities on existing small sites

- a. Whether the density, location and design of the residential activity will maintain the rural character and amenity values of the surrounding environment taking into account:
 - i. the effects of a residential unit on the site contributing to a change in the rural character and amenity values towards a more urban character;
 - ii. the extent to which the site is capable of providing a residential building platform and curtilage that complies with relevant built form standards, including separation distances;
 - iii. the extent to which the current use of the site is for a rural activity and its ability to continue;
 - iv. the potential for reverse sensitivity effects on rural productive activities in the surrounding environment, including cumulative effects of additional sensitive activities.
- b. In addition to the matters above, the following matters shall apply to the Rural Port Hills Zone:
 - i. The extent to which the residential activity will maintain the contrast between the urban and rural environments, including a distinct urban/rural boundary on the Port Hills;
 - ii. The scale, size, height and external finish of the building and its compatibility with the surrounding rural character and amenity values, including any adjoining Rural Amenity Landscape or Outstanding Natural Landscape.
 - iii. The extent to which natural elements such as landforms, existing vegetation and proposed planting within the site mitigate the visibility of development;
 - iv. The extent to which it is appropriate to cluster built development in relation to, adjoining, or close to areas of existing built development, including in proximity to the urban environment.
- c. In addition to the matters above, the following matter shall apply to the sites at 9 and 15 Barters Road, Templeton (Rule 17.3.2.2, RD10):
 - i. The extent to which appropriate indoor noise insulation is provided with regard to Appendix 14.14.4.

17.8.2.7 Rural Templeton

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

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- i. the effects of traffic generated and the development on the road network in terms of safety, efficiency and capacity;
 - ii. the extent to which the scale and dimensions of buildings and the visual impact on the surrounding area, taking into account the extent of landscaping and the degree to which it screens or softens the buildings; and
 - iii. the extent to which materials will be stored, taking into account the type and volume of material.
- c. *[Deferred to Chapter 6 General Rules]*

17.8.2.8 Maximum internal batter slope

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

17.8.2.9 Location of crushing and screening plant

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

17.8.2.10 Stockpile height and setbacks

- a. The extent of any visual effects resulting from the location and height of stockpiles with particular regard to:
 - i. the visibility of the stockpile from residential units, roads or other public vantage points such as walking tracks and parks;
 - ii. the quality and effectiveness of any existing or proposed screening (e.g. planting or mounding) on the zone or site boundary;
 - iii. the collective extent and appearance of all on-site stockpiling; and

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- iv. the proposed duration of stockpiling in the proposed location(s).

17.8.2.11 Minimum excavation setbacks

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

17.8.2.12 Visual screening and maintenance

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

17.8.2.13 Hours of operation

- a. The extent of any amenity impacts (including cumulative with other activities) on residents in adjoining zones which may result from:
 - i. the intensity, frequency and duration of operating hours; and
 - ii. the likely additional or prolonged adverse effects associated with quarrying, aggregates processing, concrete batching or asphalt manufacturing activities, including lighting, noise and traffic generation that are incompatible with surrounding activities.
- b. The duration of any extended hours, or of hours of operation associated with aggregates processing, concrete batching or asphalt manufacturing activities, including whether any hours of operation are temporary.
- c. Any positive effects associated with the hours of operation including in relation to earthquake recovery and avoidance of adverse effects (such as efficiency of the transport network).

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- d. The extent to which monitoring would assist with management of potential amenity impacts, and the extent to which this can be done remotely and provide readily accessible information for residents in the surrounding area.

17.8.2.14 Depth of excavation

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

17.8.2.15 Activities associated with quarrying

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

17.8.2.16 Rehabilitation and end use

- a. The extent to which the property will be rehabilitated in accordance with a quarry site rehabilitation plan, prepared by a suitably qualified or adequately experienced person, having regard to the requirements of Rule 17.6.4.15.
- b. The extent to which the quarry site rehabilitation plan will:
 - i. enable the land to be returned to a state suitable for use by other permitted activities having regard to the nature of fill material and degree of compaction.
 - ii. require the rehabilitation of those parts of the property which are not required for processing to be completed within 5 years of the activity commencing.
 - iii. require the rehabilitation of those parts of the property used for processing to be completed within a reasonable timeframe, being no more than 3 years after the processing ceases.
 - iv. result in an improved environmental outcome for the quarry and processing site and the surrounding community, including measures to mitigate any consequential environmental (including amenity) effects of the rehabilitation.
- c. The extent to which the rehabilitation timescale would prolong any adverse effects on surrounding land uses including as a result of traffic, noise and dust.

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- d. The extent and duration of any adverse visual impacts of exposed worked out areas of the quarry as seen from rural properties, roads or other public vantage points, including any mitigation.

17.8.2.17 Adverse effects on the National Grid and electricity distribution infrastructure

- a. Whether the proposed activity is managed to avoid adverse effects, including reverse sensitivity effects, on the National Grid, including by:
 - i. Avoiding any risk to the structural integrity of the National Grid;
 - ii. Complying with NZECP34:2001, including in relation to stockpiles and the operation of mobile plant;
 - iii. Avoiding the use of explosives and the generation of dust that may impact conductors and insulators in the vicinity of the National Grid; and
 - iv. Avoiding risks of electrical hazards affecting public or individual safety, and the risk of property damage.
- b. Whether the proposal ensures that the operation, maintenance, upgrading and development of the National Grid is not compromised by the proposal, including by:
 - i. Providing for on-going safe and direct access to the National Grid, including for heavy machinery necessary to maintain towers and conductors;
 - ii. Providing for the long-term integrity of the National Grid; and
 - iii. Taking into account the outcomes of any consultation with, and the implications of any technical advice provided by, Transpower New Zealand Limited.
- c. In relation to electricity distribution lines:
 - i. The risk to the structural integrity of the electricity distribution lines;
 - ii. The effects on the ability of Orion New Zealand Limited to operate, maintain, upgrade and develop their electricity distribution lines, including on-going safe and direct access;
 - iii. The risk of electrical hazards affecting public or individual safety, and the risk of property damage;
 - iv. Compliance with NZECP 34:2001; and
 - v. Any implications arising from technical advice provided by Orion New Zealand Limited.

17.8.3 Coastal environment, significant landscapes and indigenous biodiversity

17.8.3.1 Public access to the coastal environment

[Stage 3 - Chapter 9 Natural and Cultural Heritage]

17.8.3.2 Significant landscapes — Rural Banks Peninsula

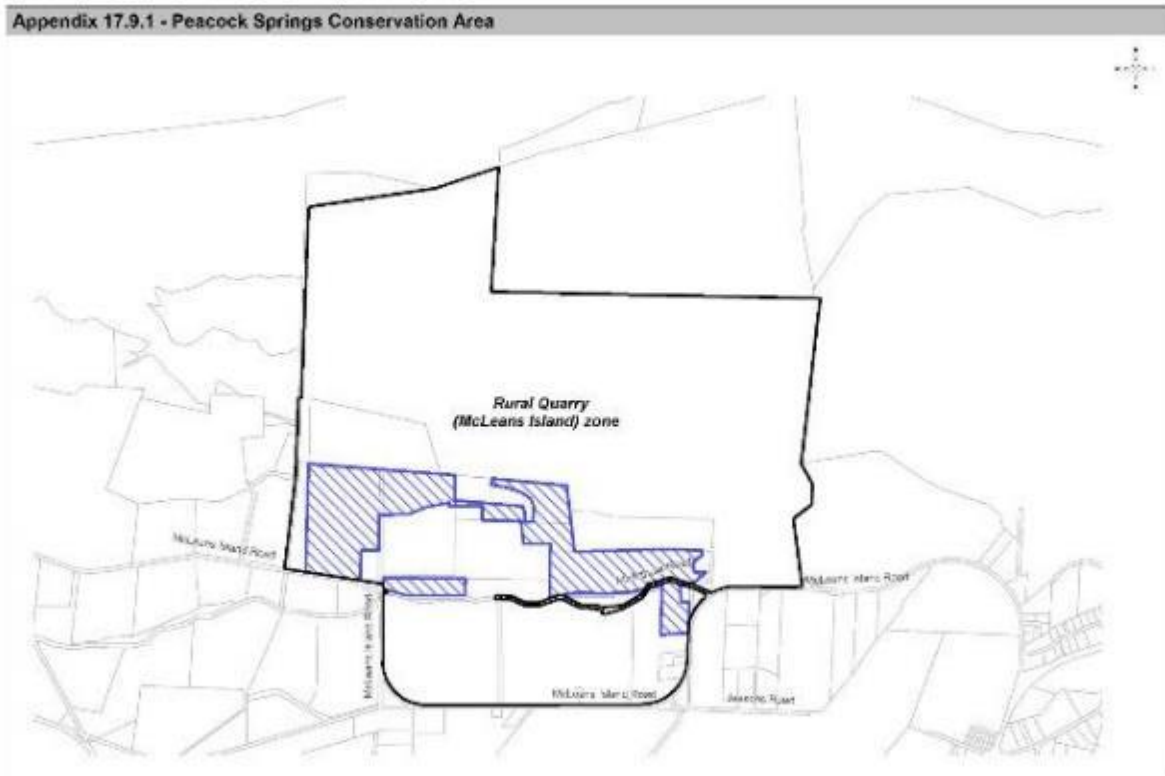
[Stage 3 - Chapter 9 Natural and Cultural Heritage]

17.8.3.3 Ecosystems and indigenous biodiversity

- a. The extent to which the nature, scale, intensity and location of the proposed activity will adversely affect indigenous vegetation, including the loss of, taking into account:
 - i. the overall natural character of an area;
 - ii. landscape values of an area;
 - iii. indigenous ecosystem integrity and function;
 - iv. cultural values; and
 - v. natural character associated with a water body;
- b. The effects of the proposal on indigenous vegetation and habitats of indigenous fauna, wetlands, ecological corridors and linkages;
- c. The extent to which the activities may protect, maintain or enhance any ecosystems or indigenous biodiversity, including through the use of covenants and/or restoration and enhancement; and
- d. Any relevant objectives and policies of Chapter 9 Natural and Cultural Heritage.

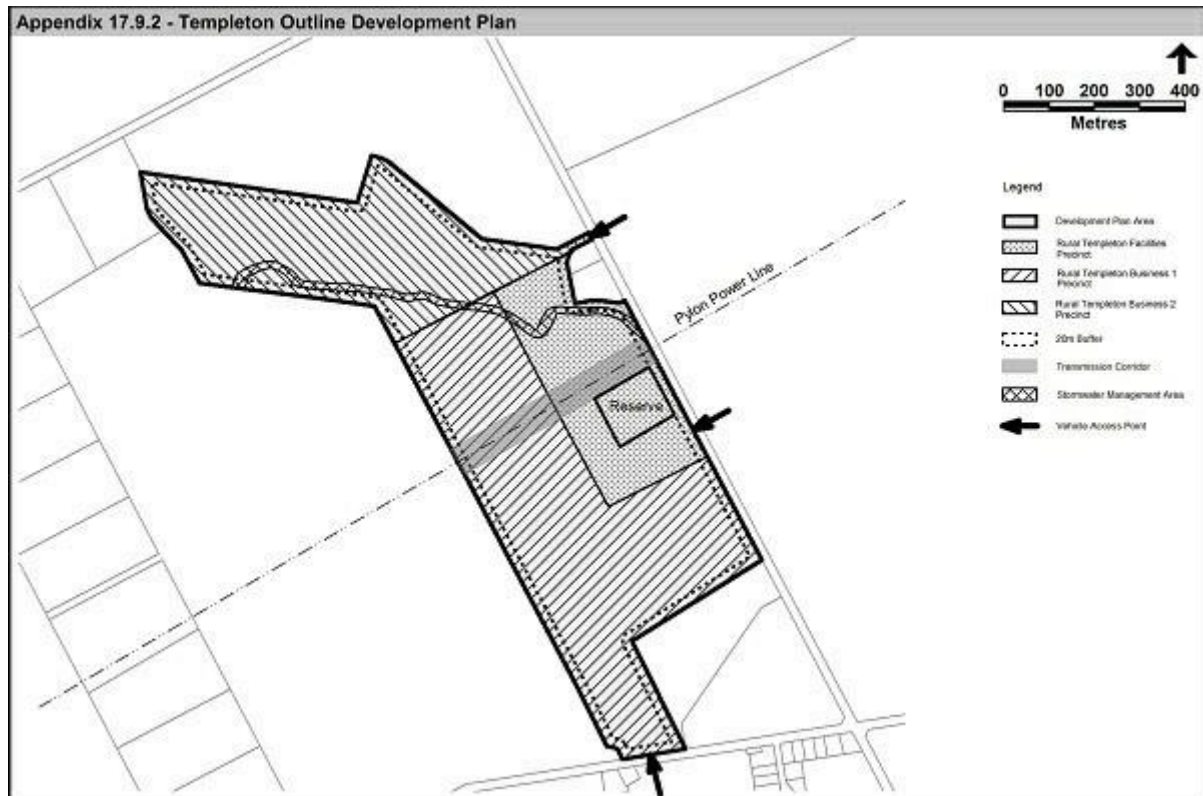
17.9 Appendices

Appendix 17.9.1 Peacock Springs Conservation Area



Appendix 17.9.2 Templeton Development Plan

Change title of Appendix to 'Appendix 17.9.2 – Templeton Development Plan'



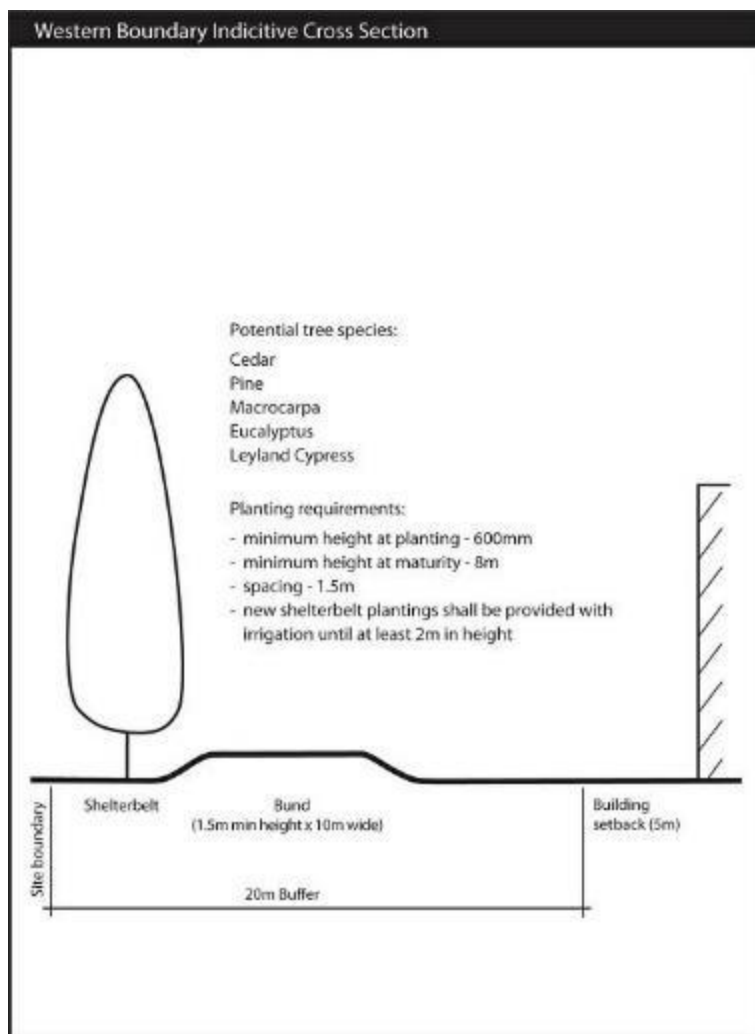
The Templeton Development Plan seeks to guide subdivision and development of the site, particularly with regard to stormwater management, landscaping and buffers, and the internal road network. The diagram also shows the Rural Templeton Business 1, 2 and Facilities Precincts.

1. Stormwater:
 - a. The site has been assessed as being suitable for on-site stormwater management. Each allotment will have individual on-site stormwater management systems in line with the requirements outlined below, and there will be communal stormwater management to handle stormwater from the public realm. The communal system will include a contingency amount for unusually heavy rainfall events. Rule 17.7.3.8 stormwater ponding areas and water bodies include design criteria for the system.
 - b. The diagram shows a stormwater management area in the north of the site, in an existing natural swale, but communal detention and management will need to occur elsewhere within the site also. The transmission corridor mid-site provides an opportunity for this.
2. Landscaping and the 20m buffer:
 - a. The Templeton Development Plan shows a 20 metre buffer on the perimeter of the Rural Templeton Zone. This is designed to protect adjoining landowners from adverse effects, and vice versa. The zone is adjoined by the Brackenridge Residential Estate, Nova Trust

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Rehabilitation Centre, Waitaha Learning Centre, a chapel, and farmland, making it particularly important to manage adverse effects. The buffer should not contain hard stand, outdoor storage or buildings. It may count towards the landscaping component.

- b. The existing shelterbelt is largely within the buffer and is to be retained and maintained. It is an integral part of the buffering effect and is also important for the retention of rural character and visual amenity at the site.
- c. The site also contains numerous established trees, identified through previous subdivision. The rules provide that 80 trees must be selected for retention. The shelterbelt and any other tree within the buffer cannot be included in the list of 80 trees.
- d. Any fencing at the site should be uniform and typical of the rural area.



3. Road network:

- a. The diagram shows access and egress points from the site to Kirk and Maddisons Roads. The final internal road layout is dependent on various factors and the developer is afforded the flexibility to reflect this. The developer will need to consider the re-use of the existing internal road network and the relocation of a large private sewer line which traverses the site (serving the prison and other land) amongst other things.

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- b. The internal roadway will include footpath/cycleway provision, landscaping, underground services (where appropriate) and stormwater management facilities. Provision shall also be made for a bus stop, even if just making space available to create a bus stop if the service to the hospital and prison is restored.
 - c. Internal roads shall also be designed in accordance with Council requirements and should have a clear hierarchy and layout.
- 4. National Grid Transmission Line Corridor
 - a. The National Grid Transmission Line Corridor shown on the development plan shall be defined as 12 metres from the centre line of the transmission line and 12 metres from the foundation of the associated support structures.

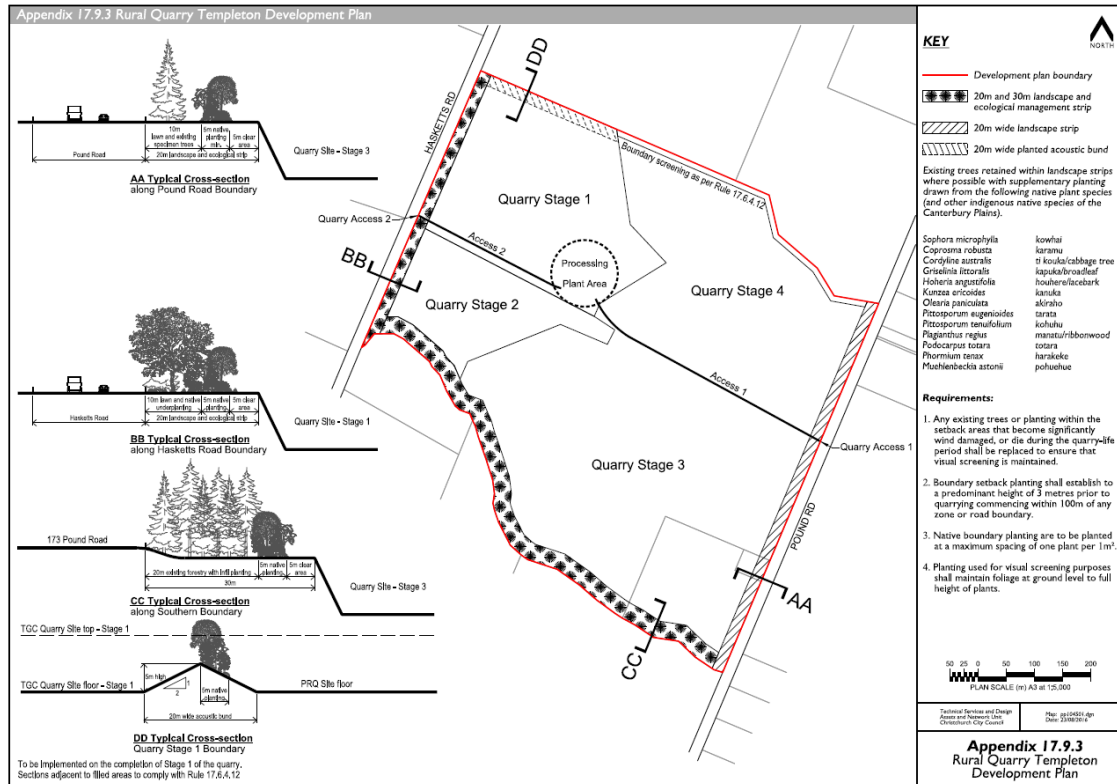
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Appendix 17.9.3 Rural Quarry Templeton Development Plan

Directions:

Replace 'Boundary screening as per Rule 17.6.4.12' with:

'Boundary screening shall comply with Rule 17.6.4.12'



Planning Maps — Rural Quarry Templeton Zone

On the Planning Maps, the land identified below is to be shown as having two possible zones - one being the notified zone, the other being the future zone if the pre-requisite conditions in Rule 17.6A.1 are met:

Directions:

- The wording on the Planning Maps shall be as follows:
 - *OCP or RuQ Templeton [pre-requisite conditions for RuQ Templeton to apply are set out in Rule 17.6A.1] - for Res. 2418; Res. 5094; RS 38609.*
 - *RuQ or OCP (Templeton) [pre-requisite conditions for OCP (Templeton) to apply are set out in Rule 18.2.4.1] - for Lot 1 DP 34947; Lot 3 DP 34025; Lot 2 DP 54768; Lot 2 DP 19504; Lot 3 DP 19504; Lot 4 DP 19504; Part Lot 5 DP 19504; Lot 6 DP 19504; Lot 7 DP 19504; Lot 8 DP 19504; Lot 1 DP 20191; Lot 2 DP 20191.*

Chapter 2 — Definitions

Include the following Definitions:

Artificial crop protection structures

means structures with material used to protect crops and/or enhance growth (excluding greenhouses).

Boarding of domestic animals

means the use of land and/or buildings for the boarding of domestic animals for a tariff.

Crop support structures

means open structures on which plants are grown.

Equestrian facility

means the use of land and buildings for training, racing or showing horses competitively and may include:

- a. providing horse-riding lessons for a tariff;
- b. ancillary retail activity; and
- c. ancillary outdoor storage.

It excludes:

- d. pony clubs;
- e. the grazing of horses; and
- f. keeping or training horses where not open to the public.

Existing forestry

means the tending, maintenance and harvesting of forest commercially planted as at 2 May 2015.

Existing forestry shall include any earthworks ancillary thereto and wholly contained within the existing forestry boundaries.

Farm building

means a building integral to the primary use of the site for farming. It excludes residential units.

Farming

means the use of land and/or buildings for horticulture (including viticulture) and agriculture (including the rearing of animals), whether for profit or not, and includes:

- a. fencing and stock yards;
- b. shelterbelt and amenity tree planting;
- c. field-based horticultural and agricultural research;
- d. ancillary outdoor storage;
- e. ancillary office activity; and

Schedules to Decision

- f. horticultural structures.

Farming excludes intensive farming.

Farm stay

means guest accommodation offered at a tariff that is accessory to a farming, conservation or rural tourism activity and in association with a residential unit on the site.

Greenhouse

means a totally enclosed structure where plants are grown in a controlled environment.

Horticultural structures

Means artificial crop protection structures and crop support structures.

Intensive farming

means the intensive production of livestock and/or plants, or aquatic animals, within a building or structure (excluding glasshouses, shade houses and poultry hatcheries) or on animal feed lots with limited or no dependence on natural soil quality on the site and food required to be brought to the site. It includes:

- a. intensive pig farming;
- b. intensive poultry farming;
- c. animal feedlots;
- d. land based aquaculture; and
- e. mushroom farming.

Mobile irrigators

Means irrigators that are vehicles and includes pivot or linear irrigators.

Minor residential unit

For the purposes of the Rural Chapter, means self-contained living accommodation, whether located within the primary residential unit or in a building separate to the primary residential unit on the same site.

Plantation forestry

means the use of land and buildings for planting, maintenance and harvesting of timber tree species for commercial wood production.

Rural productive activities

means farming, plantation forestry, intensive farming and quarrying activity

Rural produce manufacturing

Schedules to Decision

means the use of land and/or buildings for the manufacturing of products from rural produce grown on the same site or:

- a. on other sites in the same ownership; or
- b. on other sites leased by the owner of the primary site

Rural produce retail

means the use of land and/or buildings on, or in which, rural produce grown or produced on site, and products manufactured from it, are offered for sale.

Rural tourism activity

means the use of land and/or buildings for agri-tourism, eco-tourism, nature tourism, wine tourism and adventure tourism activities, which may be provided at a tariff, with participants attracted to experience farming or conservation activities and/or the rural or natural environment. It includes:

- a. guiding, training, education and instructing;
- b. ancillary services such as booking offices and transportation;
- c. ancillary retail activity, including sale of alcohol to participants; and
- d. walking and cycling tracks.]

Rural tourism facility

means land and/or buildings used for rural tourism activity.

Templeton rural activity

means the use of land and/or buildings within the Rural Templeton Zone for:

- a. farming;
- b. activities that directly and primarily service farming, including offices and the warehousing (excluding general freight or distribution activities), wholesale and retail activity of rural supplies or rural produce;
- c. food and beverage outlets, excluding taverns;
- d. private parks, reserves and recreation facilities;
- e. a limited number of residential units for security/custodial purposes;
- f. boarding of domestic animals; and
- g. rural research facilities and laboratories that do not have an education or health care component.

Templeton strategic infrastructure

in relation to the Rural Templeton Zone, means the use of land and/or buildings for small-scale facilities, services and installations ancillary to strategic infrastructure.

Aggregates-processing activity

in respect of the Rural Quarry Zone, means the processing, and associated storage, sale and transportation, of natural sand, gravel, clay, silt and rock and/or recycled/recovered aggregates brought in from other properties, where 50% or more of the total volume of aggregates processed on the property is imported from another property or properties.

Ancillary aggregates-processing activity

means the ancillary processing and associated storage, sale and transportation of natural sand,

Schedules to Decision

gravel, clay, silt and rock and / or recycled/recovered aggregates brought in from other properties provided that at least 50% of the total volume of aggregates processed on the property originates from that property.

Clean fill

means material that, when buried, will have no adverse effects on people or the environment. Clean fill material includes virgin natural materials such as clay, soil and rock, and other inert materials such as concrete or brick that are free of:

- a. combustible, putrescible, degradable or leachable components;
- b. hazardous substances;
- c. products or materials derived from hazardous waste treatment, hazardous waste stabilization, or hazardous waste disposal practices;
- d. materials that may present a risk to human or animal health, such as medical and veterinary waste, asbestos or radioactive substances; or
- e. liquid waste.

Quarrying activity

means the use of land, buildings and plant for the purpose of the extraction of natural sand, gravel, clay, silt and rock and the associated processing, storage, sale and transportation of those same materials and quarry site rehabilitation. It may include:

- a. earthworks associated with the removal and storage of over-burden;
- b. extraction of natural sand, gravel, clay, silt and rock materials by excavation or blasting;
- c. processing of those extracted materials by screening, crushing, washing and/or mixing them together;
- d. the addition of clay, lime, cement and recycled/recovered aggregate to extracted materials;
- e. ancillary aggregates-processing activity;
- f. workshops required for the repair of equipment used on the same property;
- g. site management offices;
- h. car parking;
- i. landscaping;
- j. quarry site rehabilitation and any associated clean-filling

Quarry Site Rehabilitation

means returning the land to a stable and free-draining landform capable of supporting light pastoral farming or an alternative permitted or consented activity

Property

In relation to quarrying activity, means any contiguous area of land, including land separated by a road, railway, drain, water race, river or stream held in one or more than one ownership, that is utilized as a single site or operating unit, and may include one or more certificates of title.

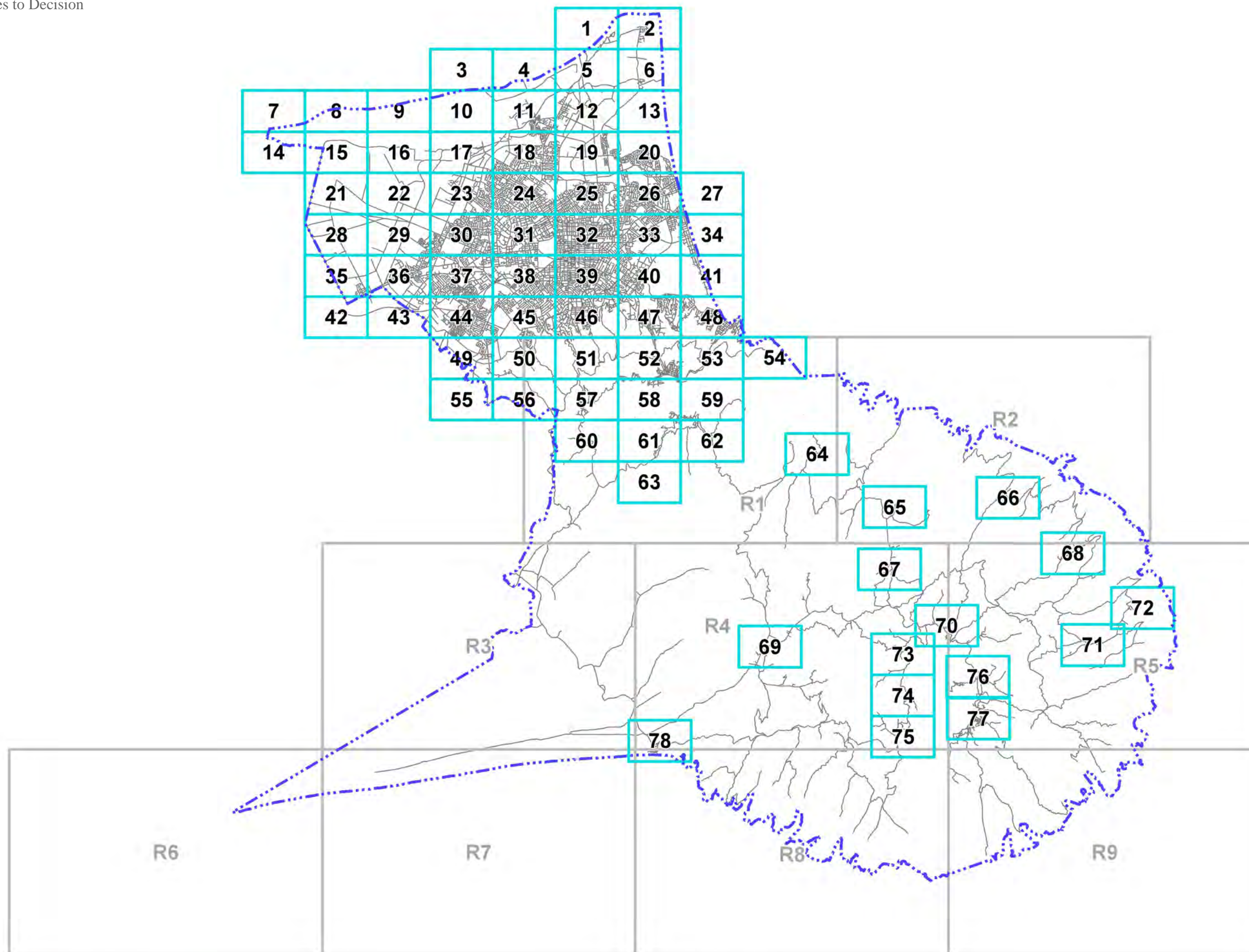
Schedules to Decision

Quarry

Means a site or property where quarrying activity is undertaken.

SCHEDULE 2

Maps



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RH

RuBP

RuPH

RuQ

RuT

RuUF

RuW

RuQ or OCP T

Open Space Natural

Residential Hills

Rural Banks Peninsula

Rural Port Hills

Rural Quarry

Rural Templeton

Rural Urban Fringe

Rural Waimakariri

RuQ or OCP Templeton [pre-requisite conditions for OCP Templeton to apply are set out in Rule 18.2.4.1]

160m Contour Line (applies only to Rural Banks Peninsula zone)

District Boundary

Land not subject to Decision 34

Environmental Asset Standing Water Body not subject to Decision 34

Railway

220kV National Grid

110kV National Grid

66kV National Grid

66kV Electricity Distribution Lines

33kV Electricity Distribution Lines

11kV Heathcote to Lyttelton Electricity Distribution Lines

Major Arterial Road

Minor Arterial Road

Collector Road

Lyttelton Tunnel Road

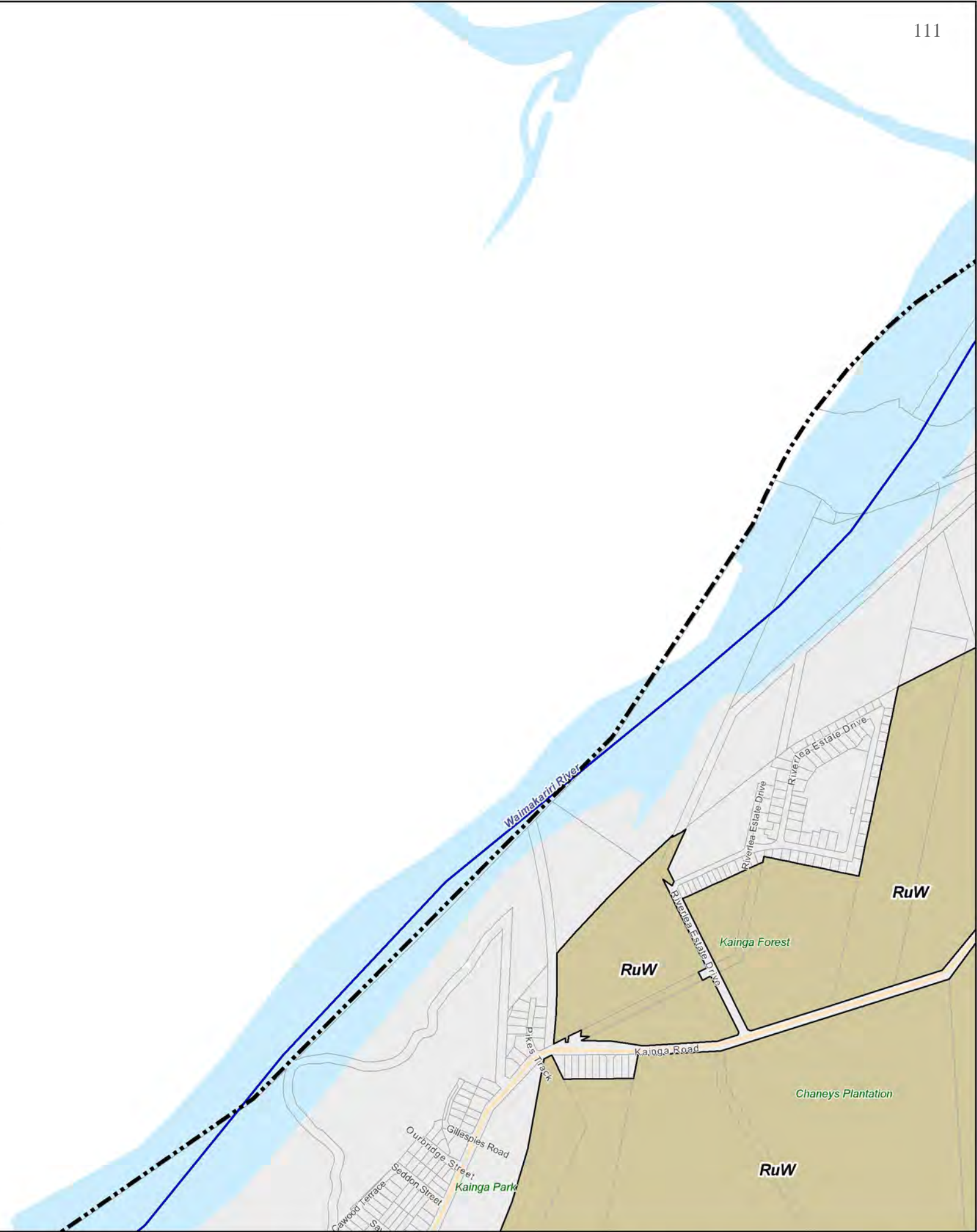
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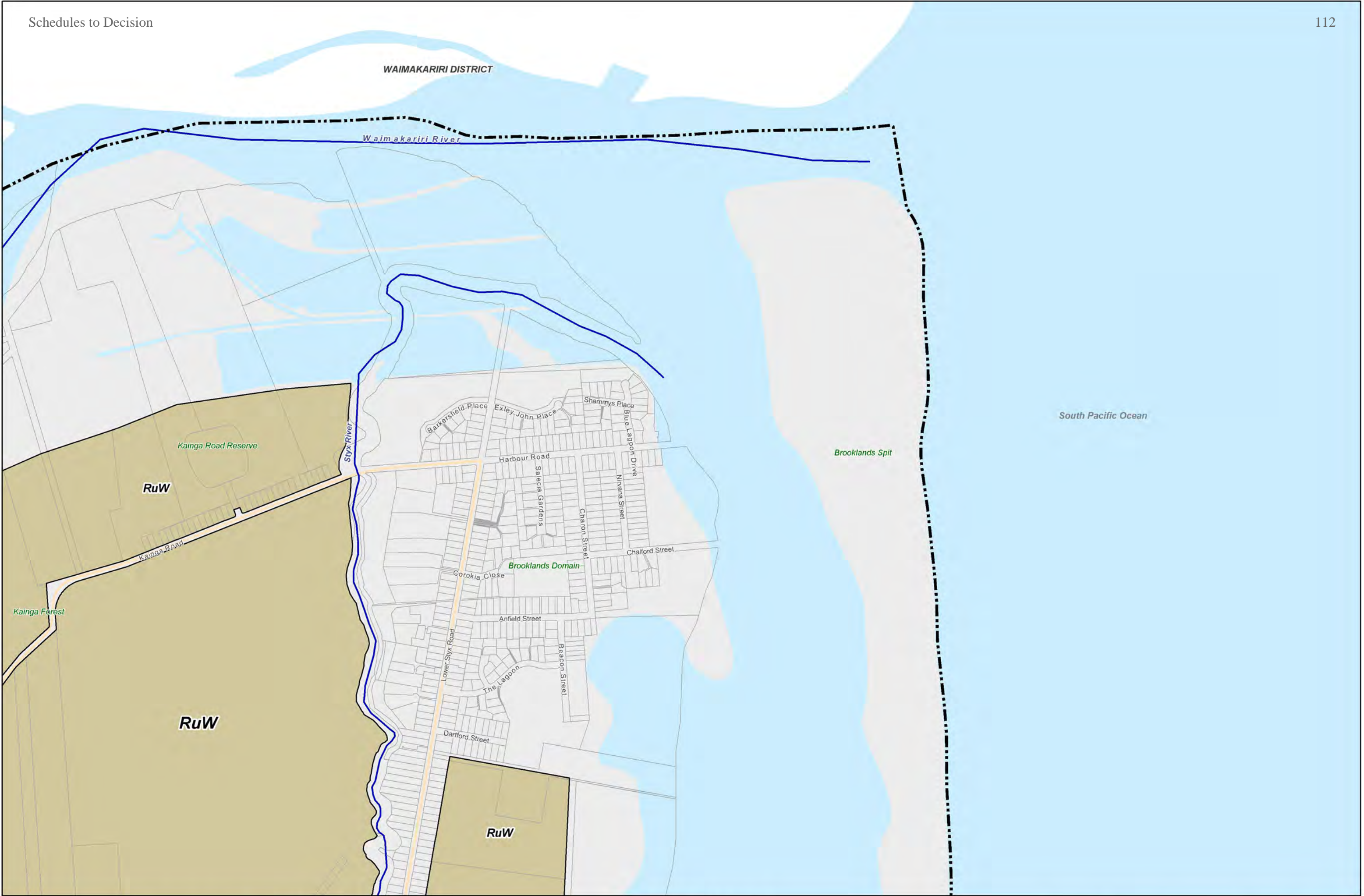
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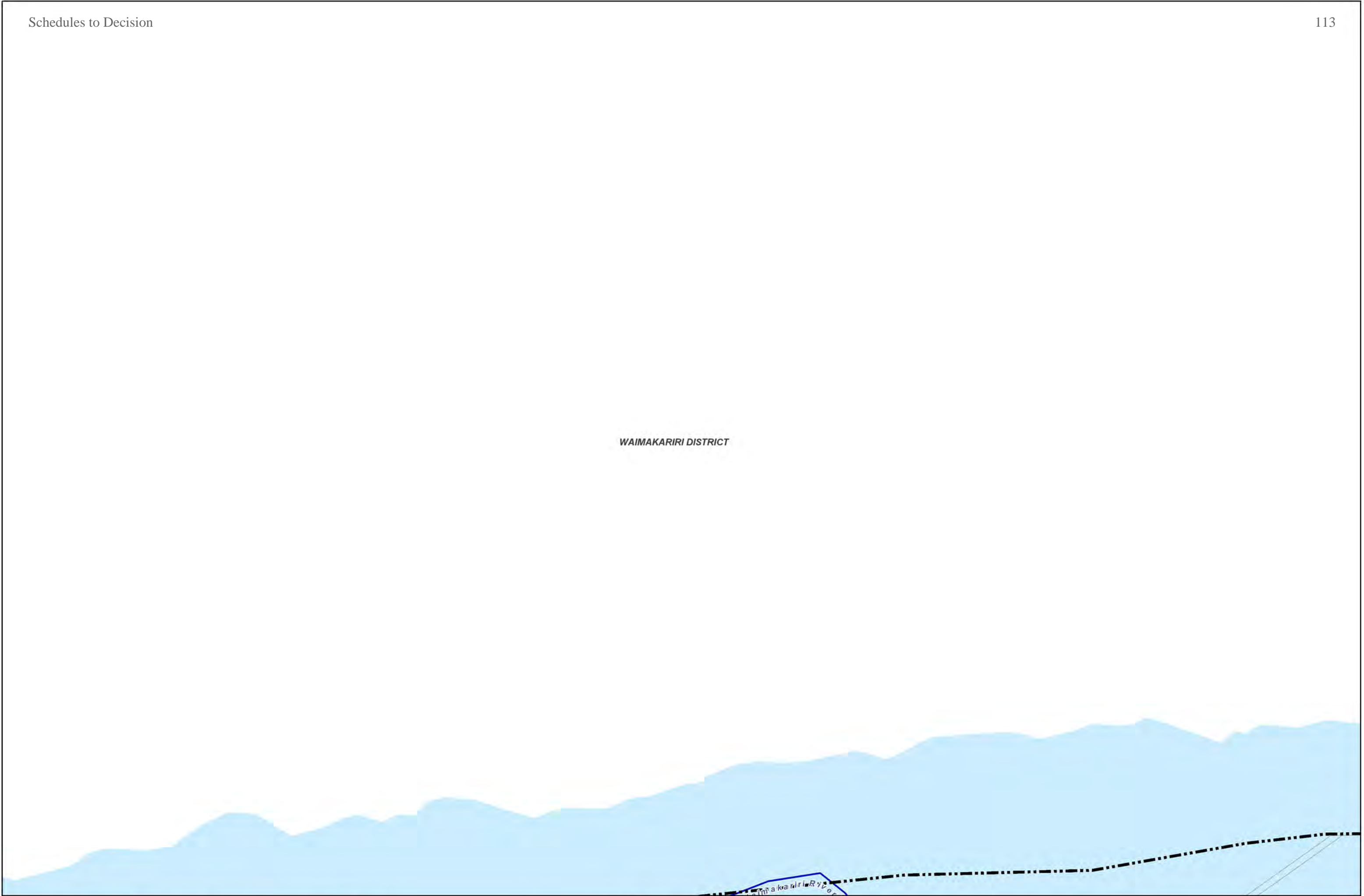
The cadastre and coastline shown on the planning maps is not part of the information in the District Plan. It has been provided on the planning maps as an additional function to enhance navigability and search capability. District Plan rules do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act. The cadastre was based on the most recent information held by the Council at the date the map was produced. Establishing compliance or otherwise with the plan may require a formal survey.

The District boundary is as defined in the Resource Management Act, which uses the definition from the Local Government Act. The line on these maps representing the District boundary is indicative and for information purposes only. The actual boundary is as defined in the legislation. Determining rights and obligations under the District Plan where the District boundary is relevant may require a formal survey.

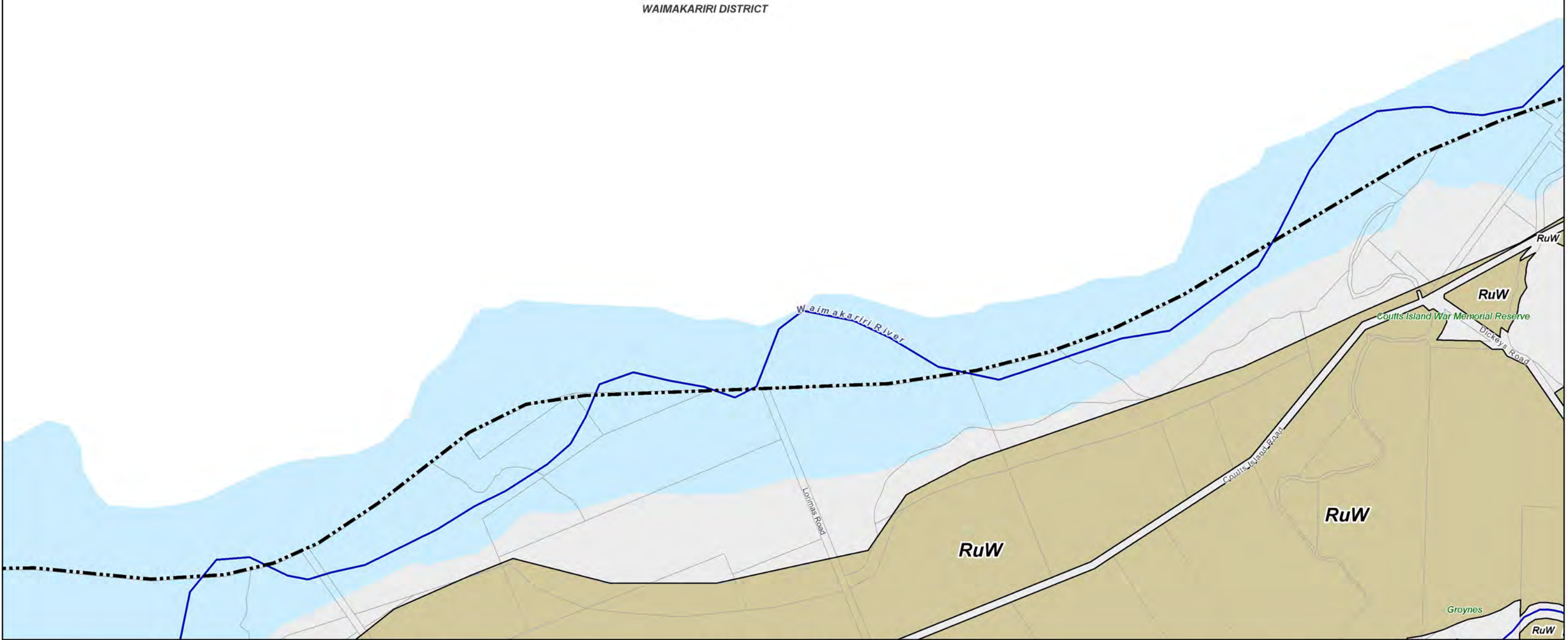
The District Plan planning maps are at a scale of 1:10000 and 1:50000. Use at any other scale than specified on each map is for information purposes only, and does not form part of the District Plan.

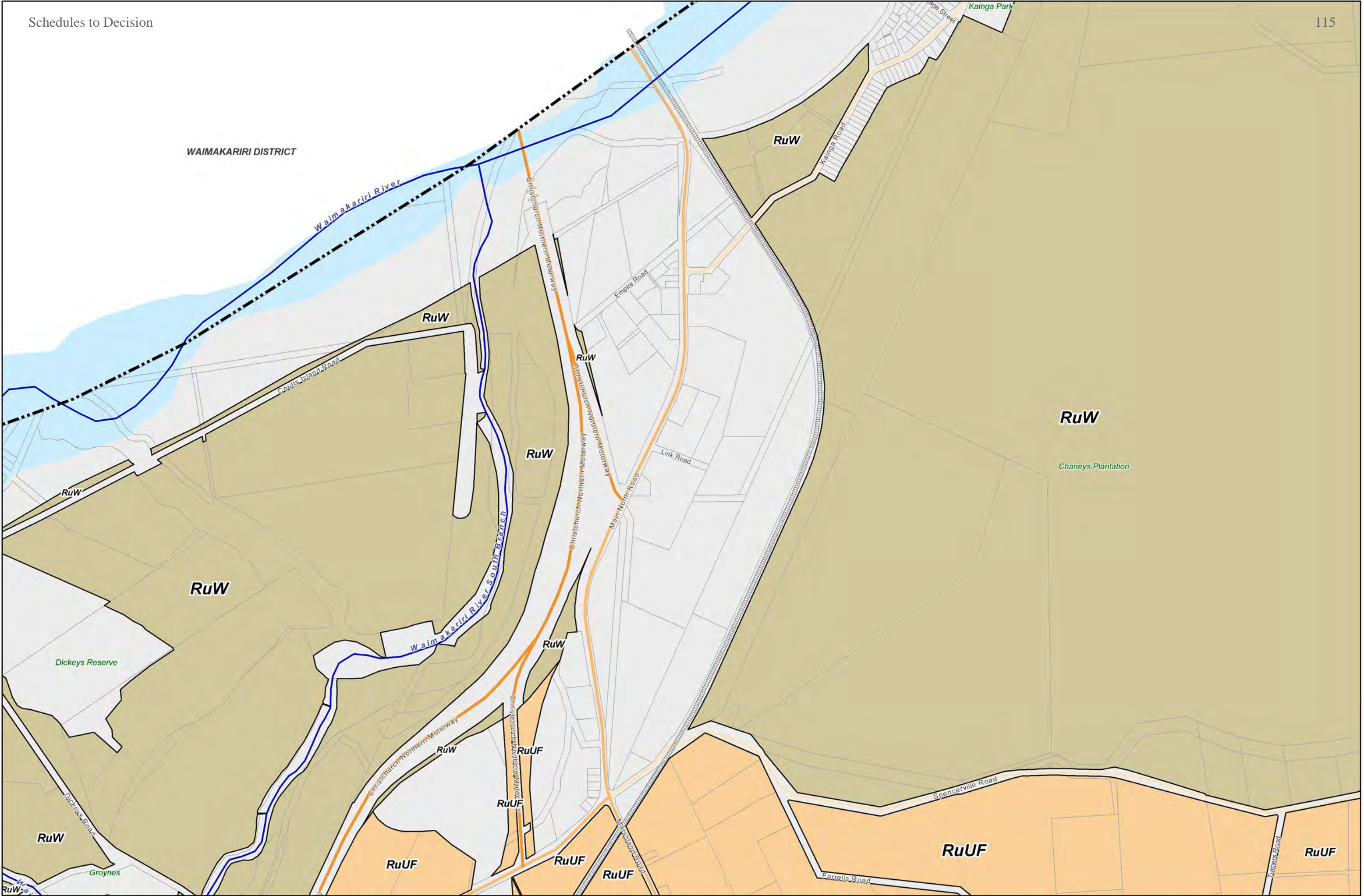


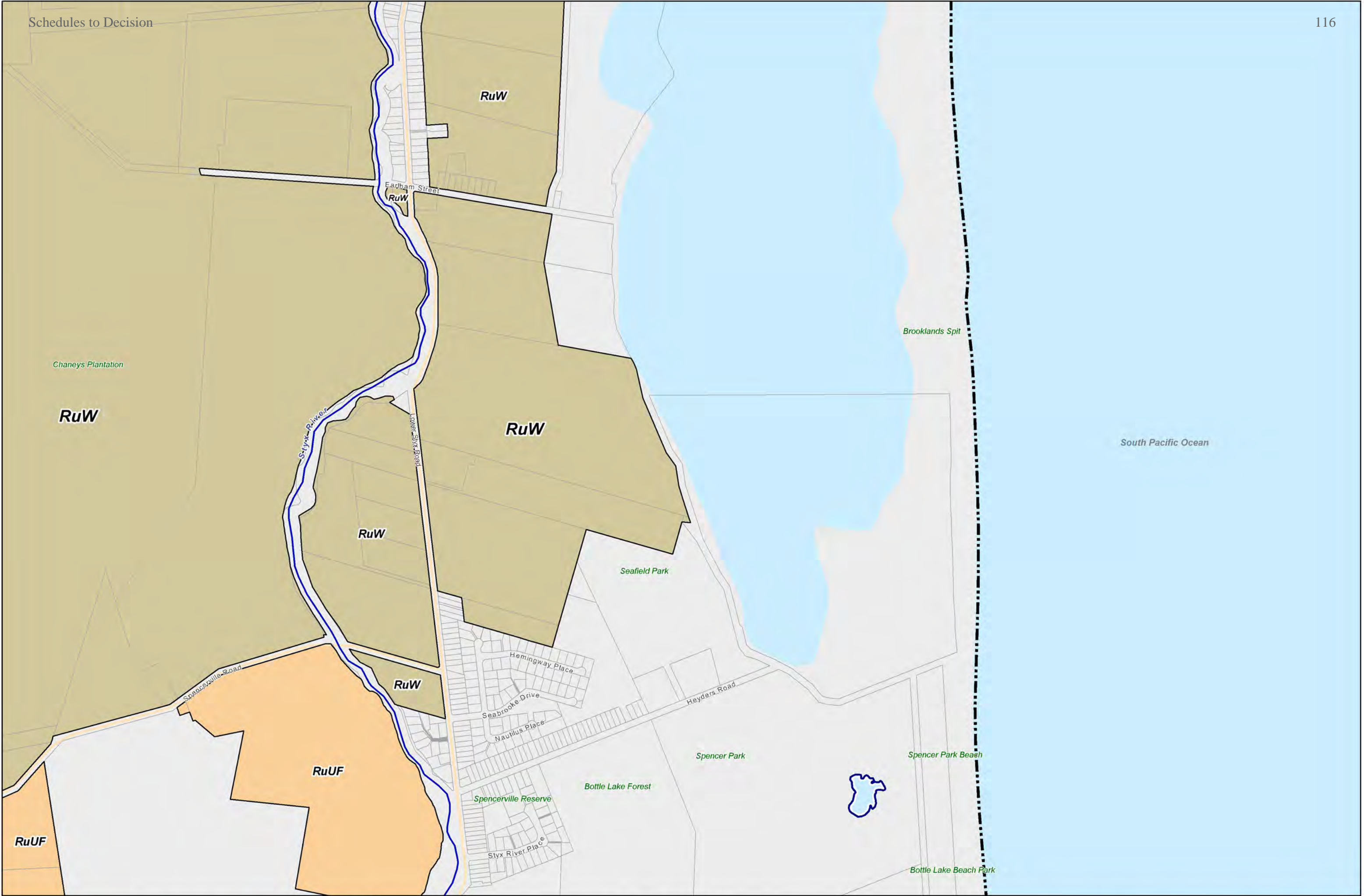




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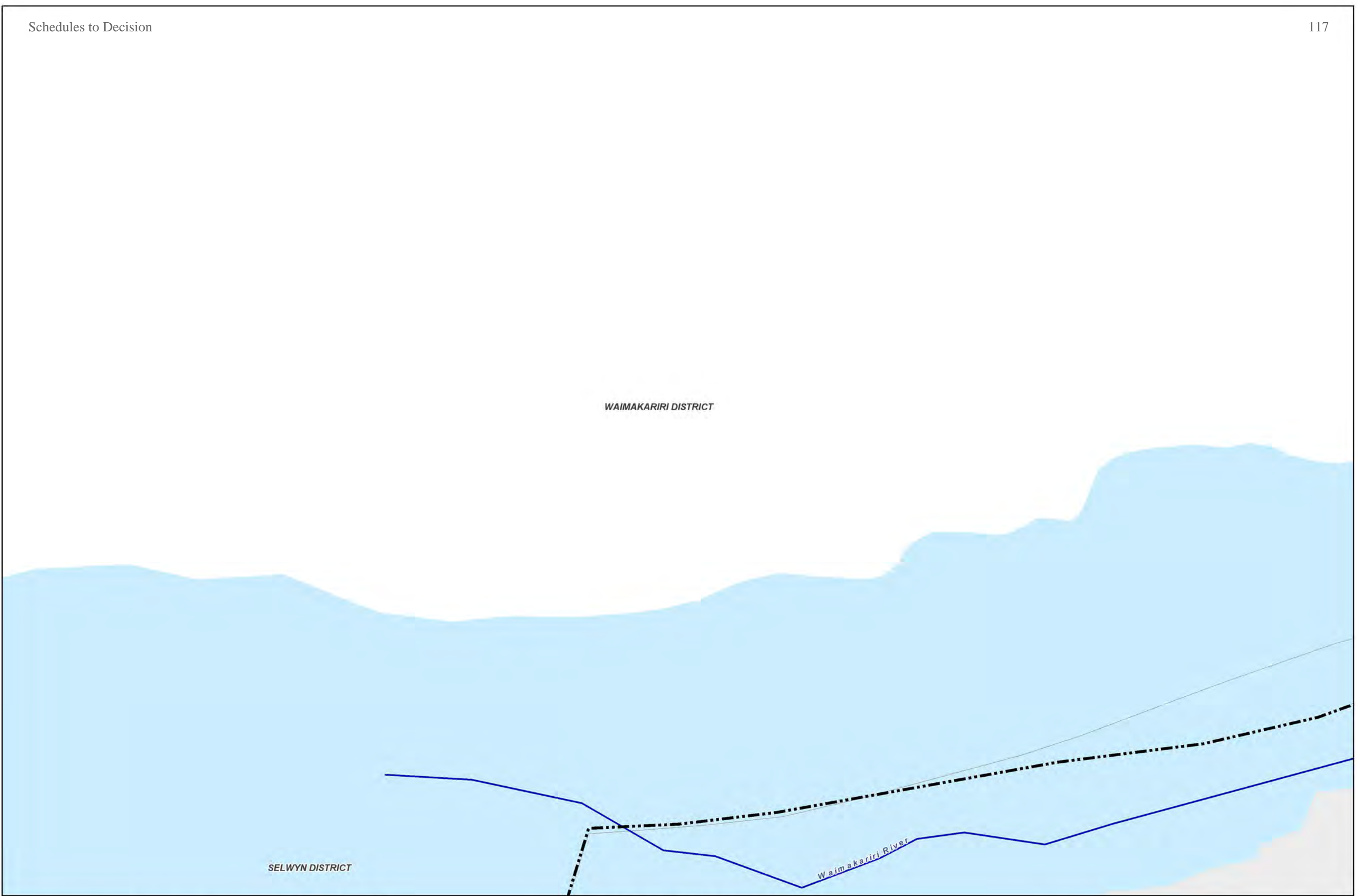






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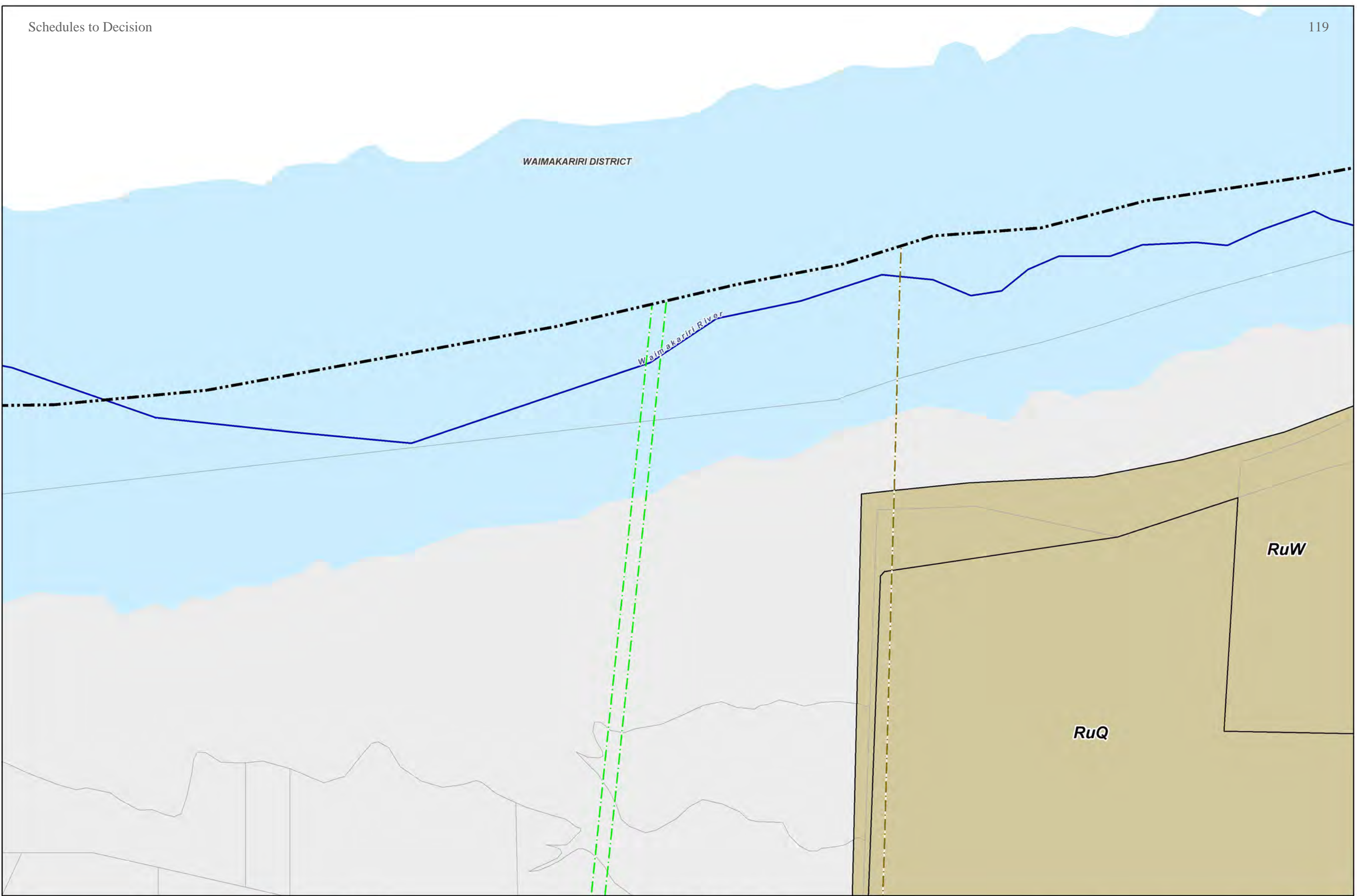






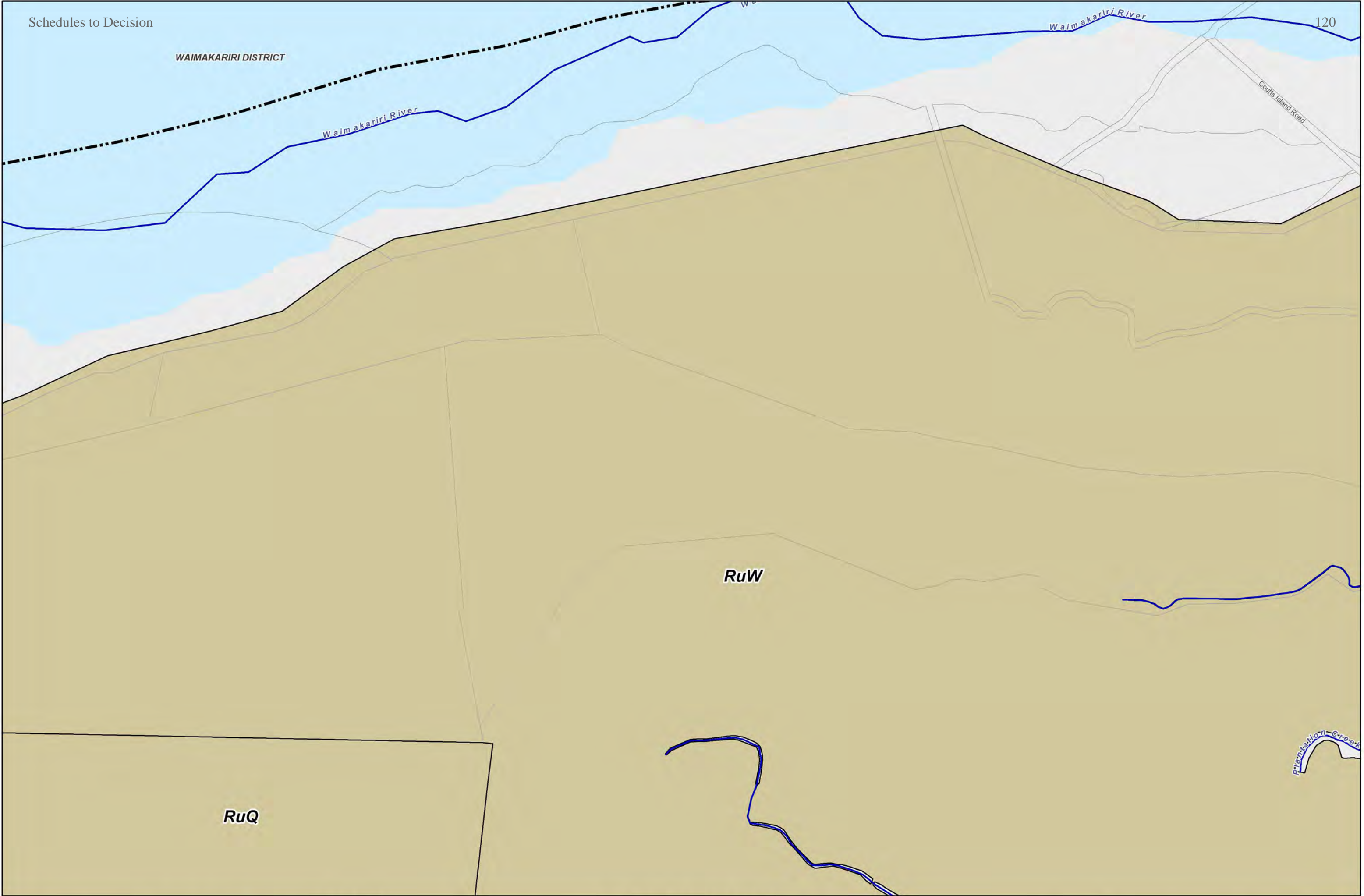
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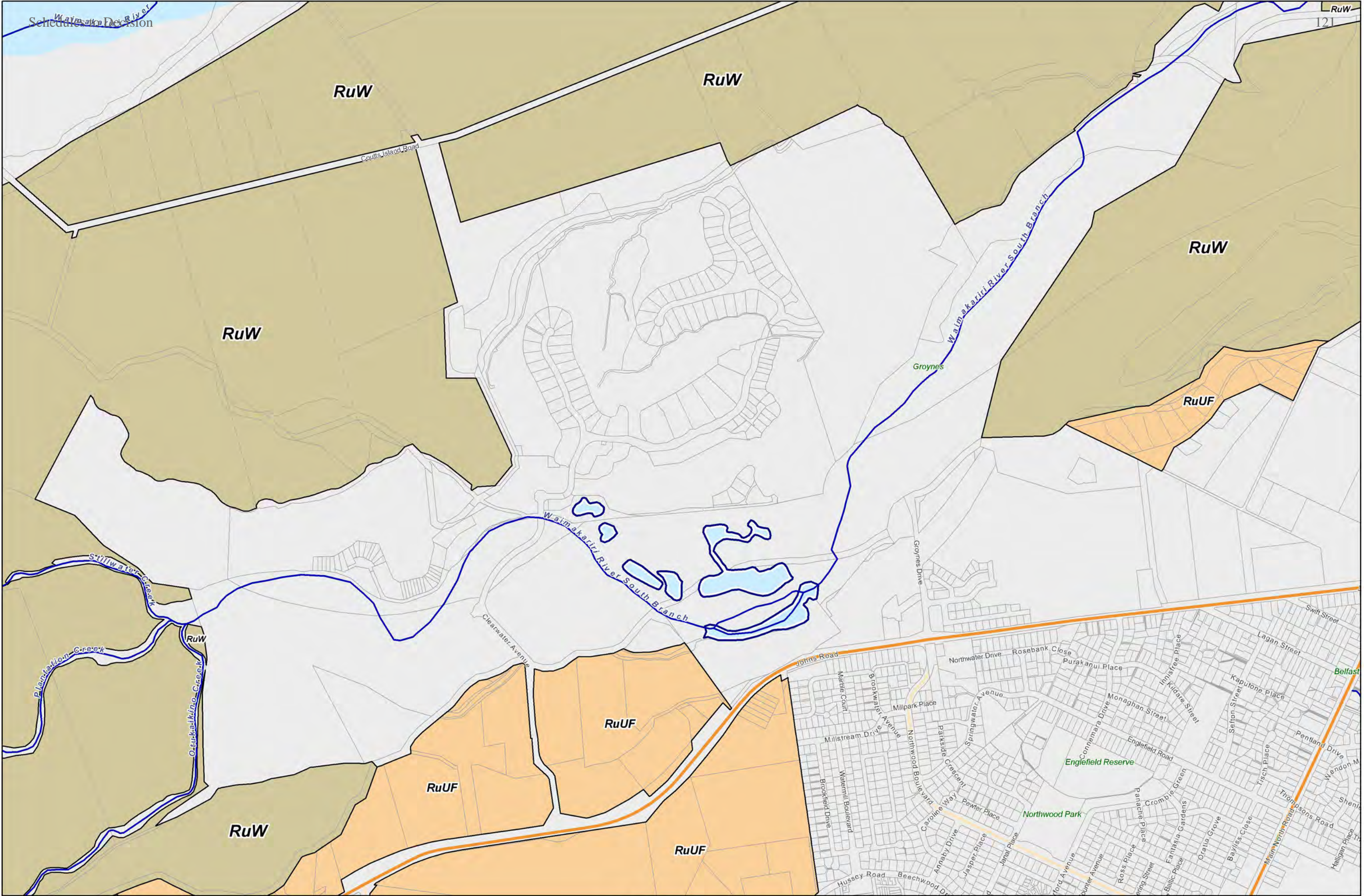




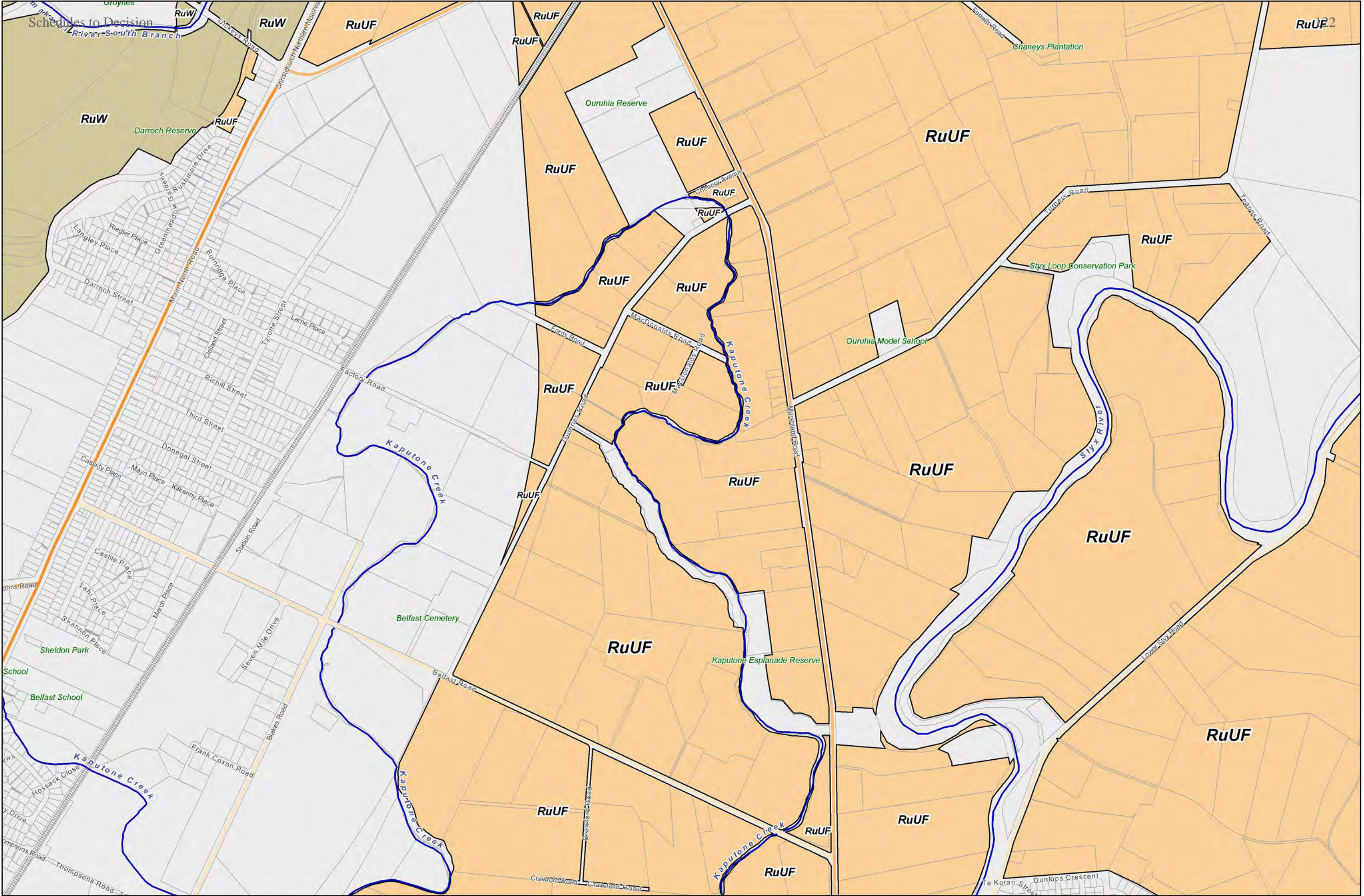
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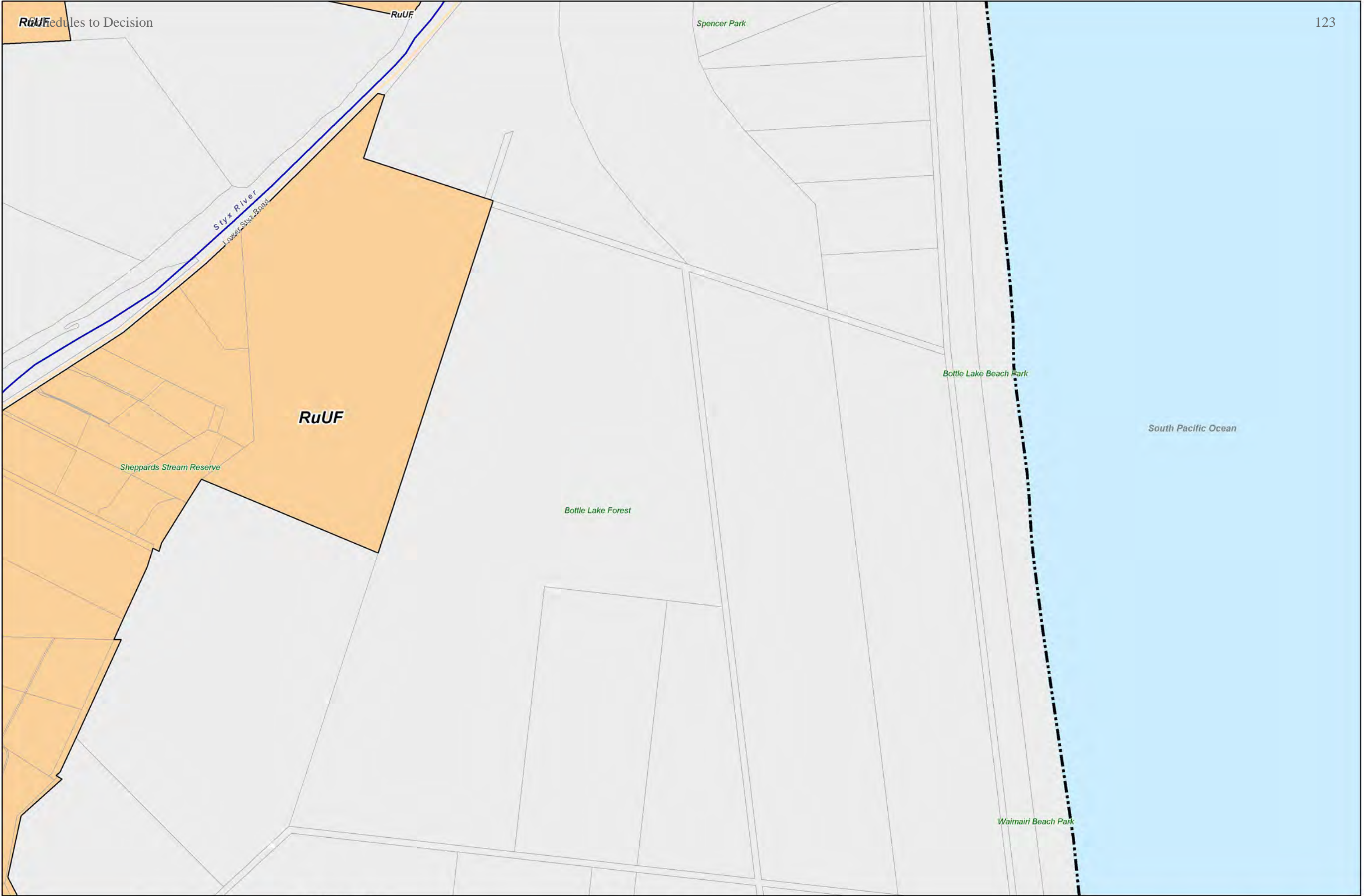




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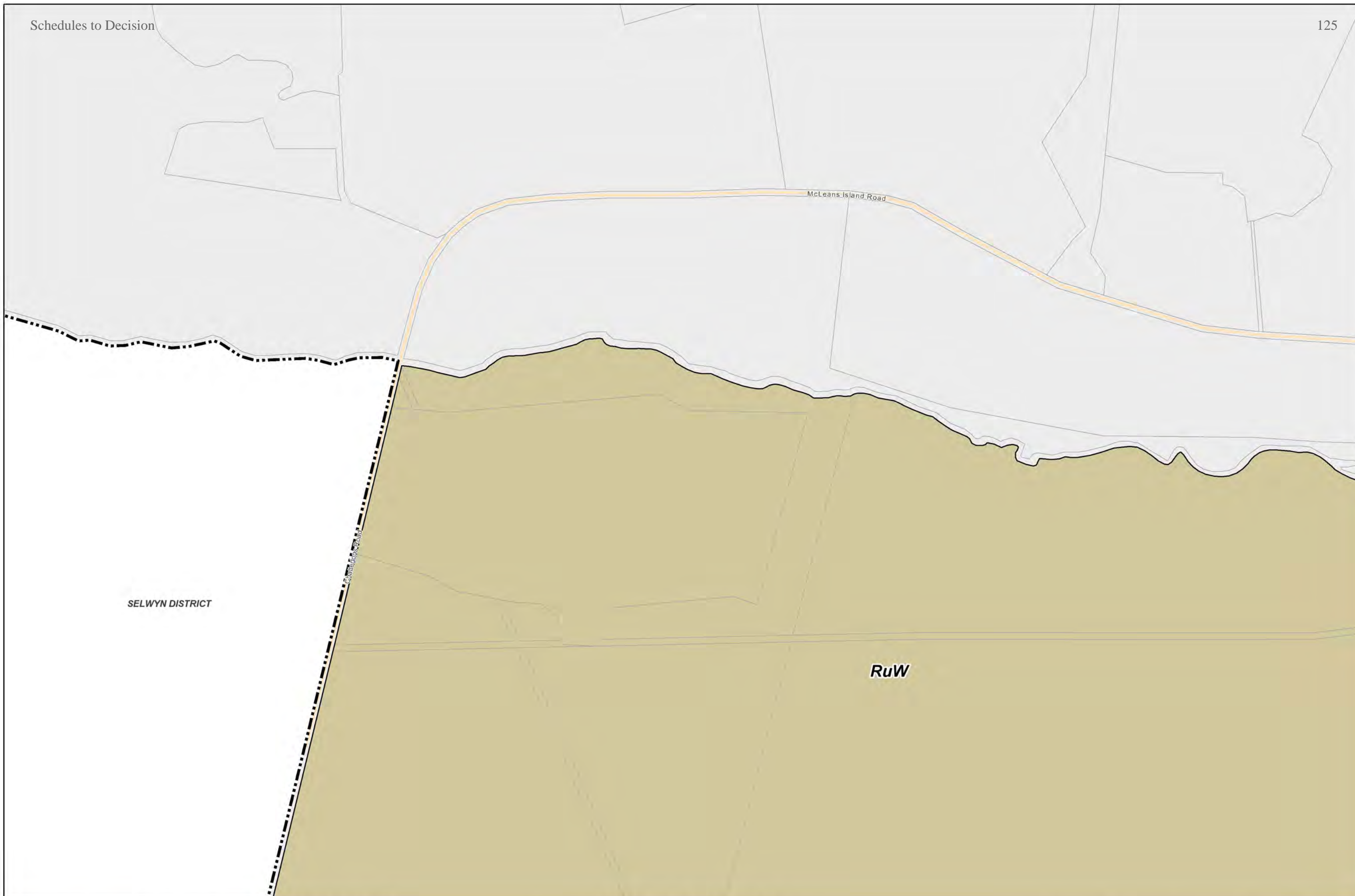
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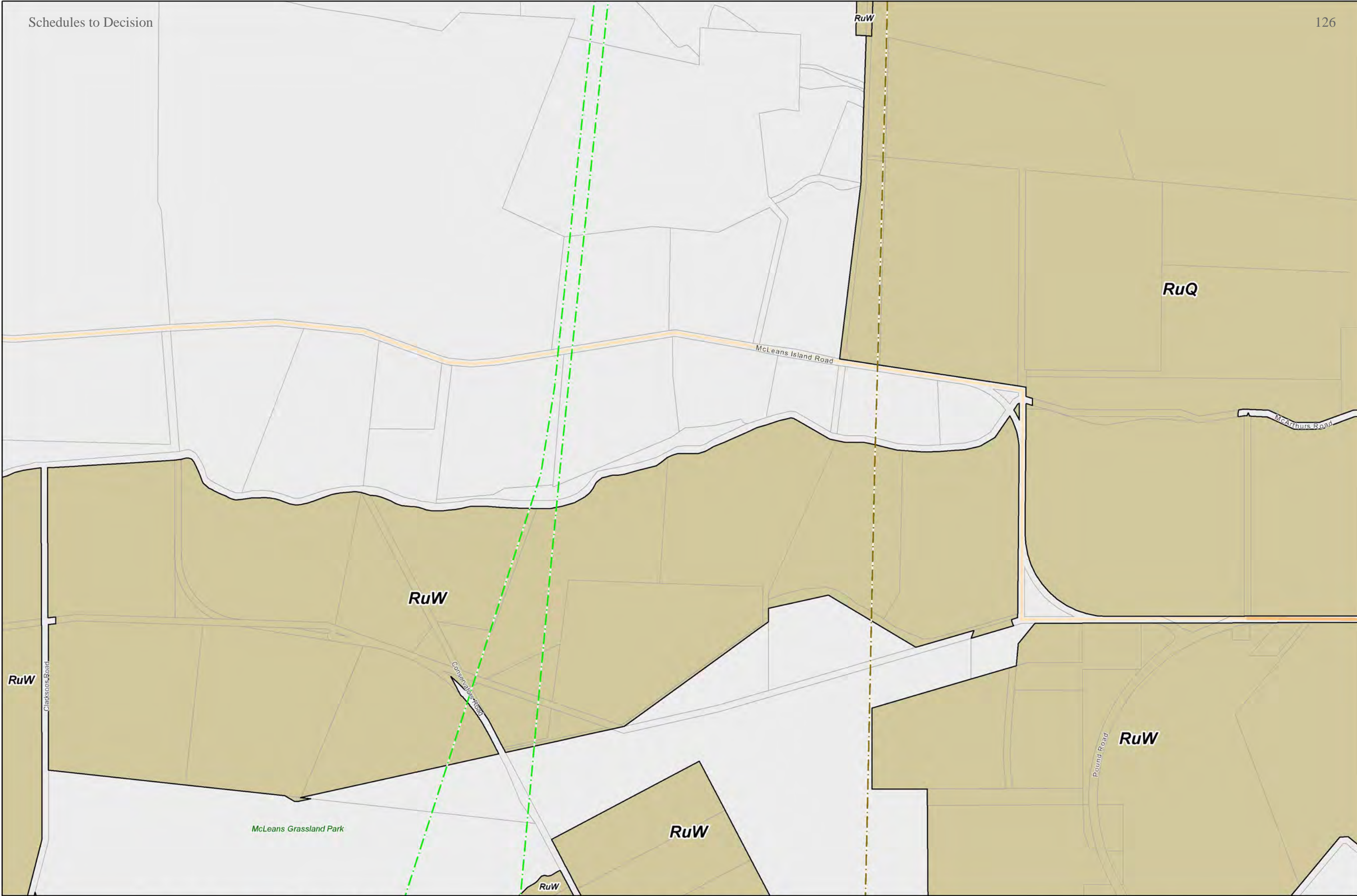


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SELWYN DISTRICT







RuQ

RuW

Roto Kohatu

RuW

RuUF

RuUF

RuW

Christchurch International Airport

Export Avenue

Jeti Place

Logistics Drive

Broughs Road

Nathan Place

Sawyers Arms Road

RuUF

Whitchurch Place

RuUF

Harewood School

RuUF

RuUF

Nunweek Park

RuUF

Woodridge Road

Becmead

Nunweek Boulevard

Hale Drive

Orchard Road North

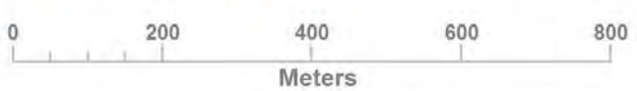
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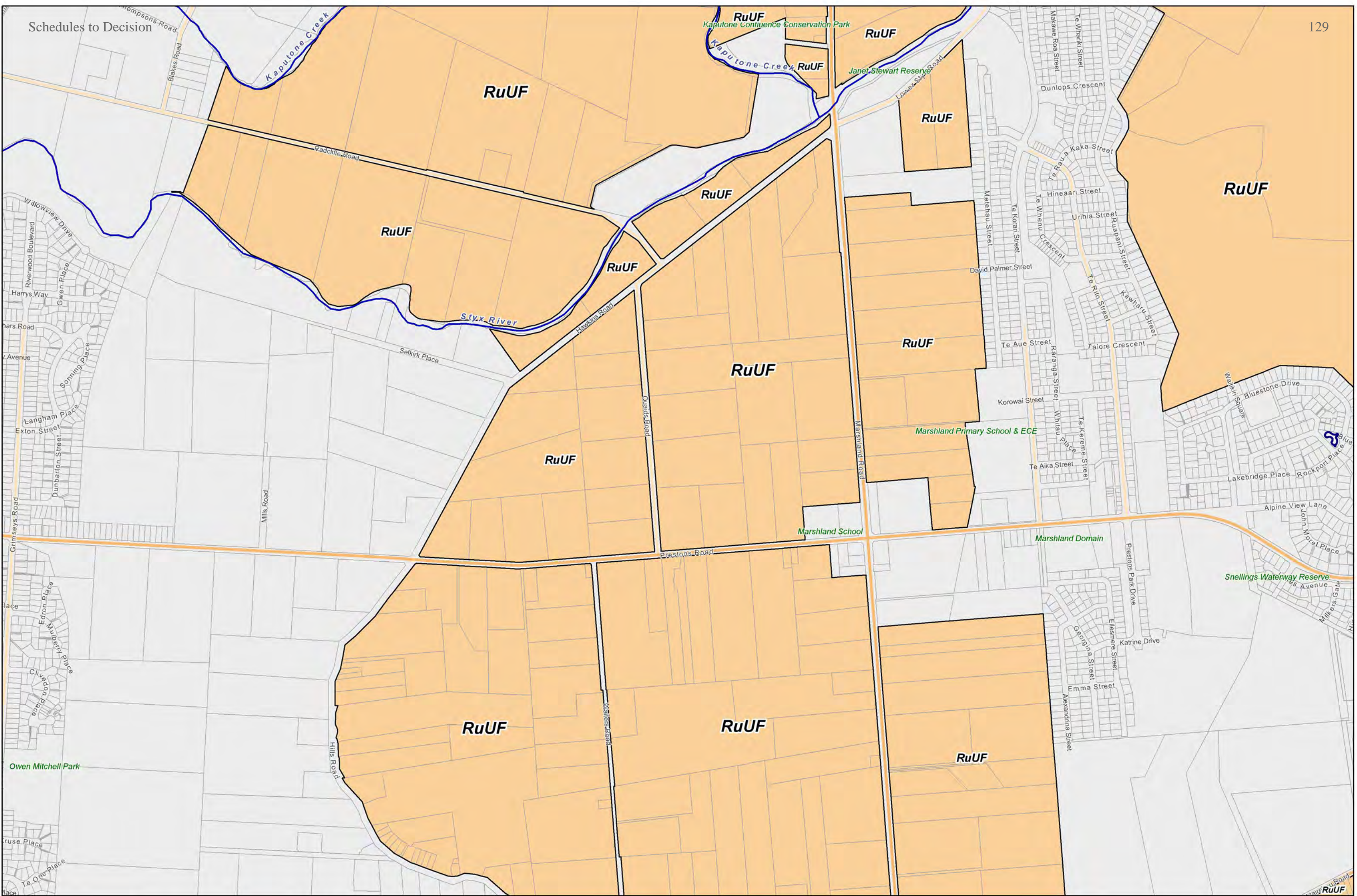
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Watsons Road

Harewood Road

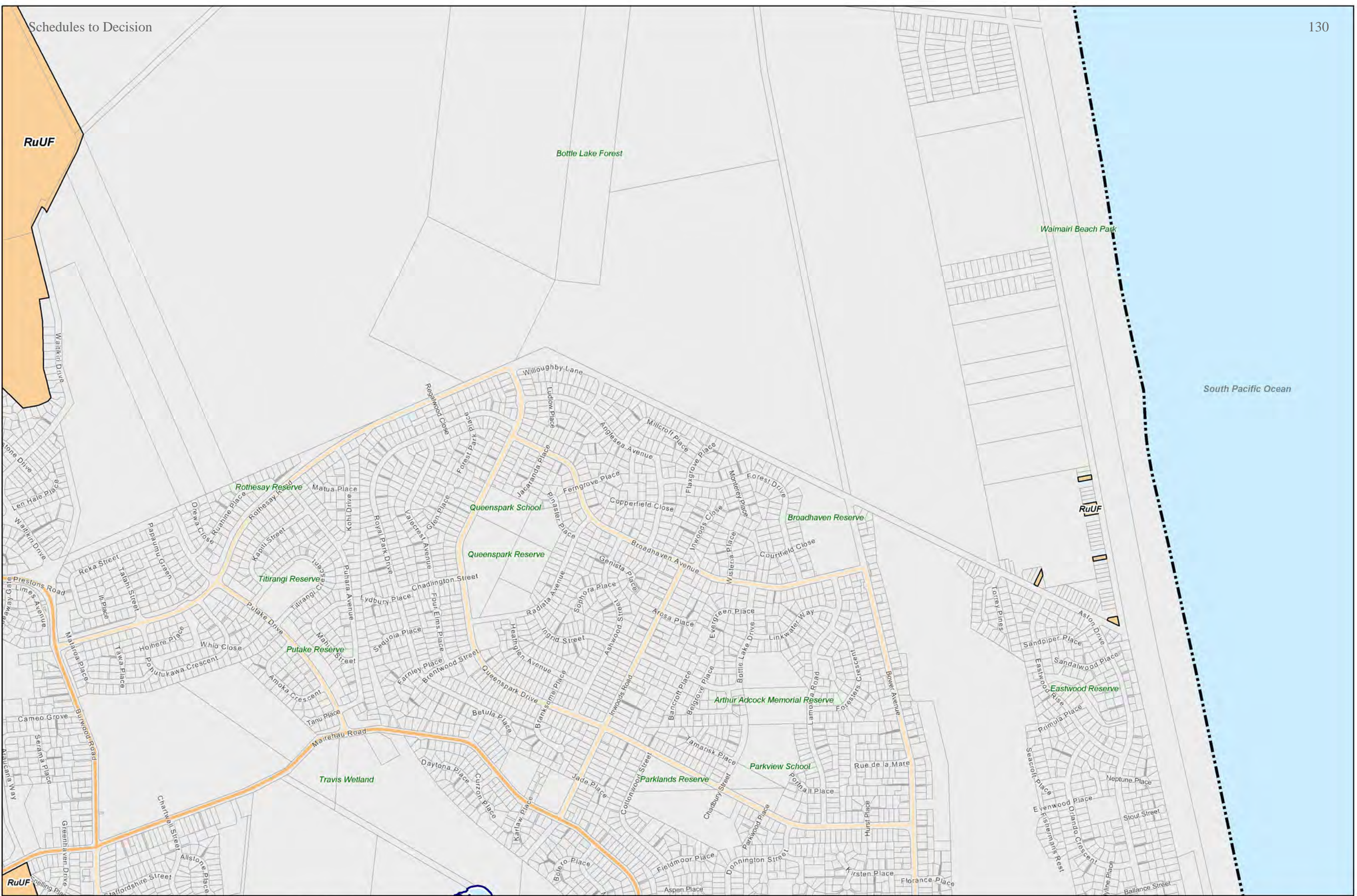
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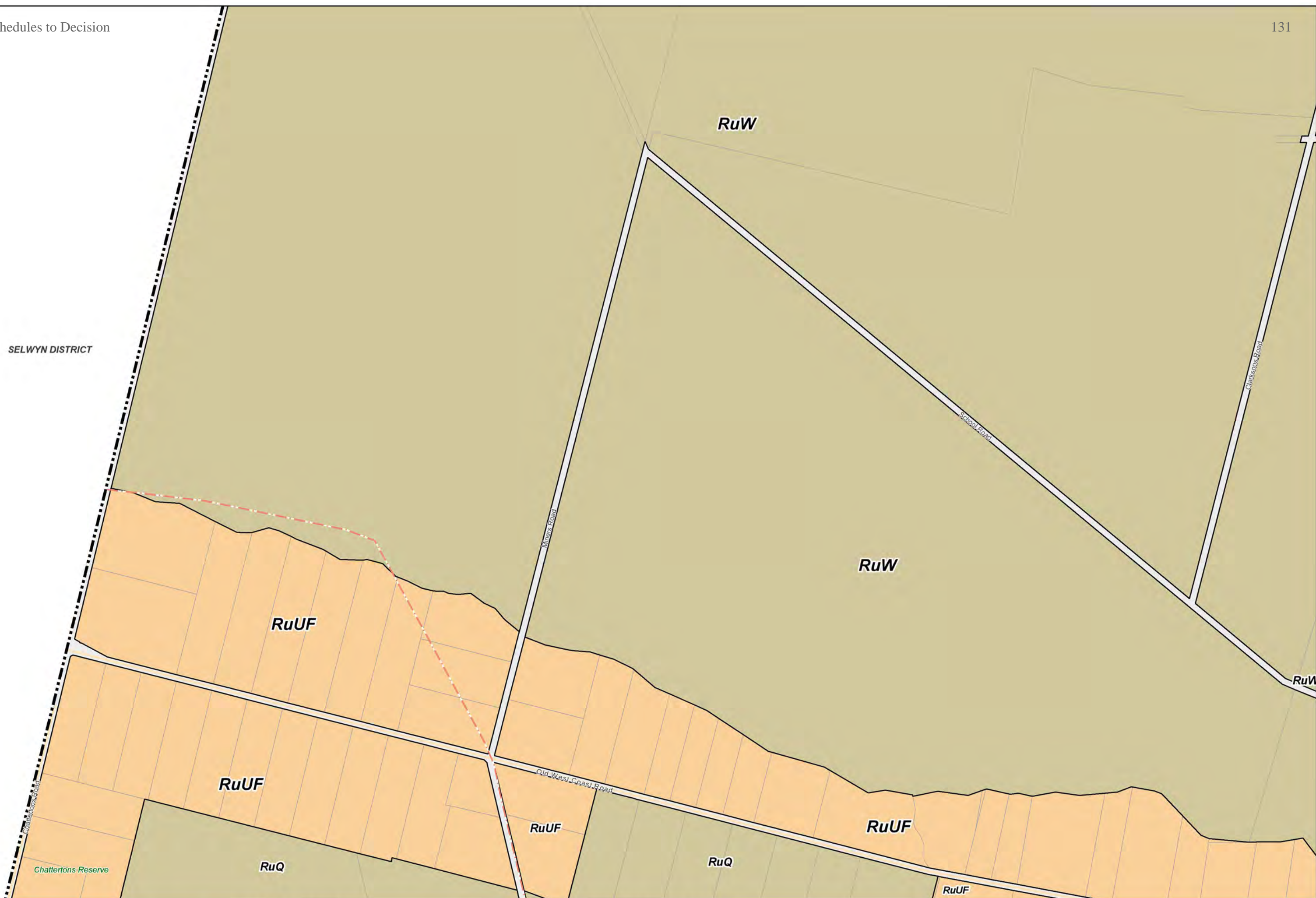


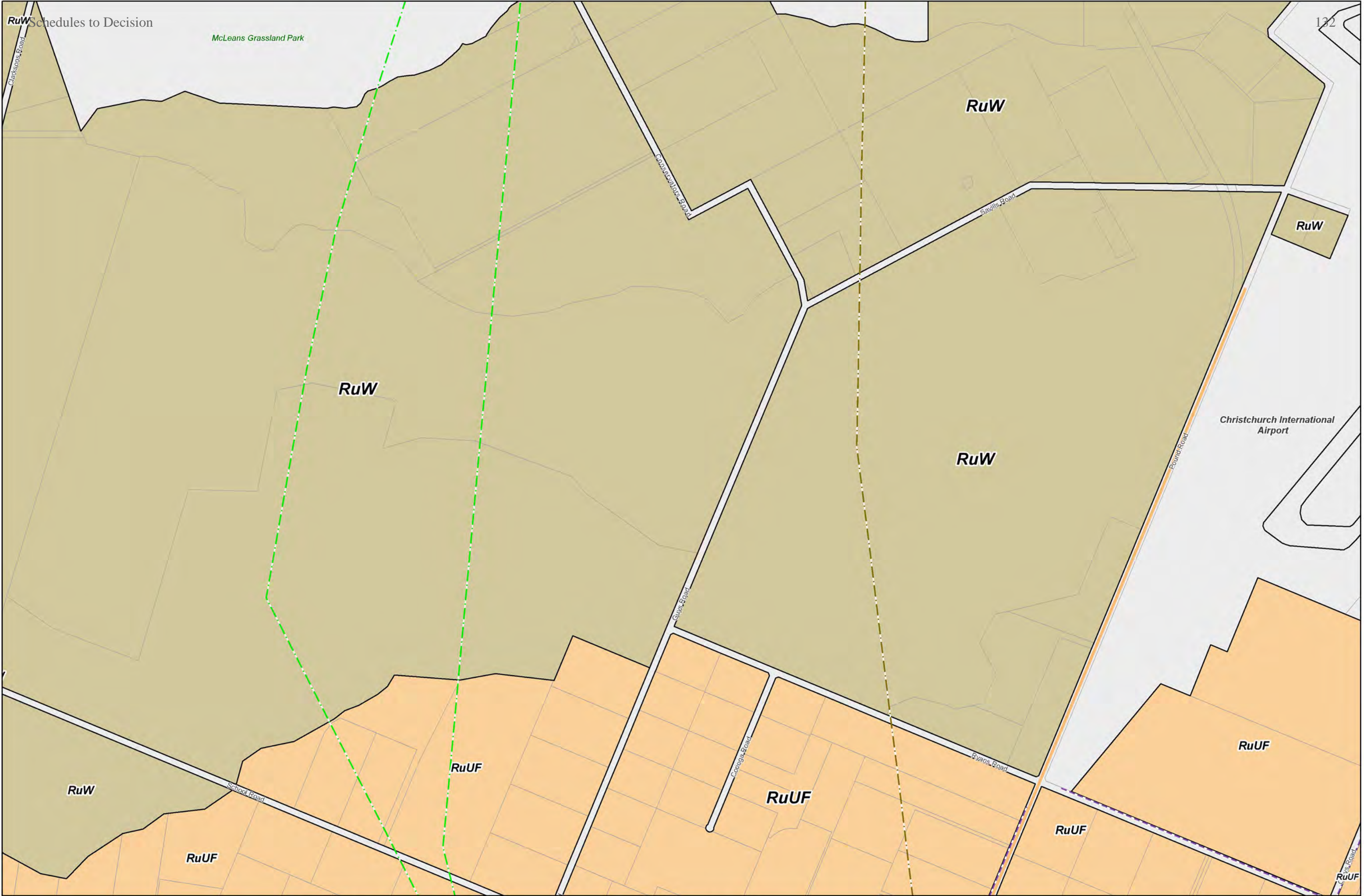
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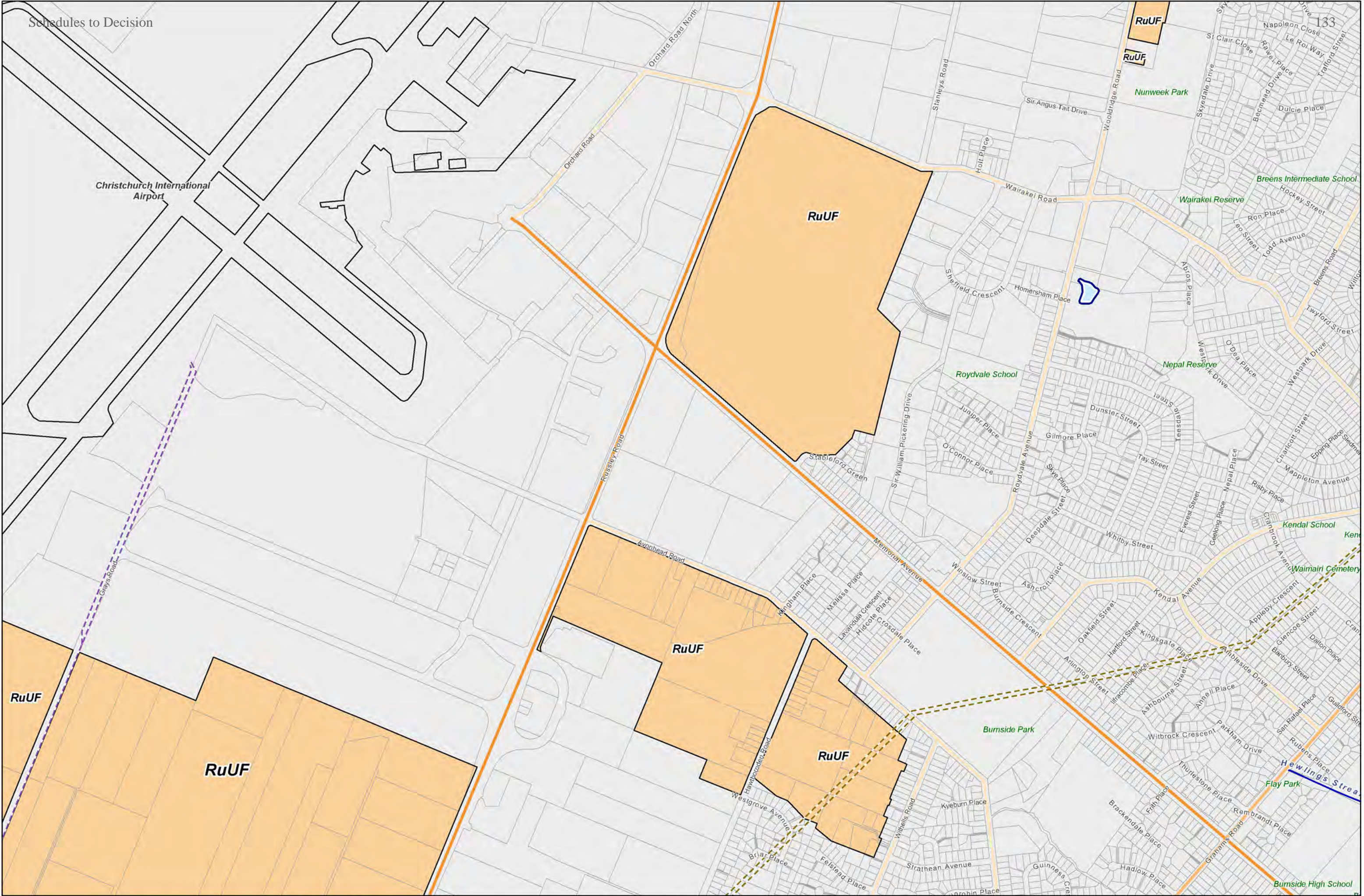


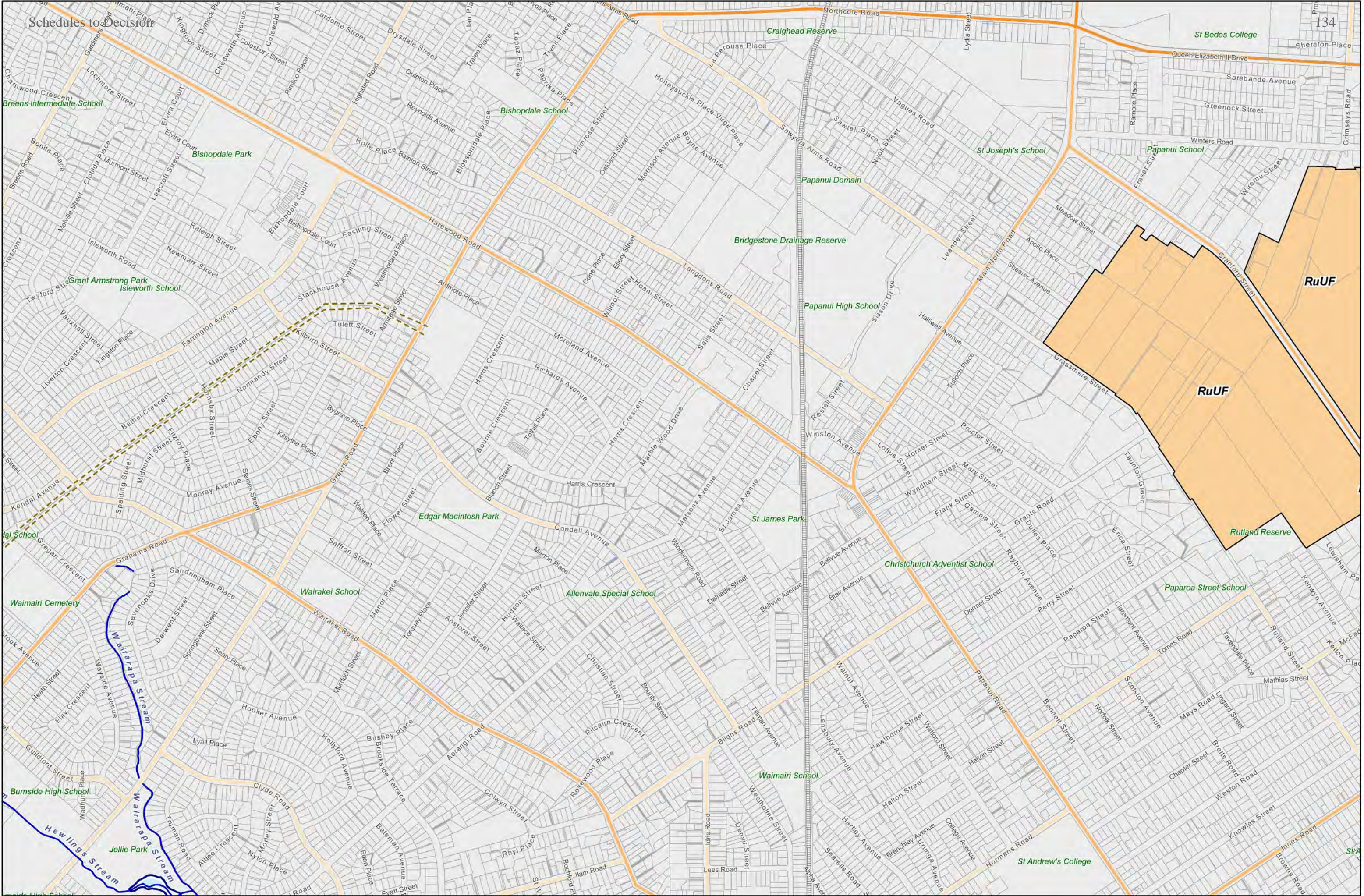
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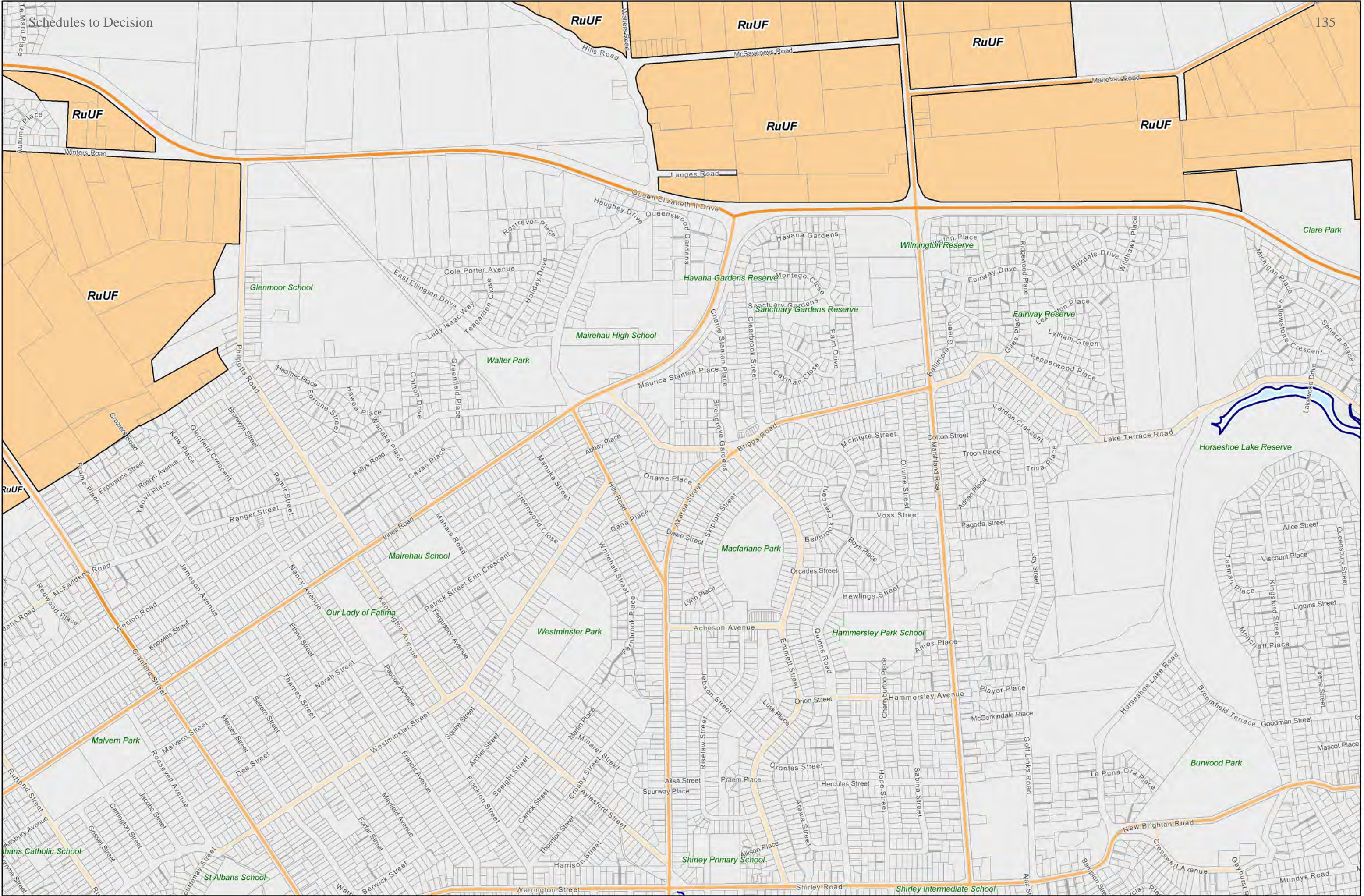




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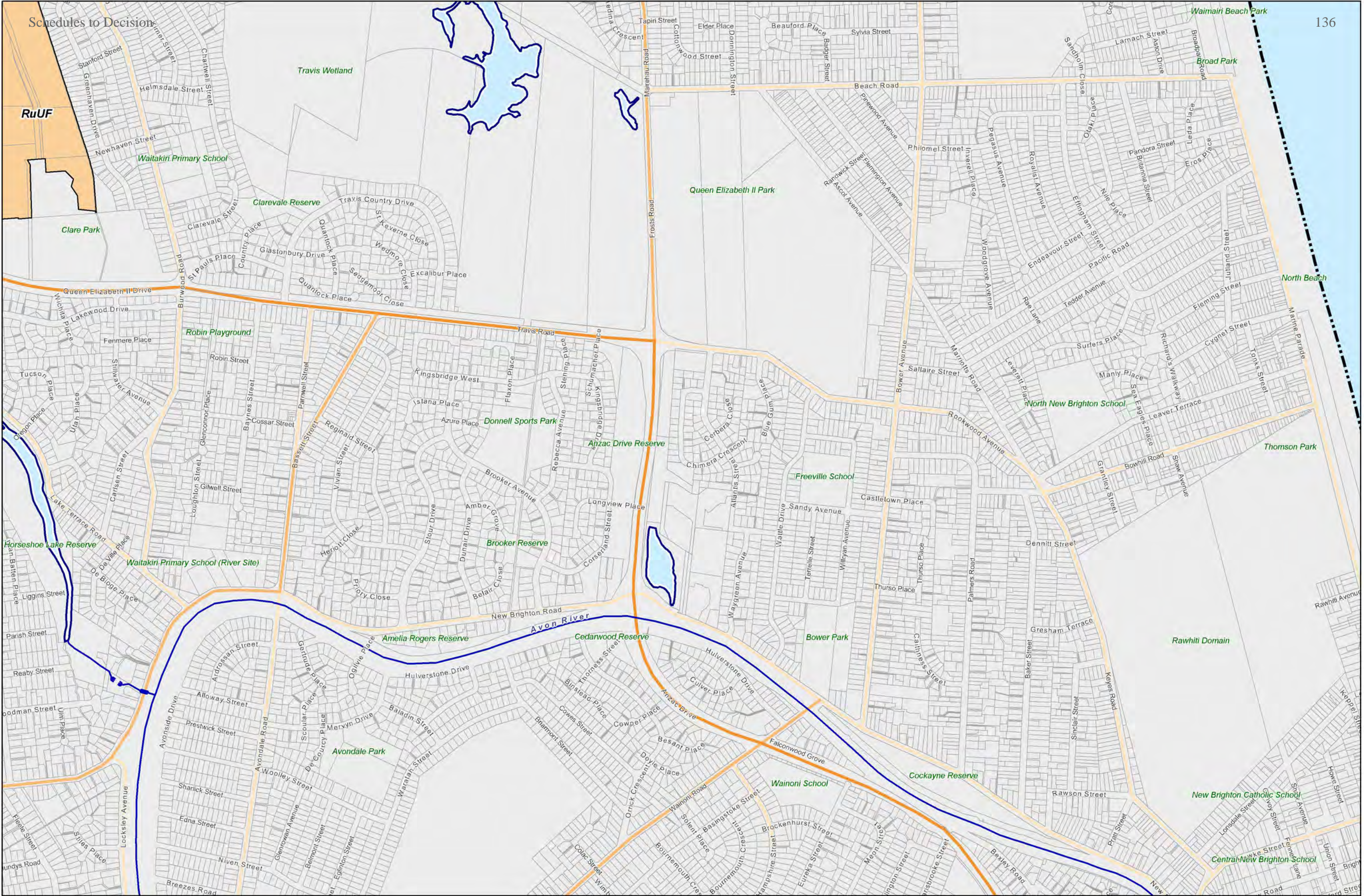






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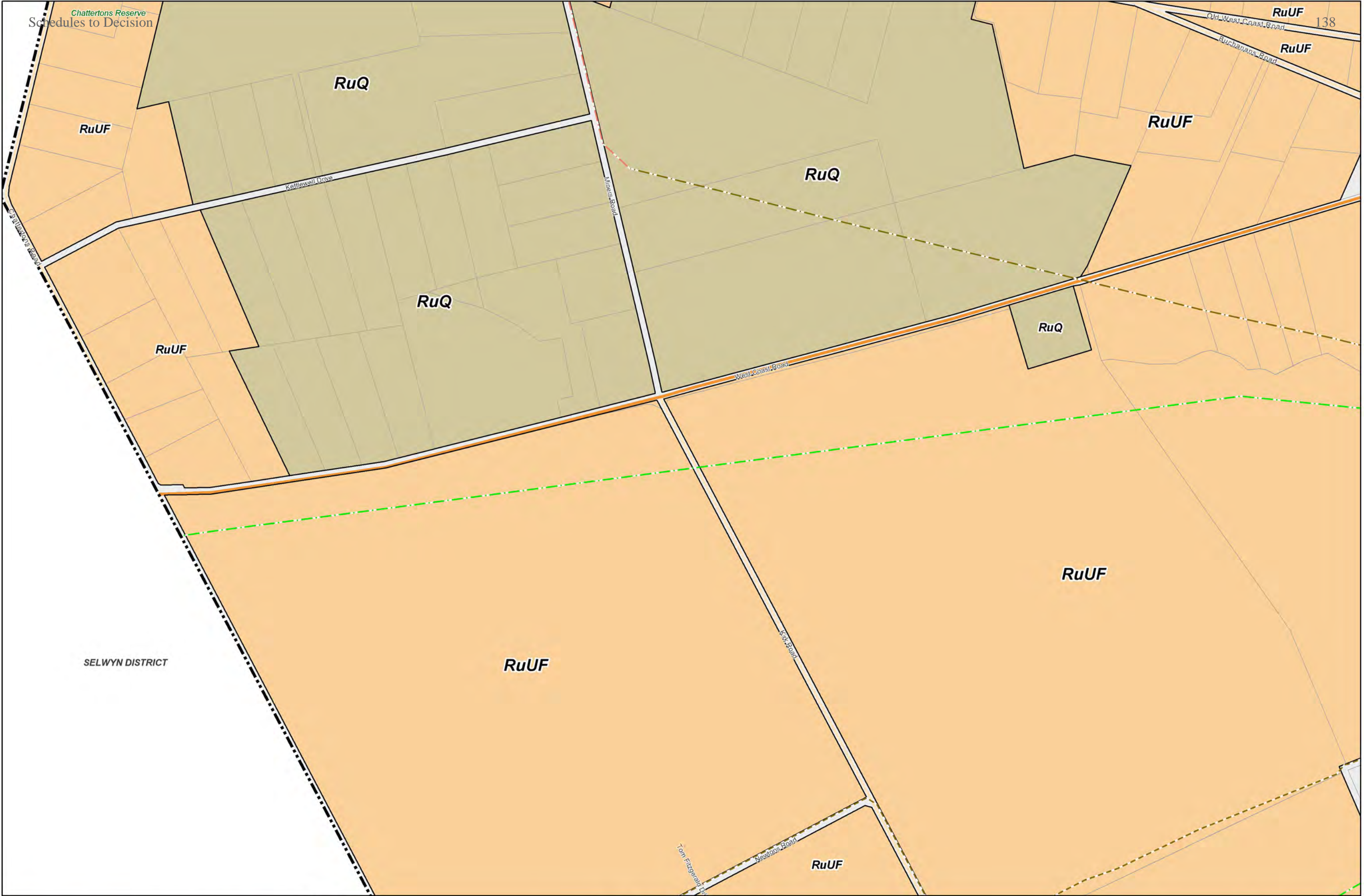
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Chattertons Reserve
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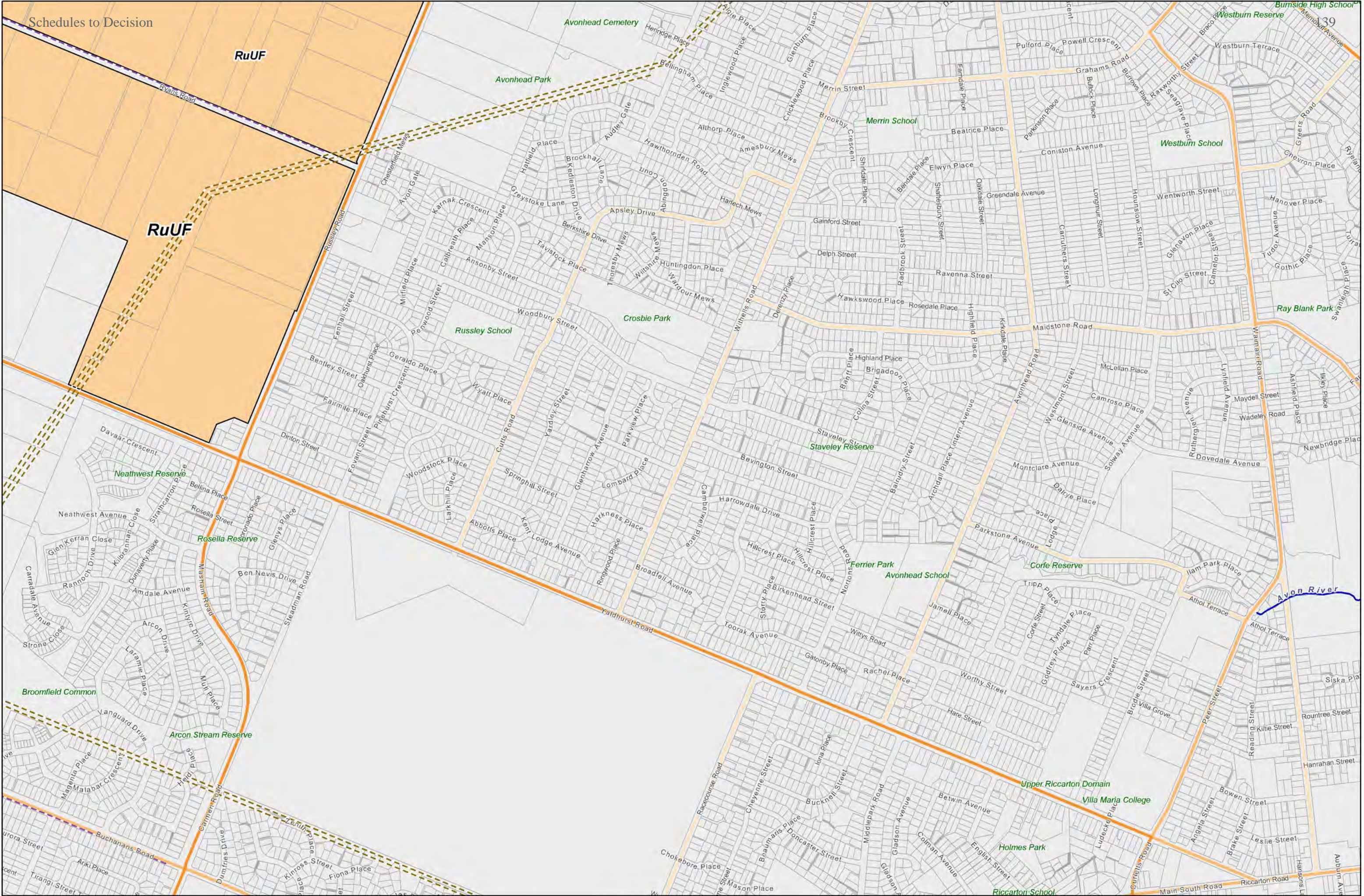
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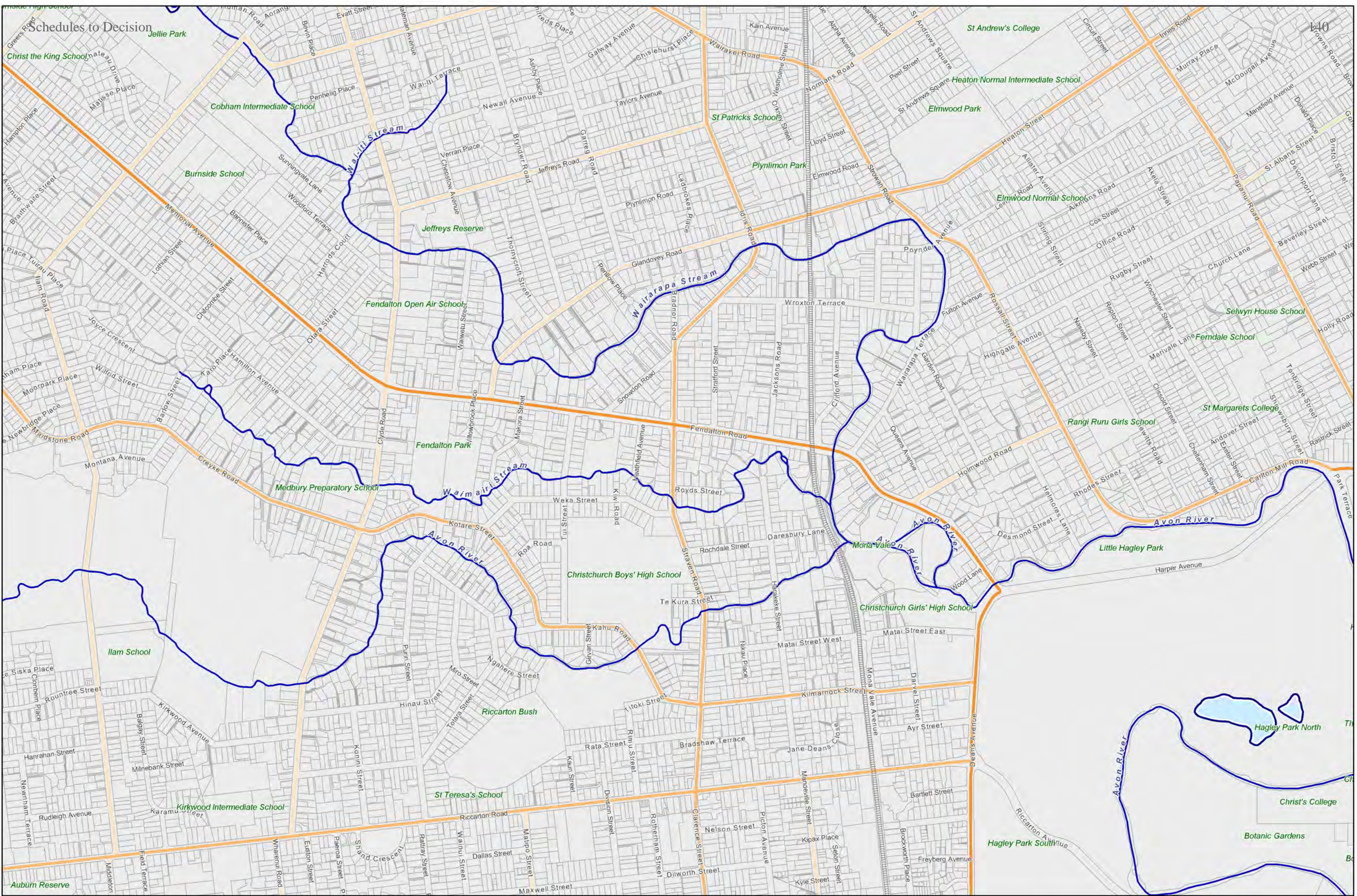
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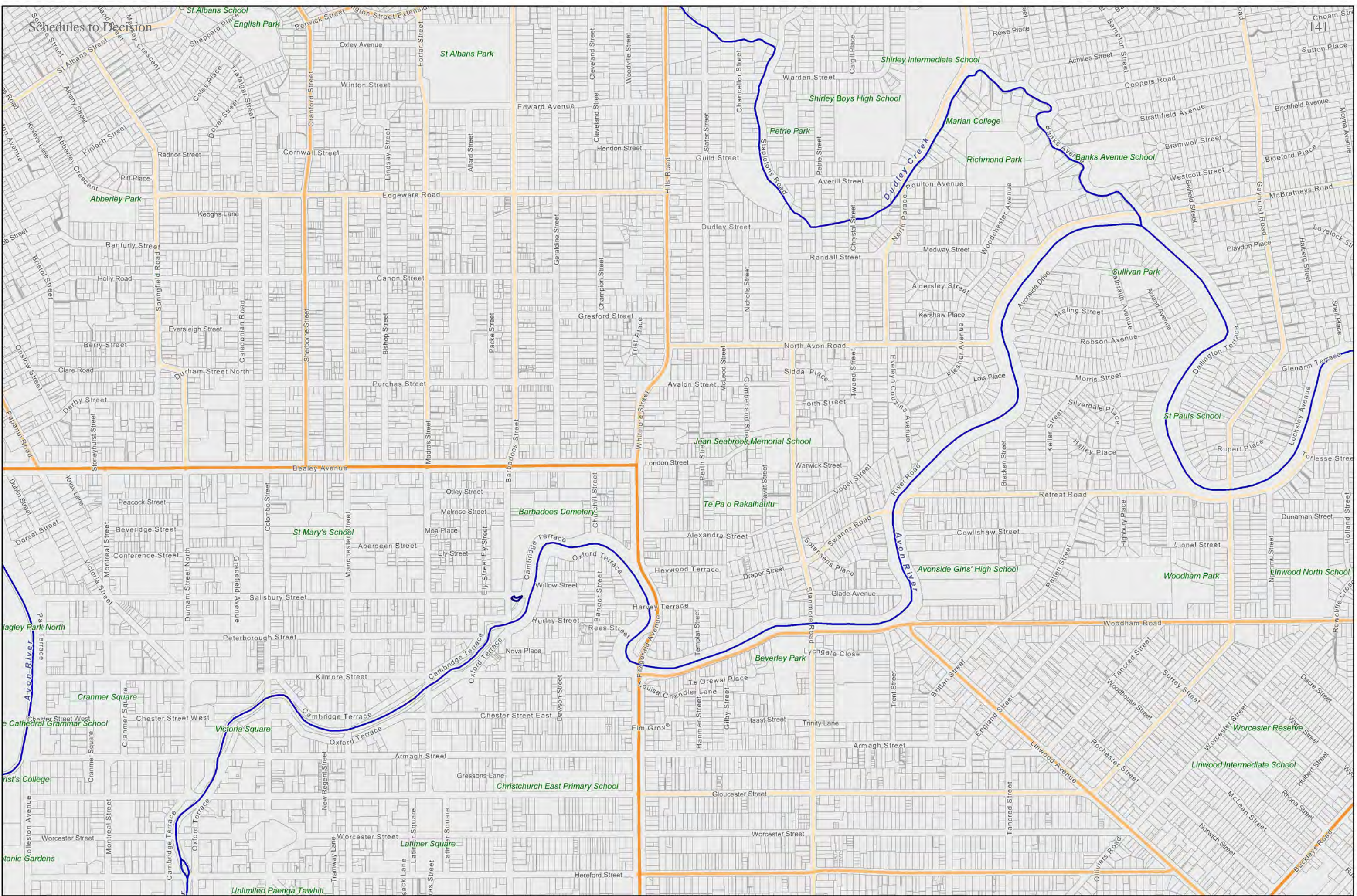
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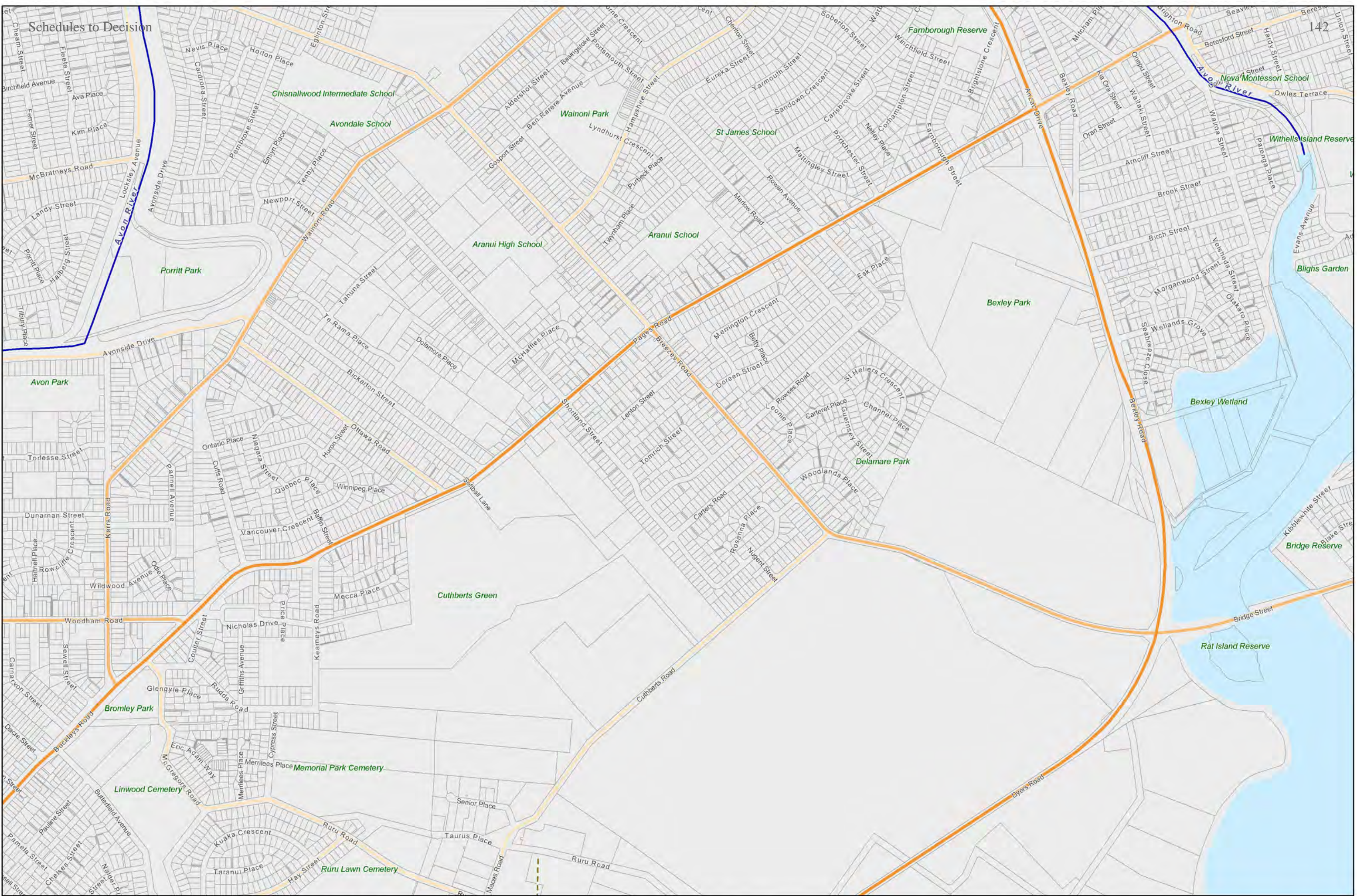
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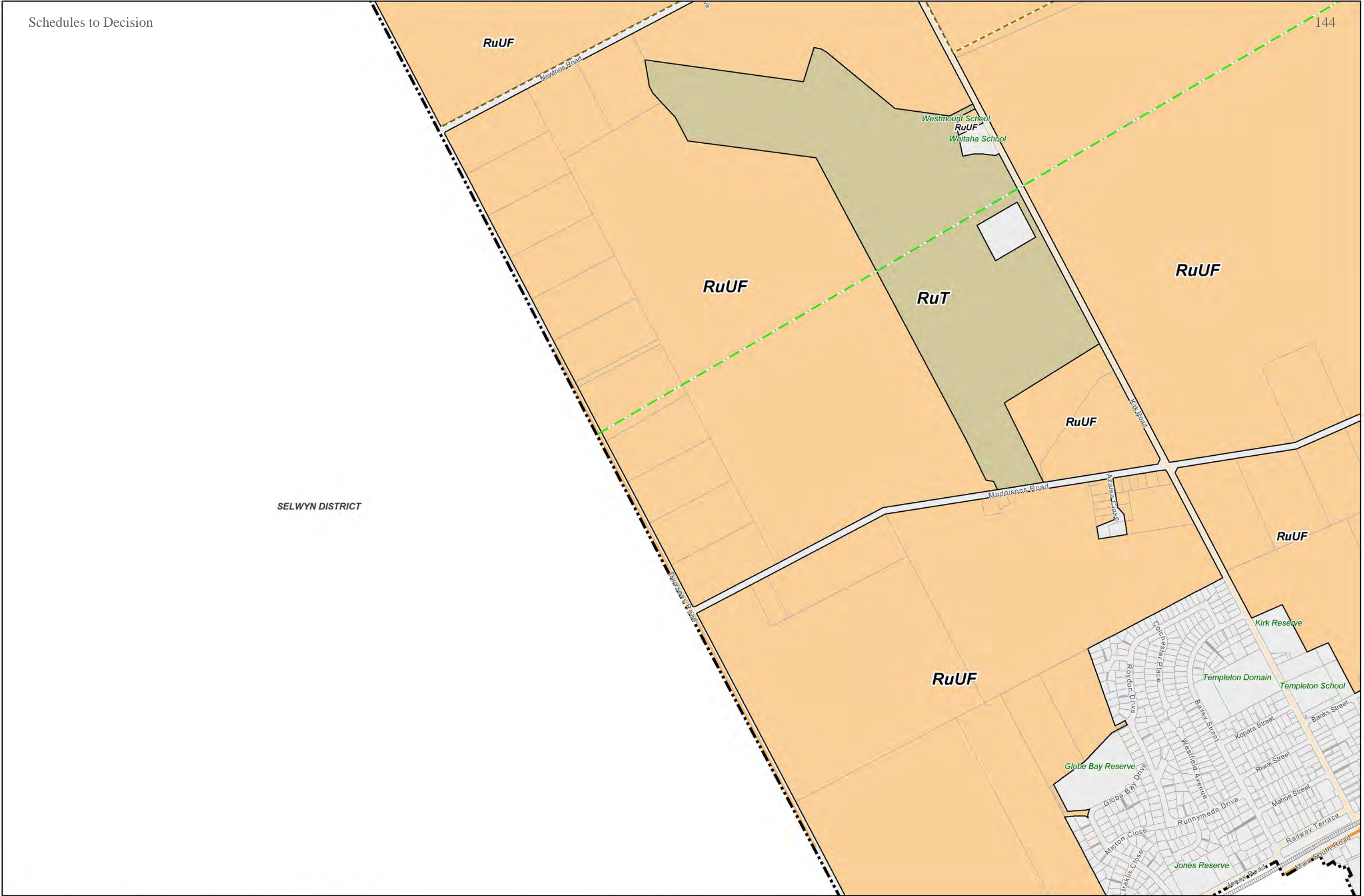


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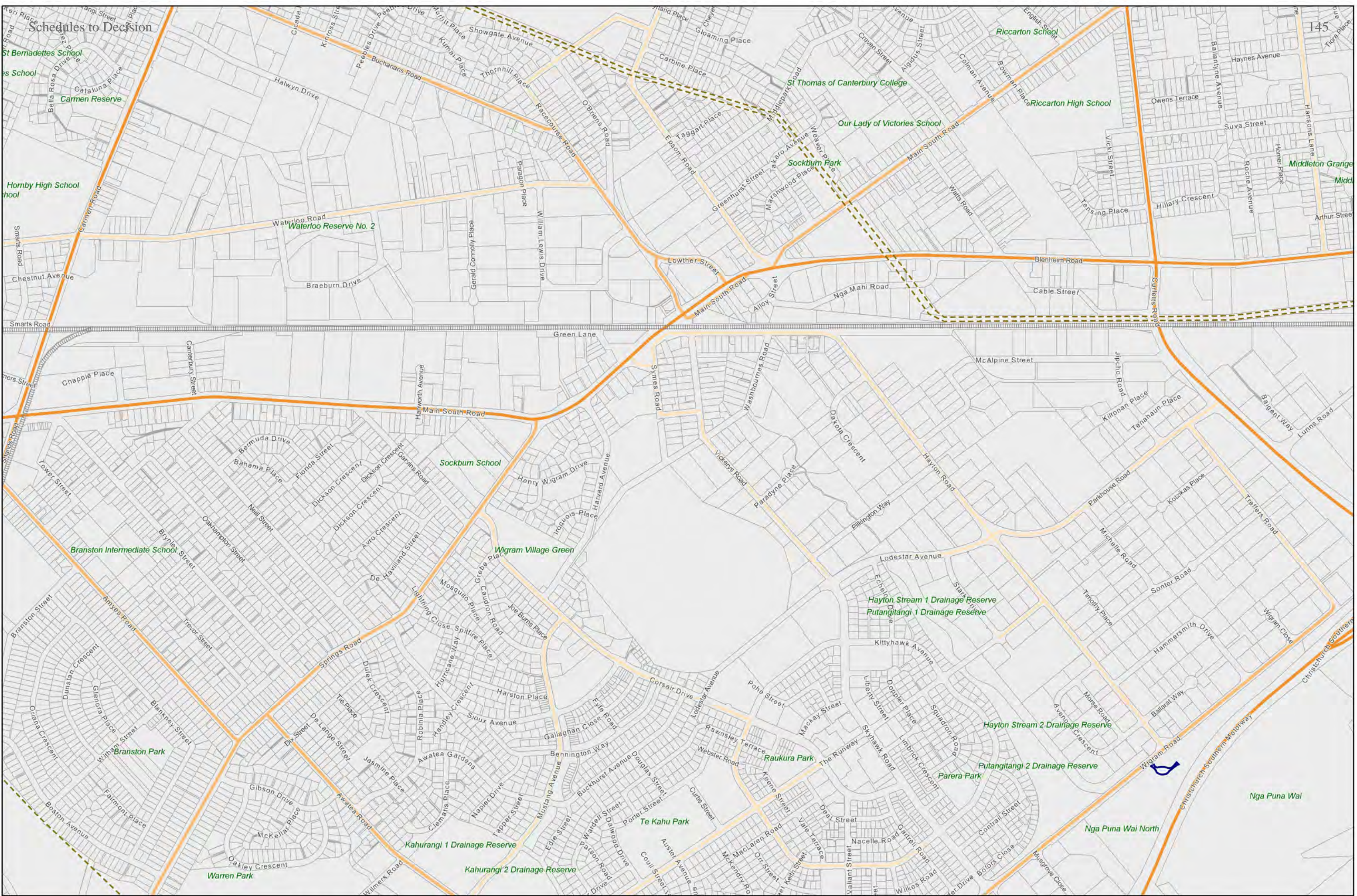


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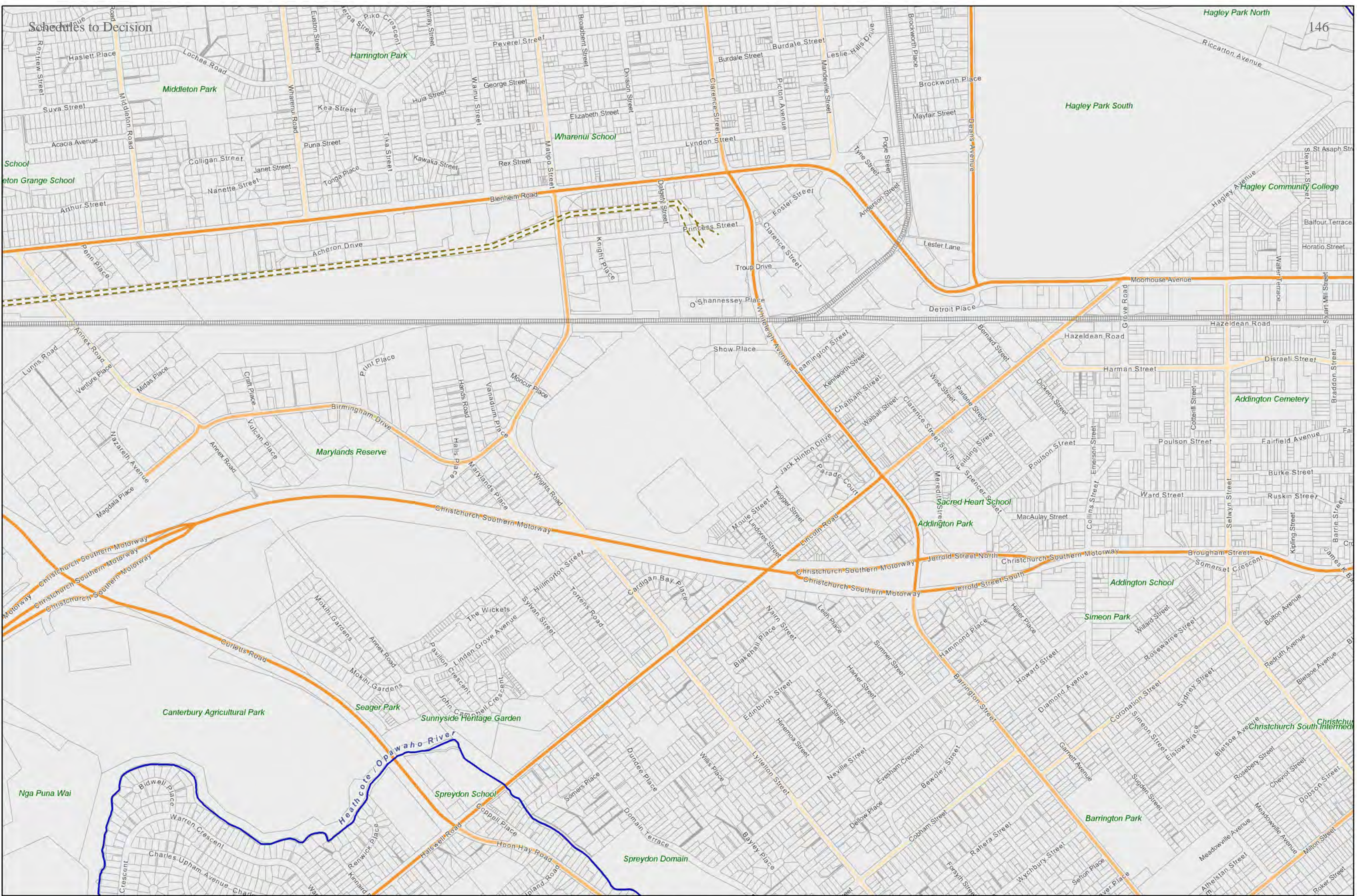




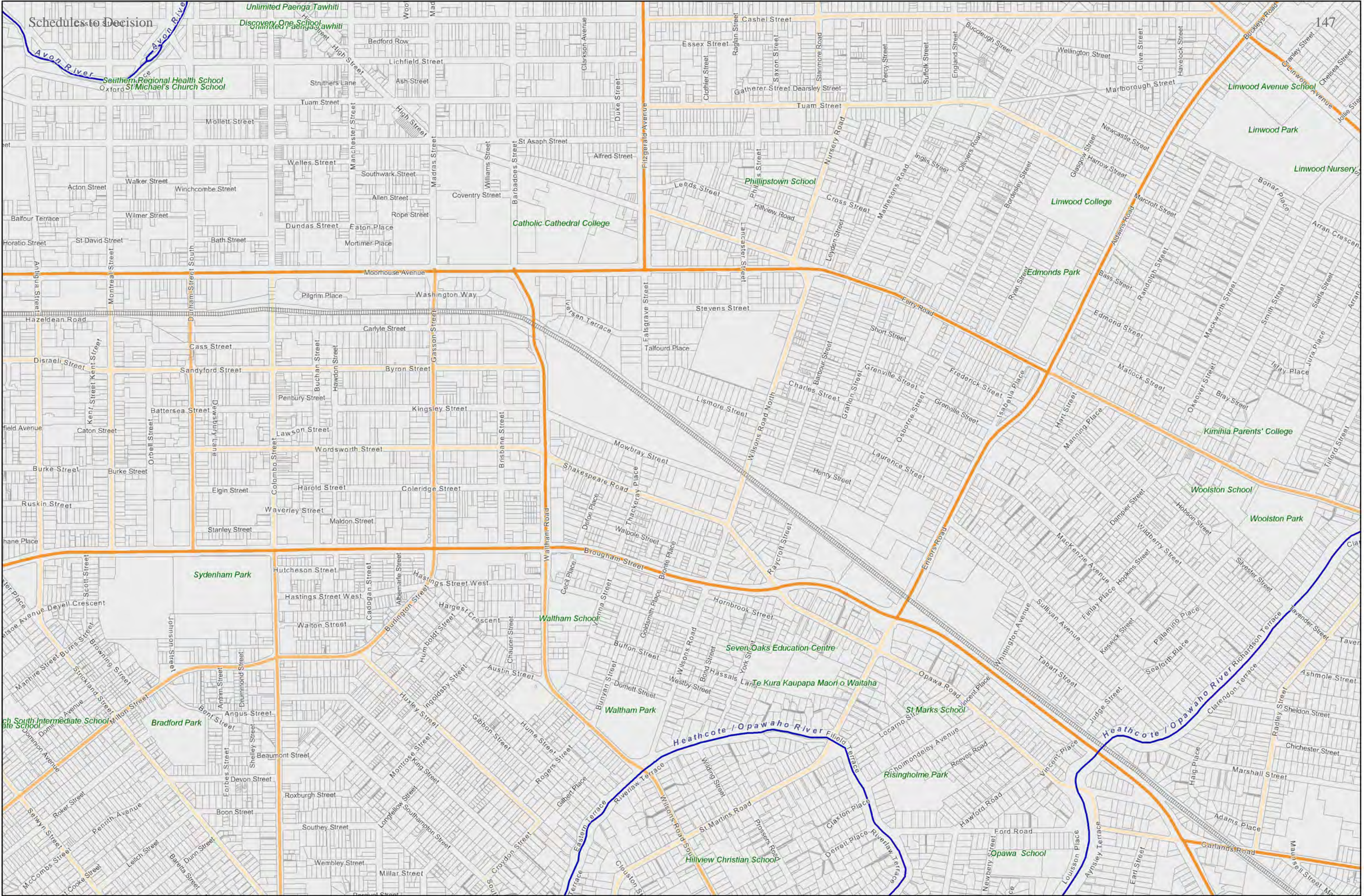
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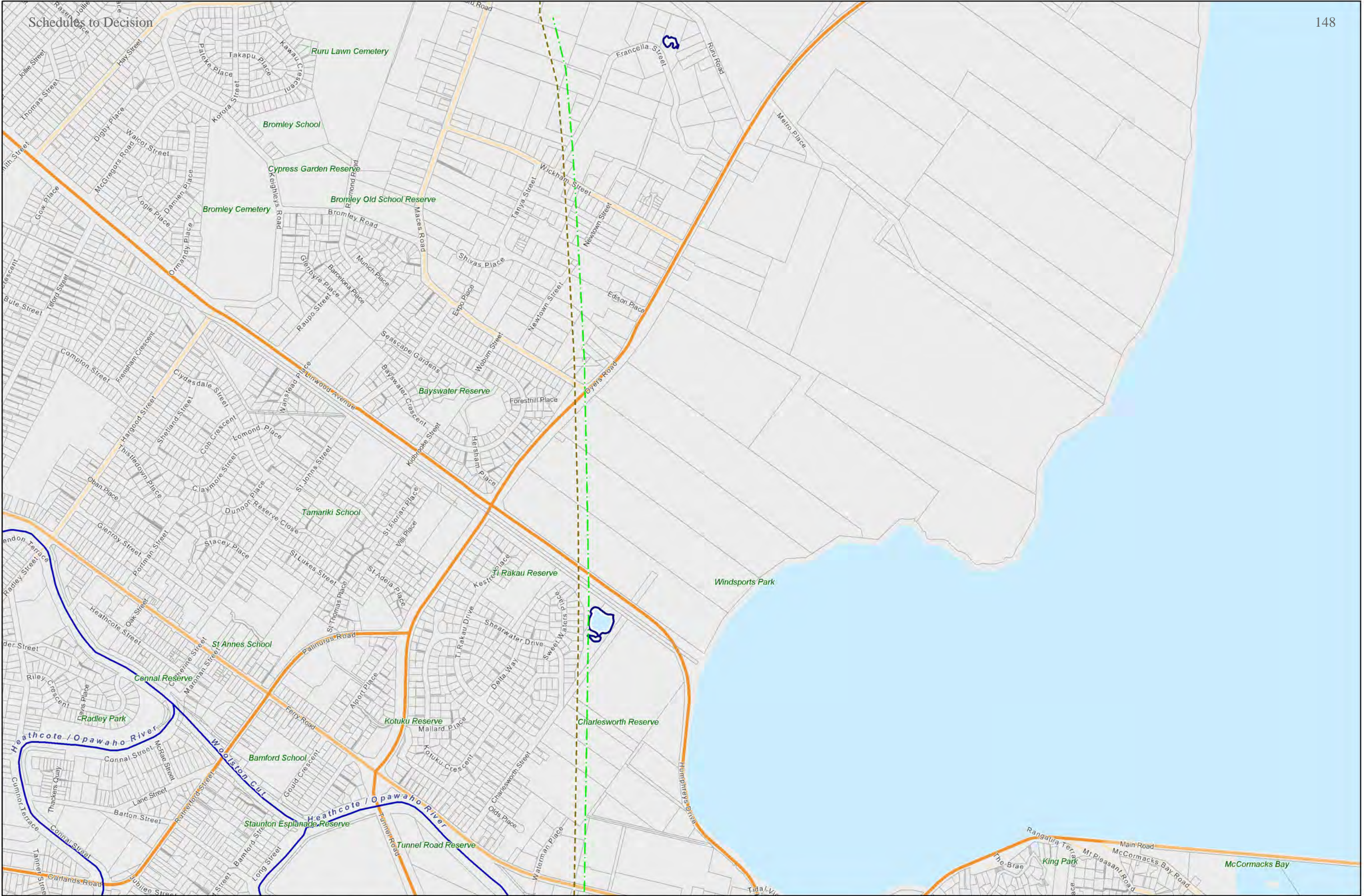
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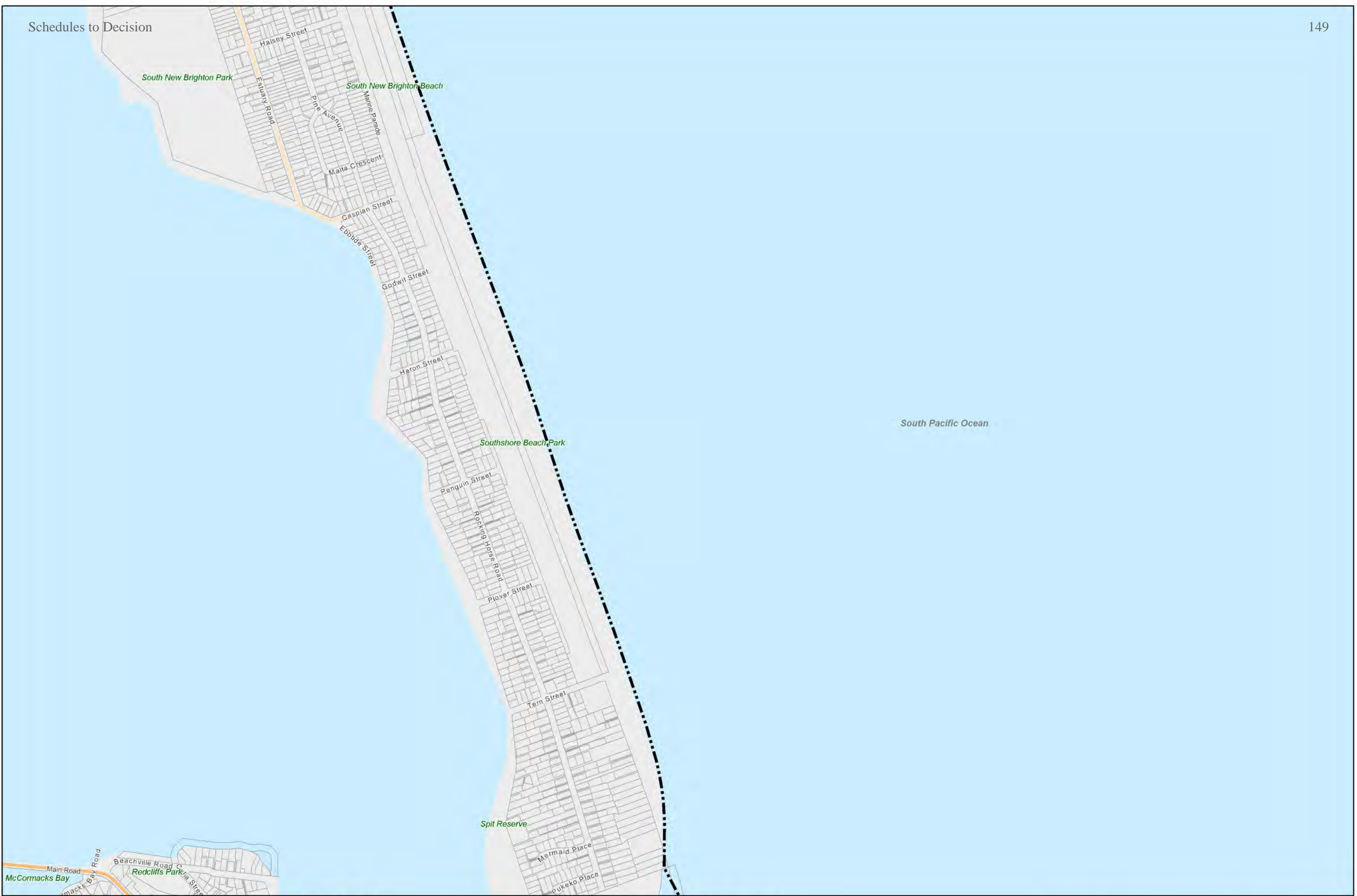


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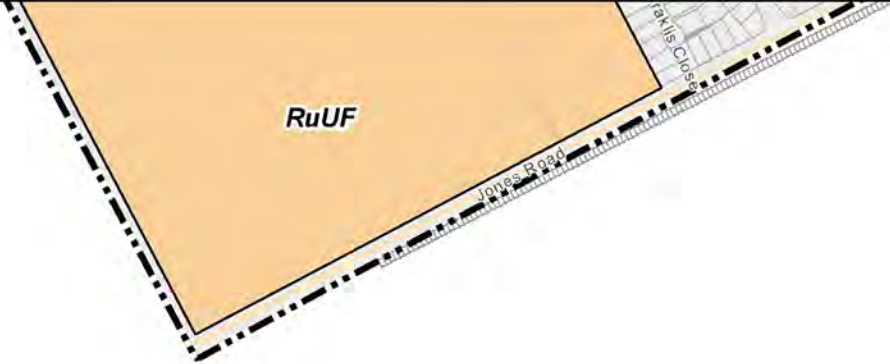


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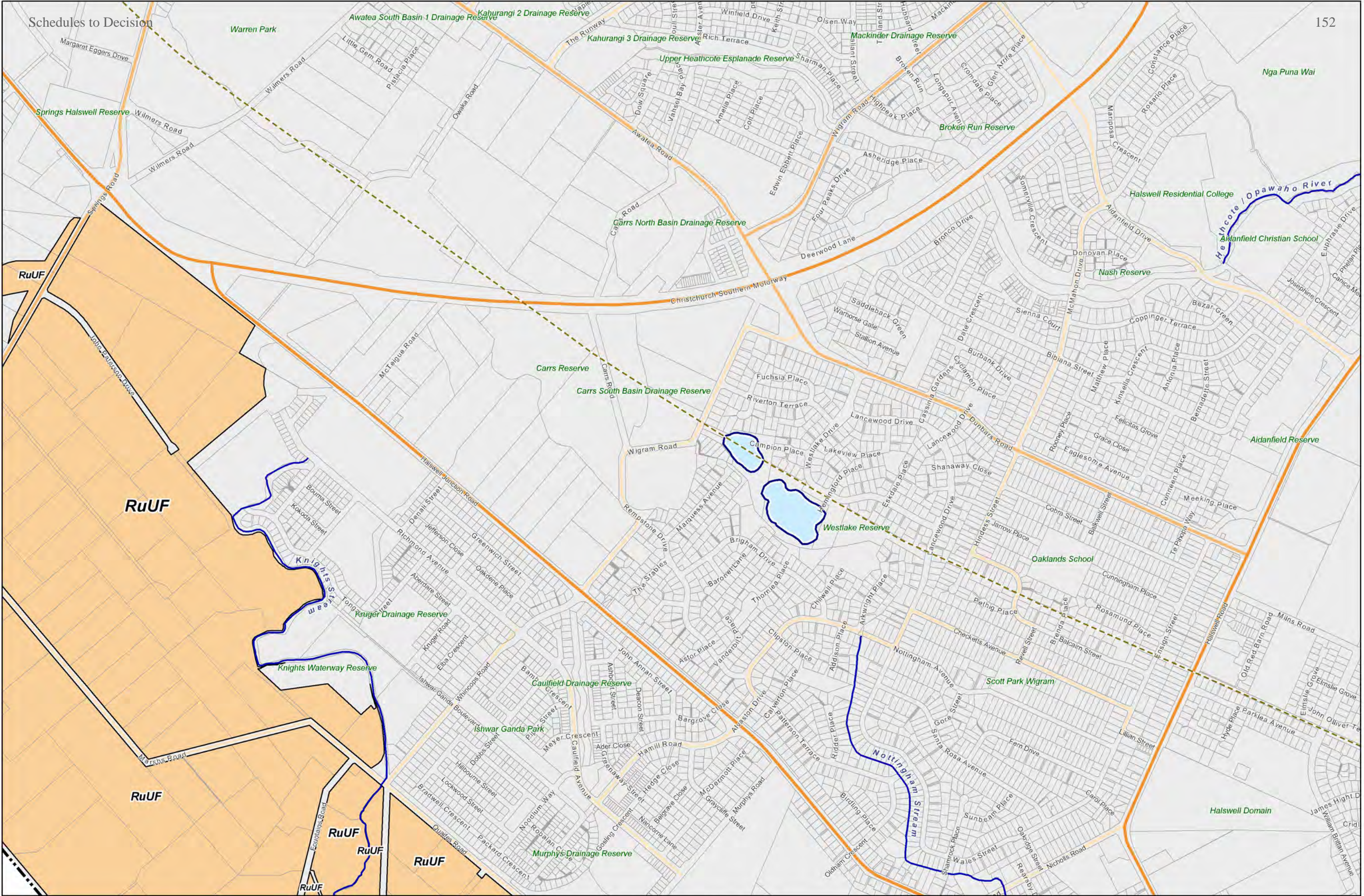
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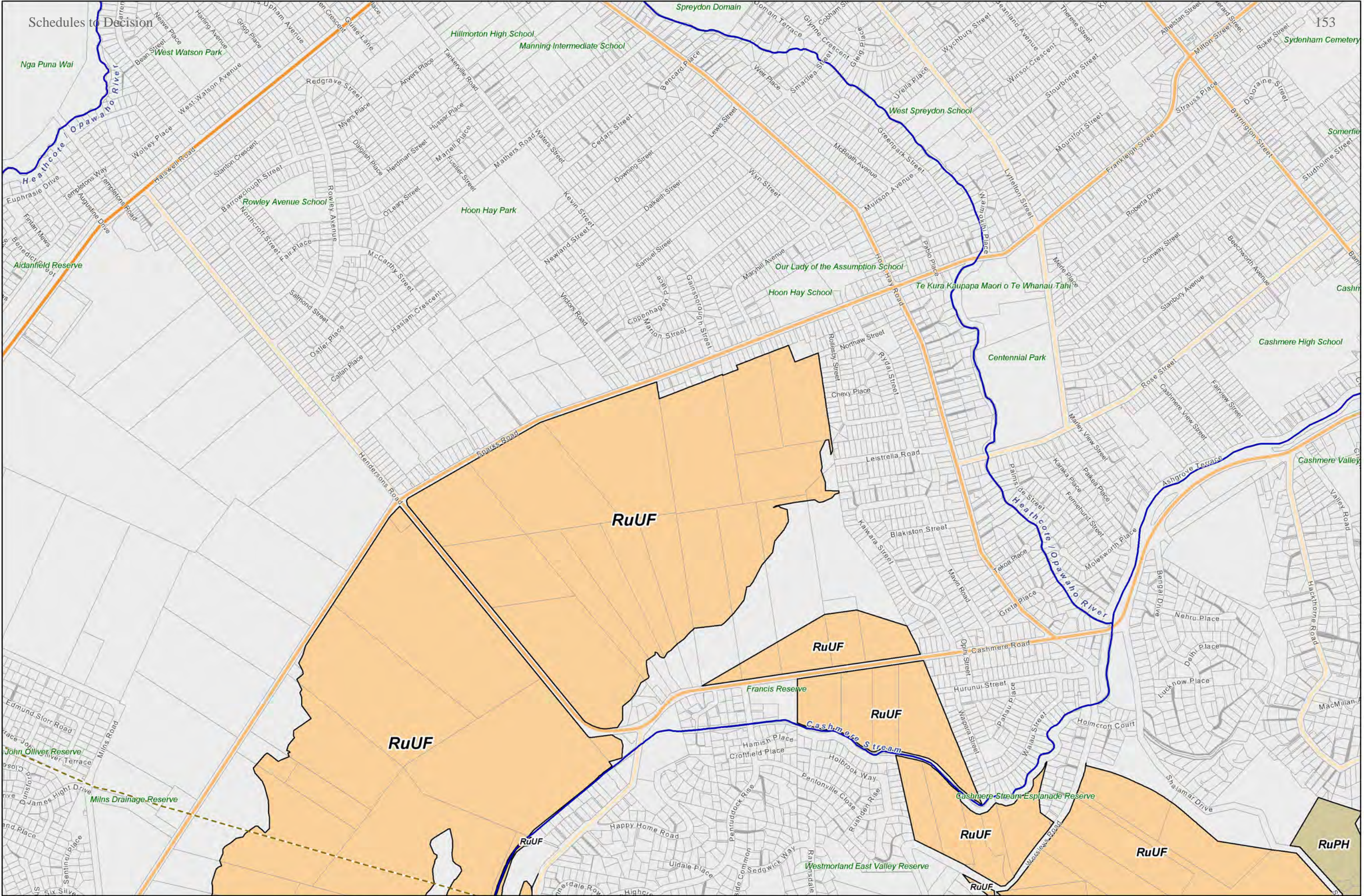
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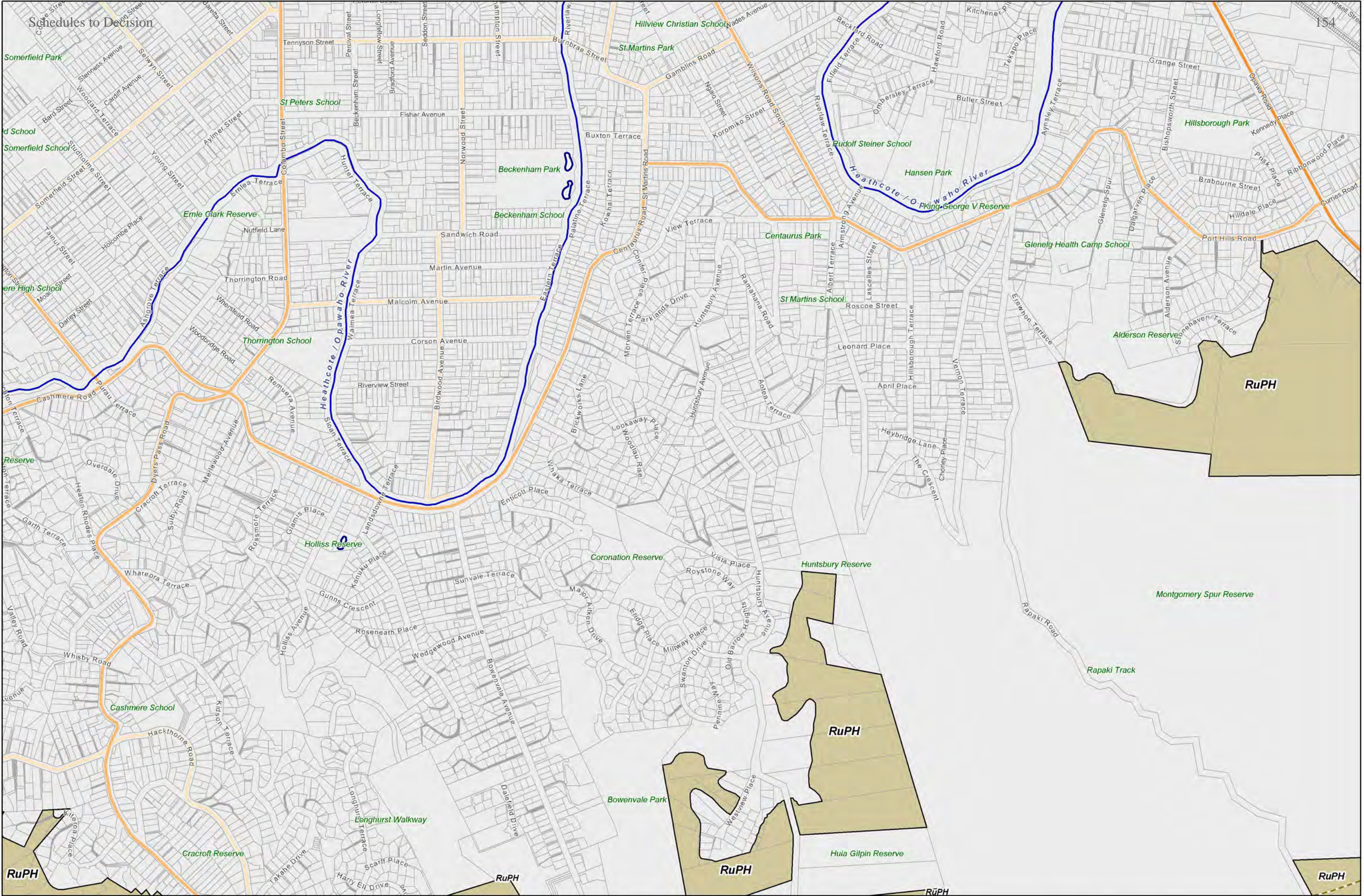
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36	37	38
43	44	45
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37	38	39
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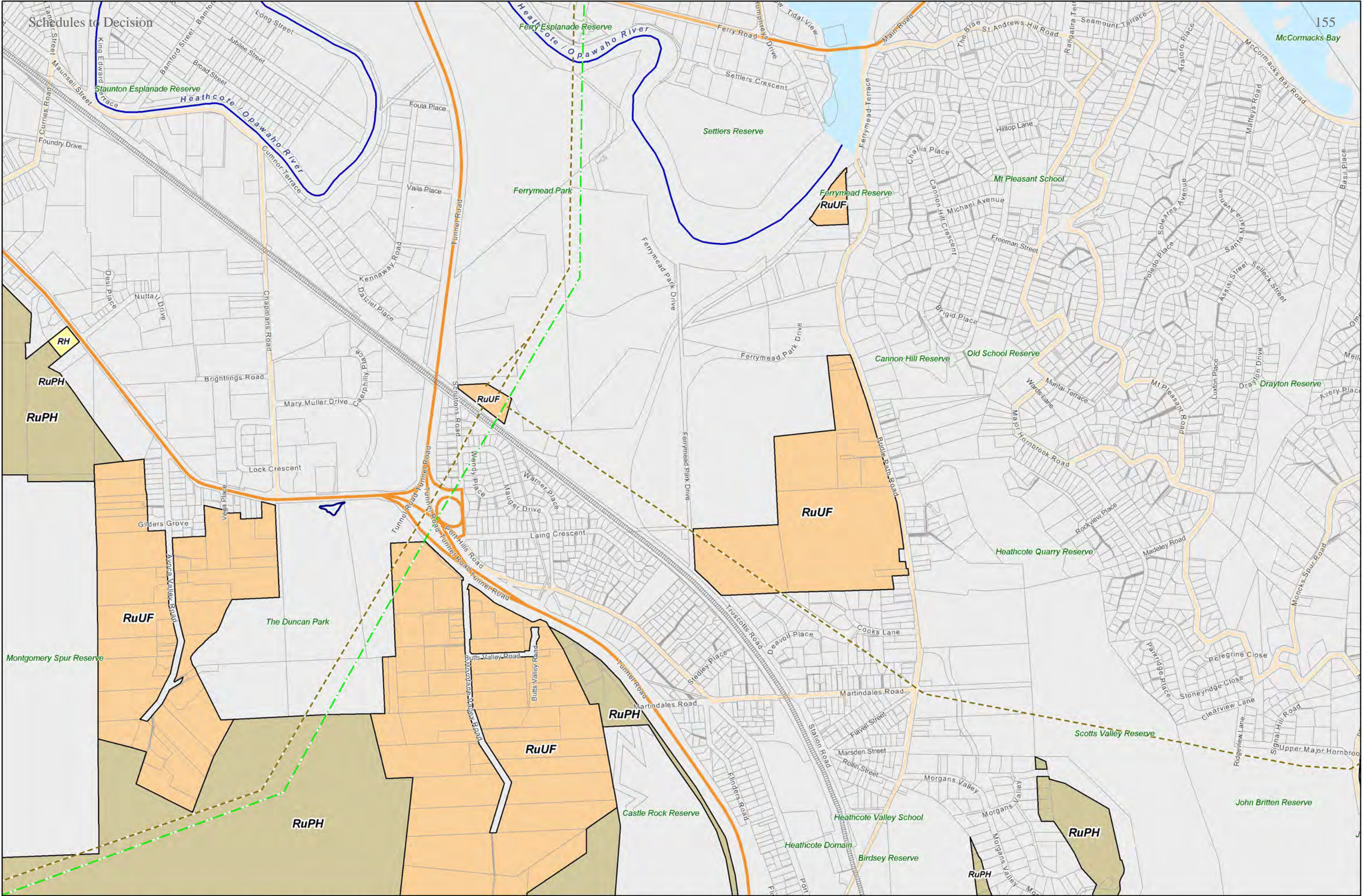


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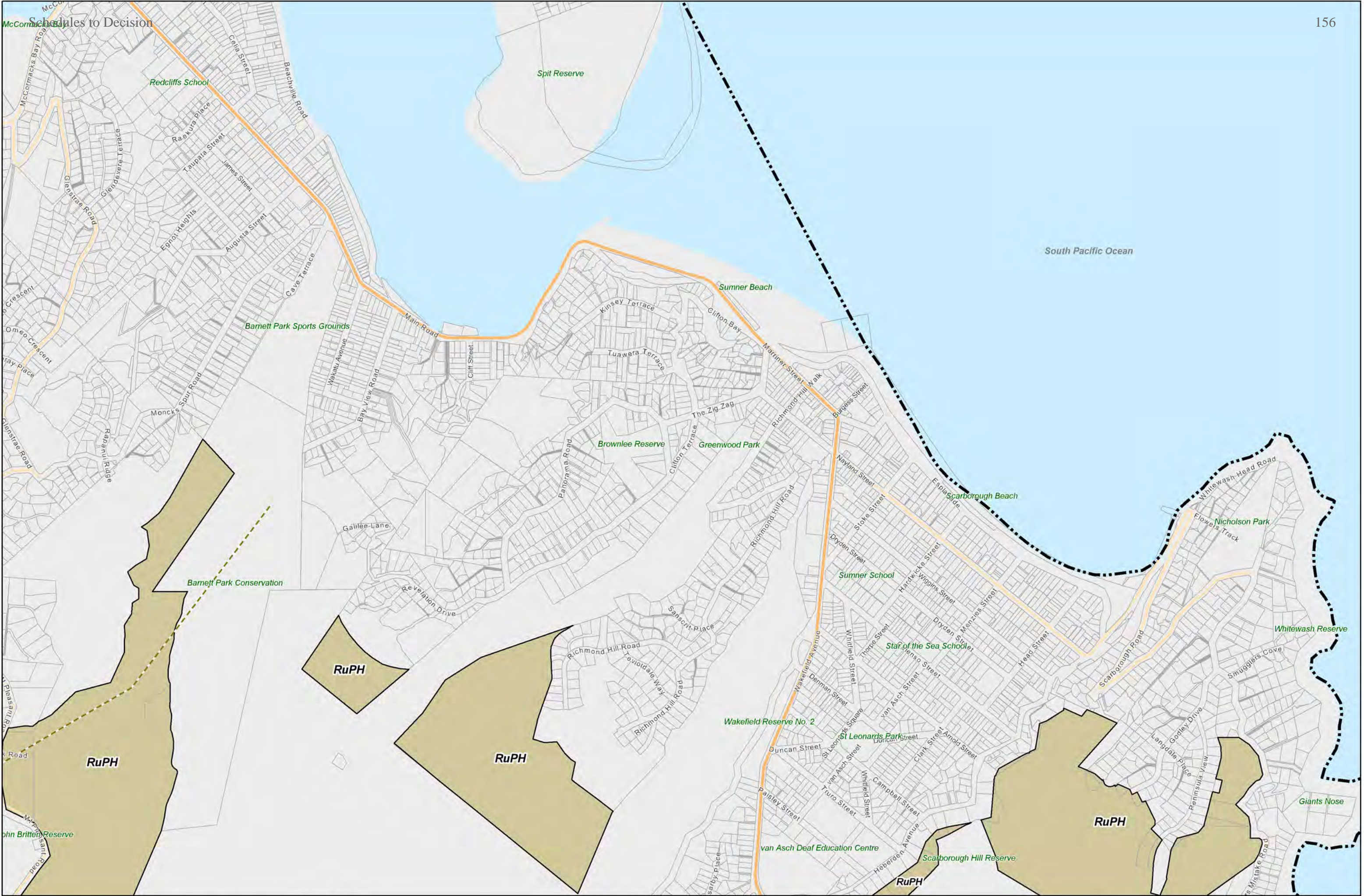
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39	40	41
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51	52	53



40	41
47	48
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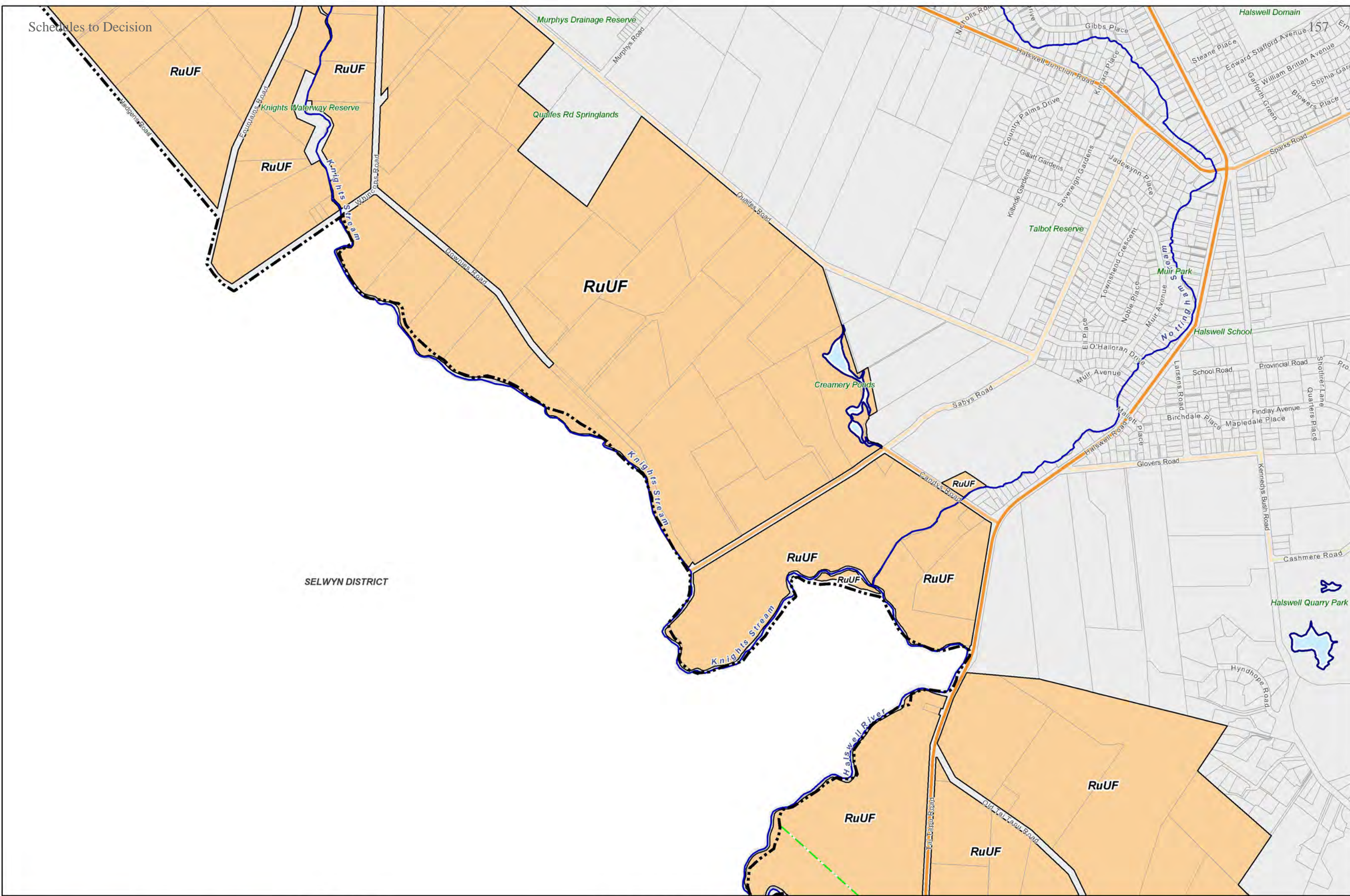
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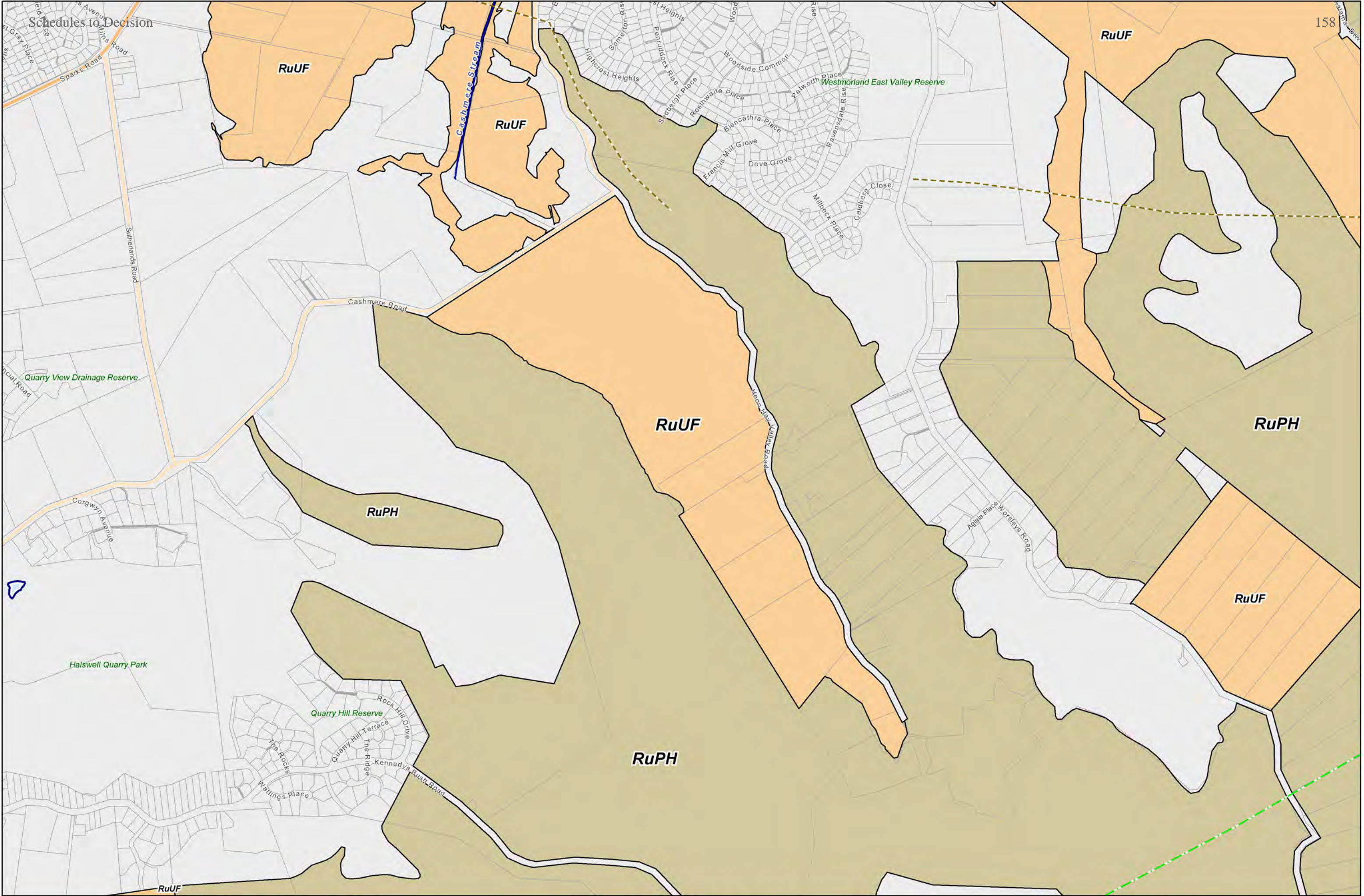
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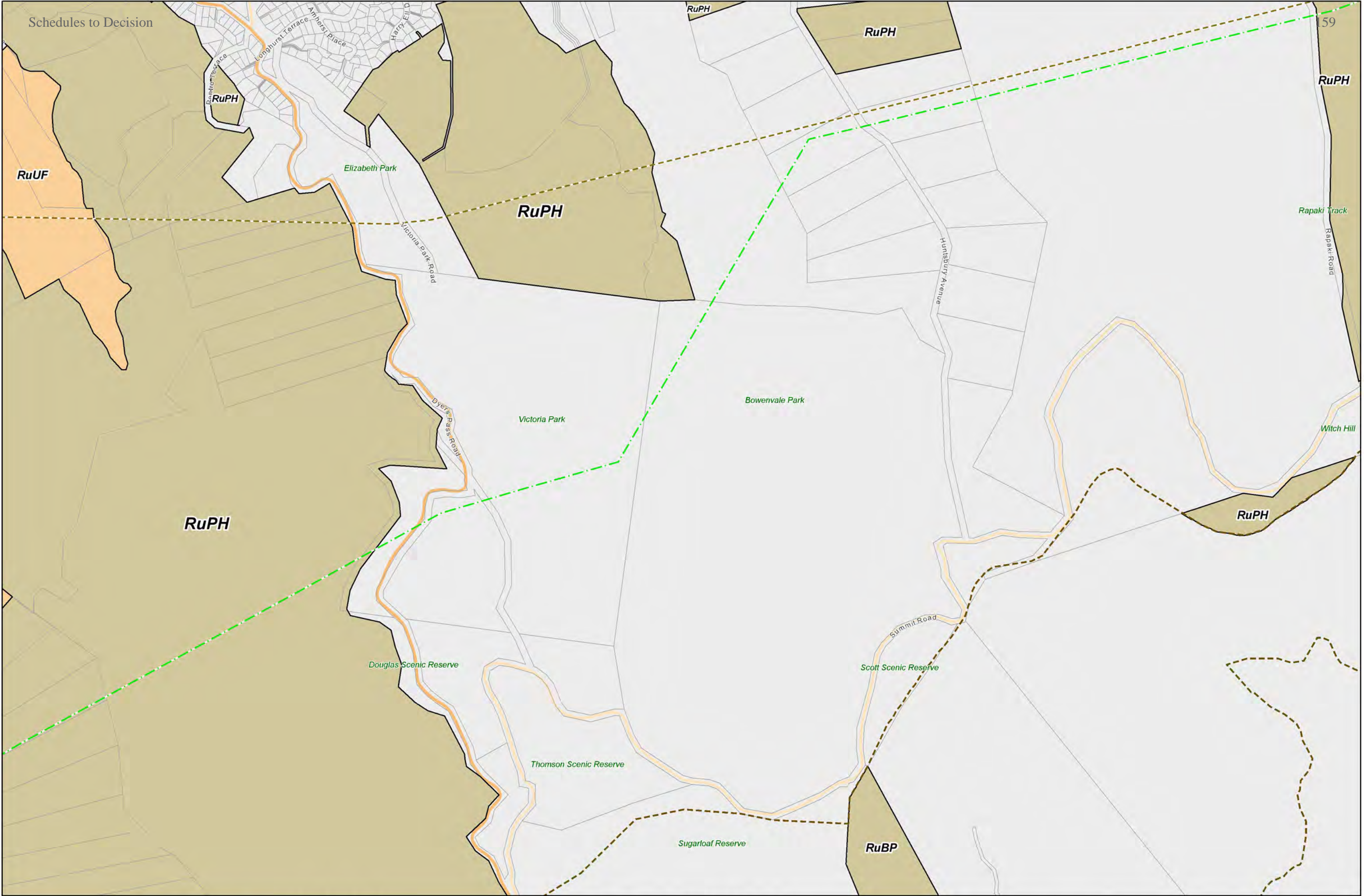
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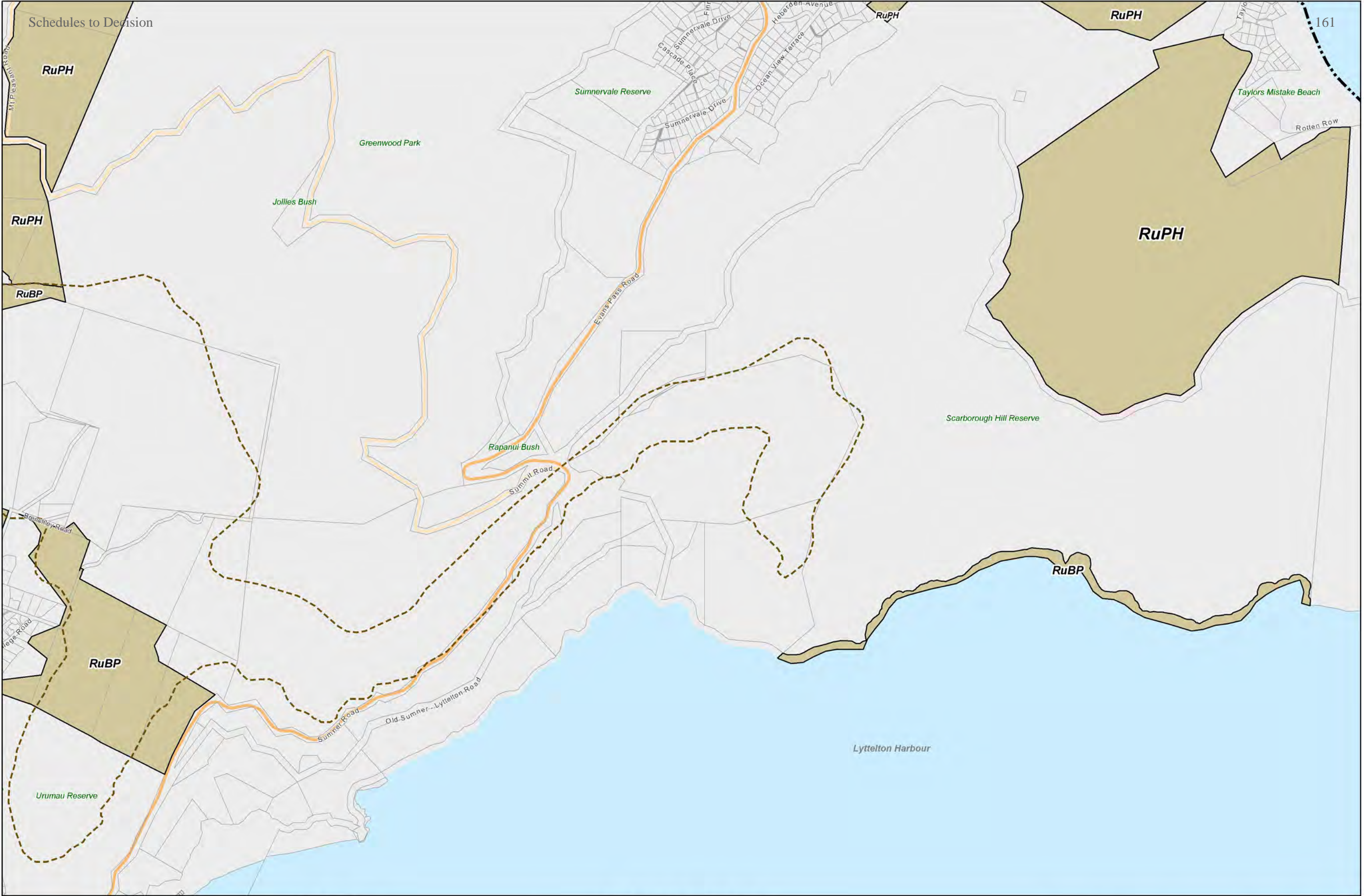


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56	57	58





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58	59



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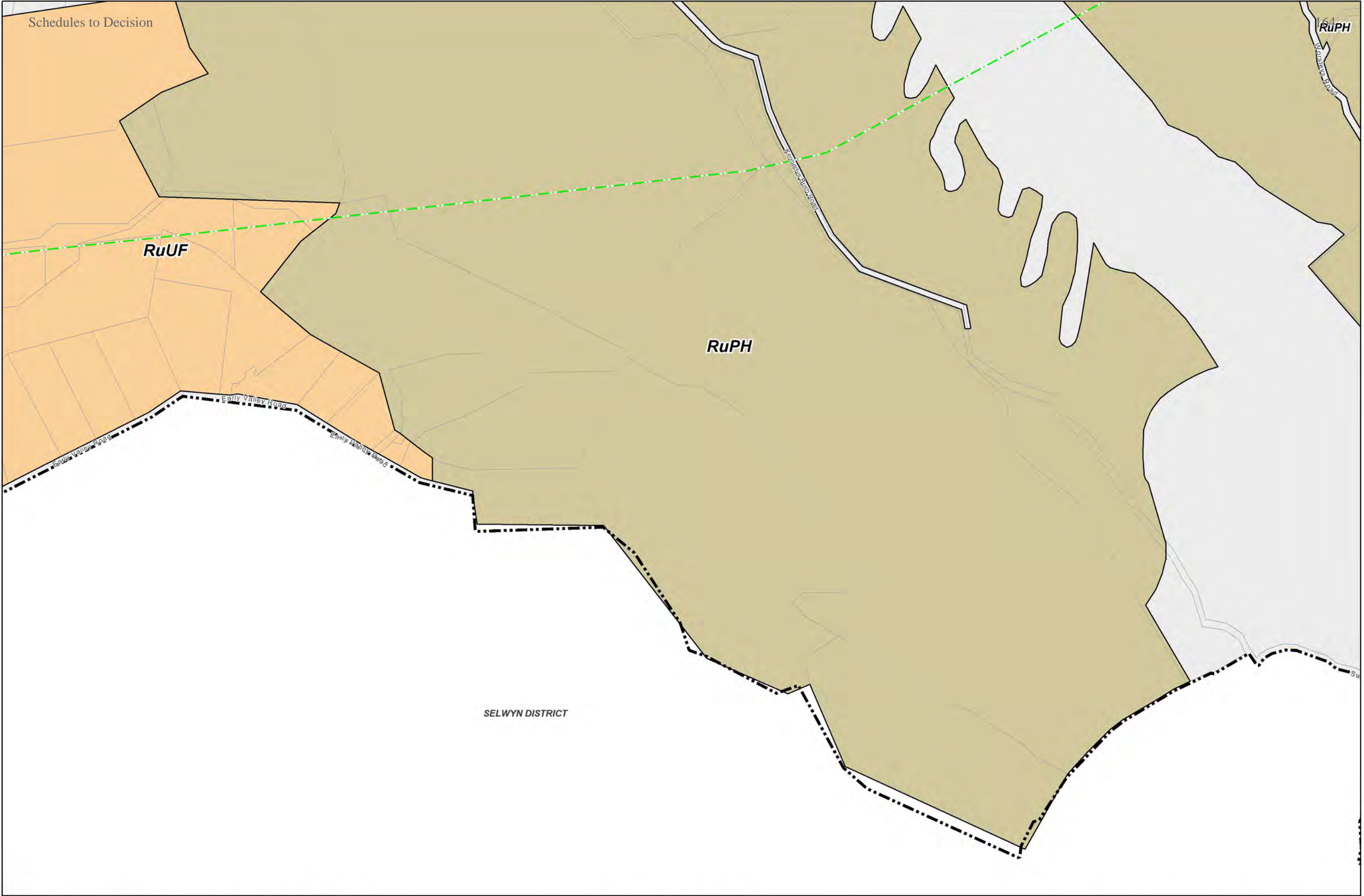
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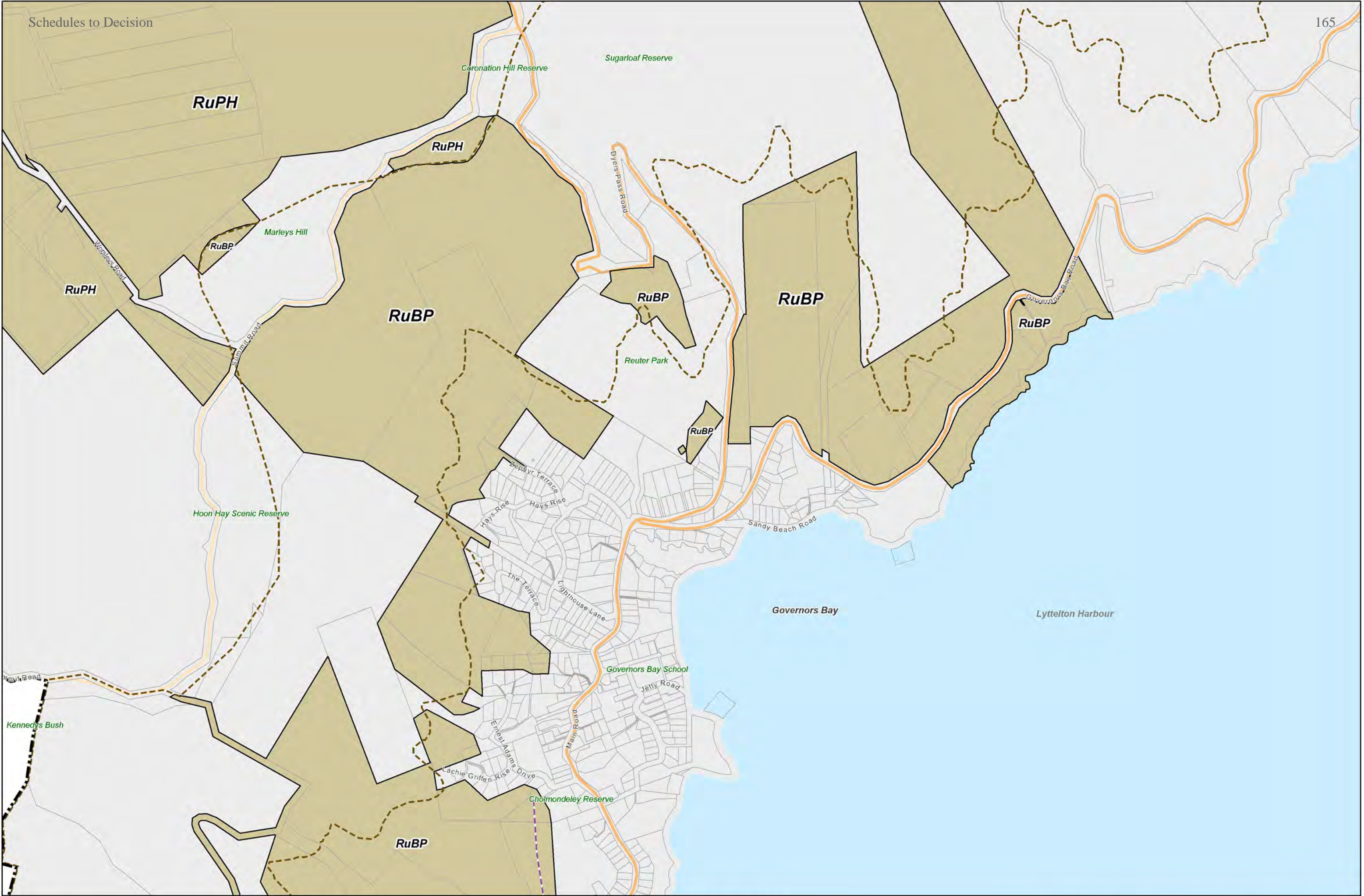
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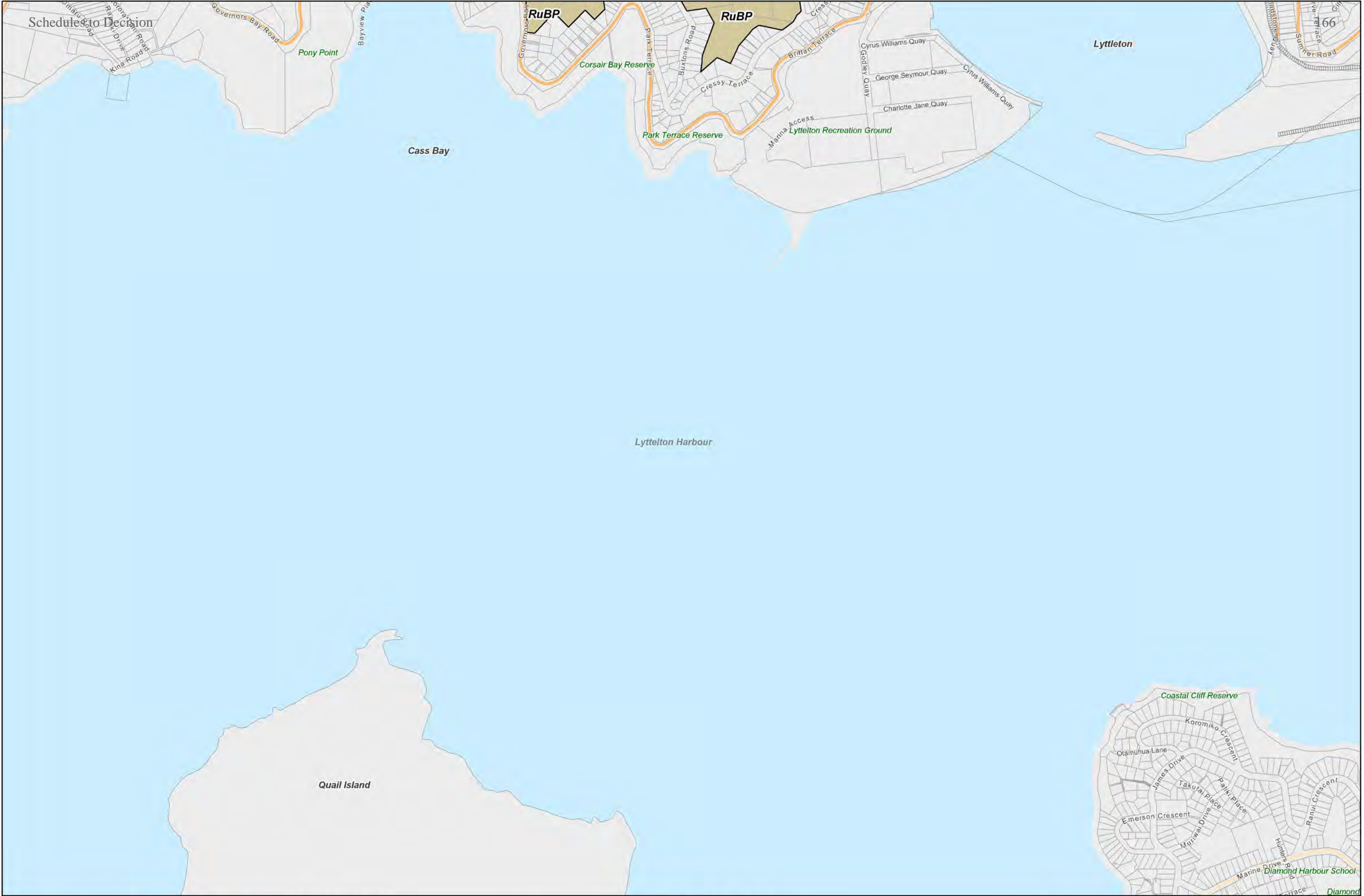
Old Halswell Road

East Valley Road



49	50	51
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		60





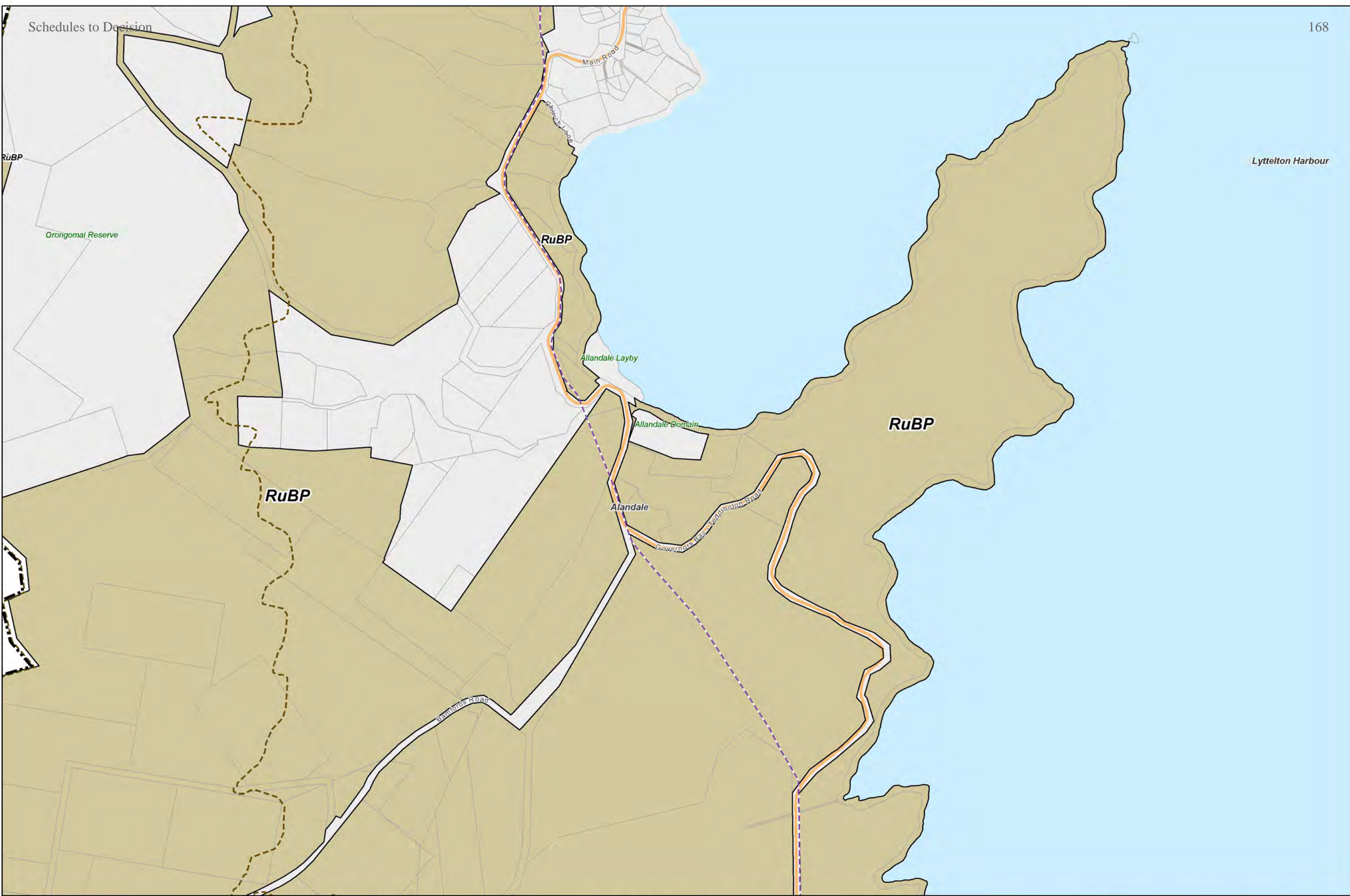
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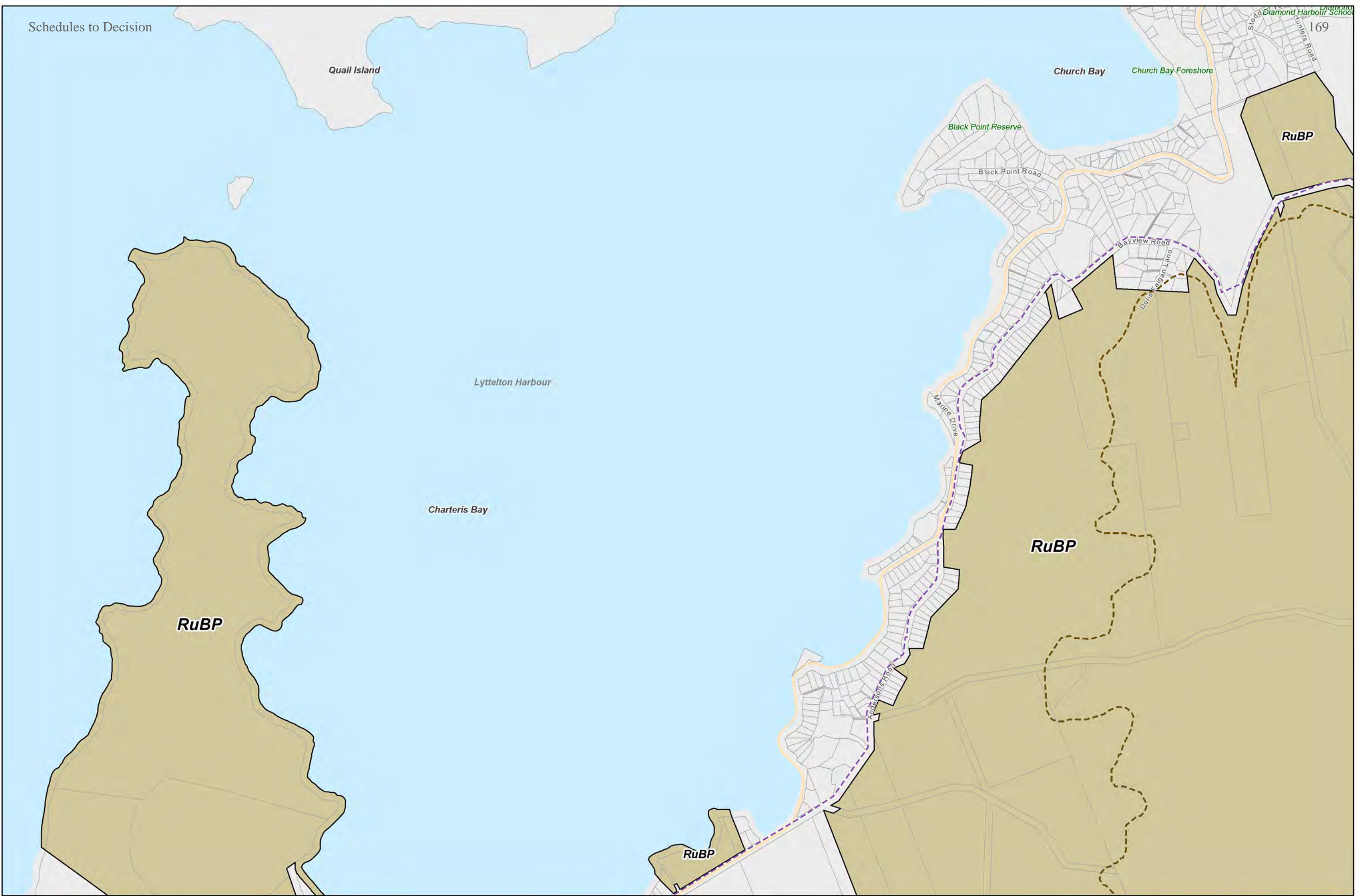


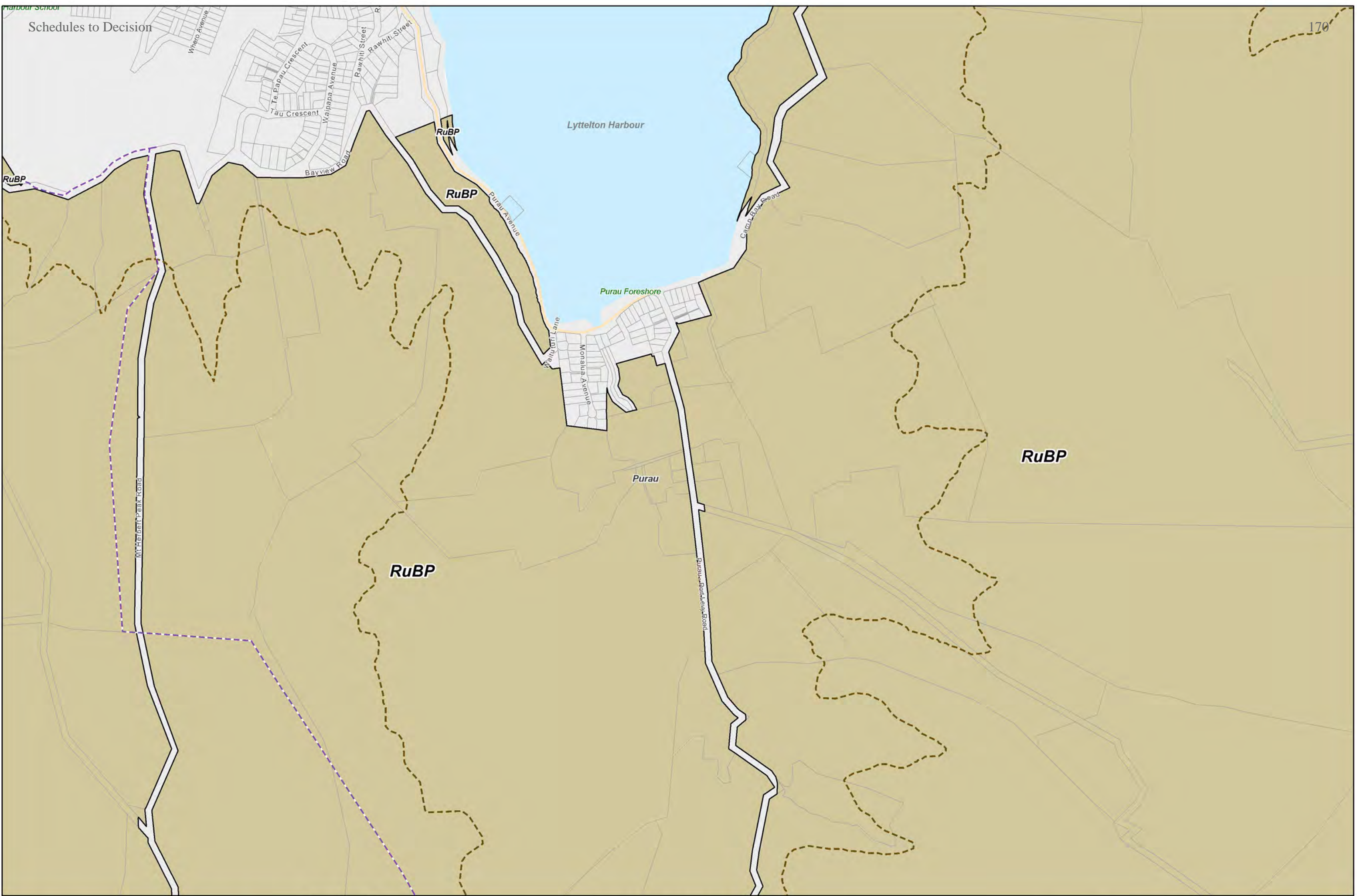


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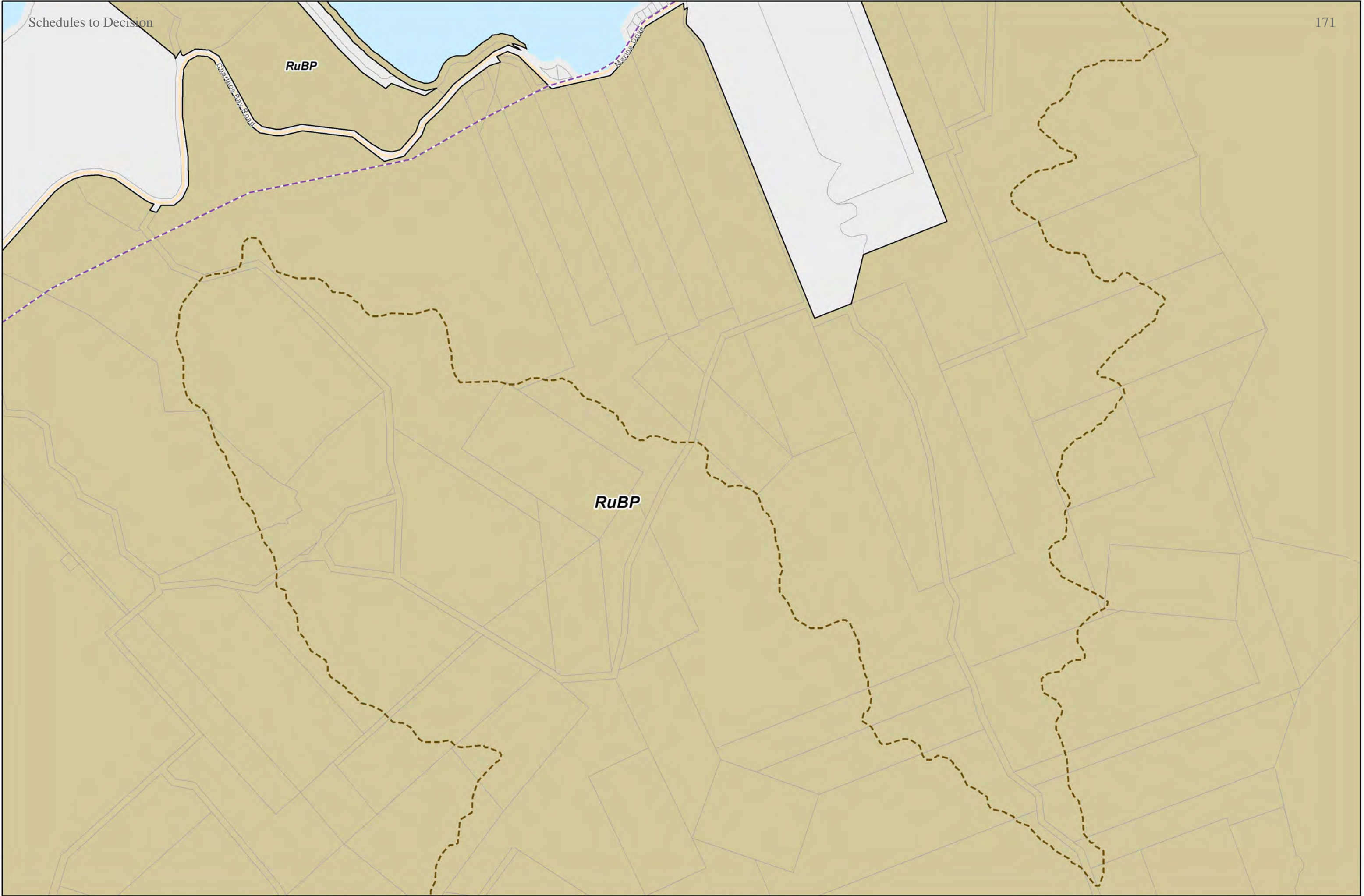


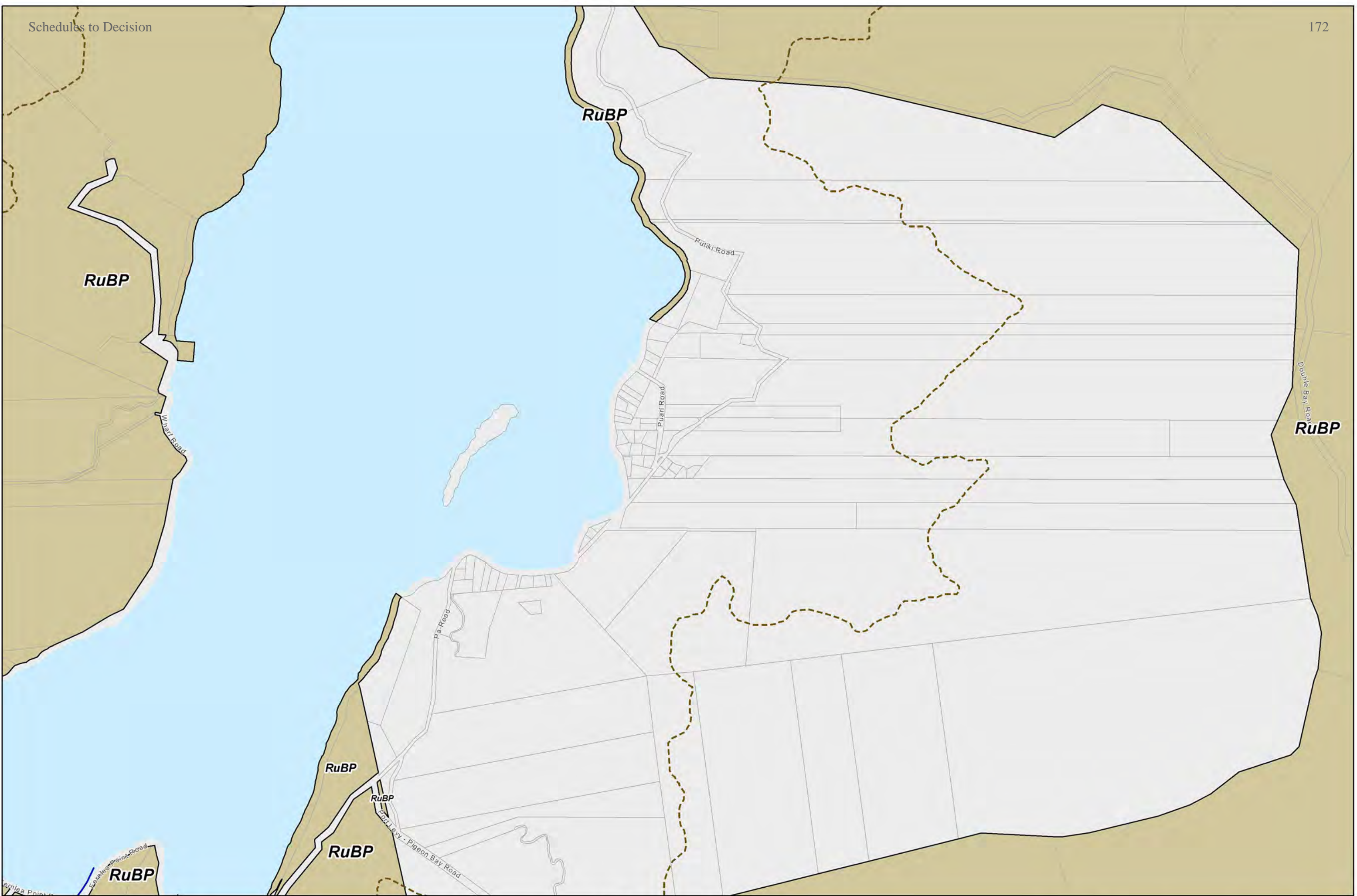


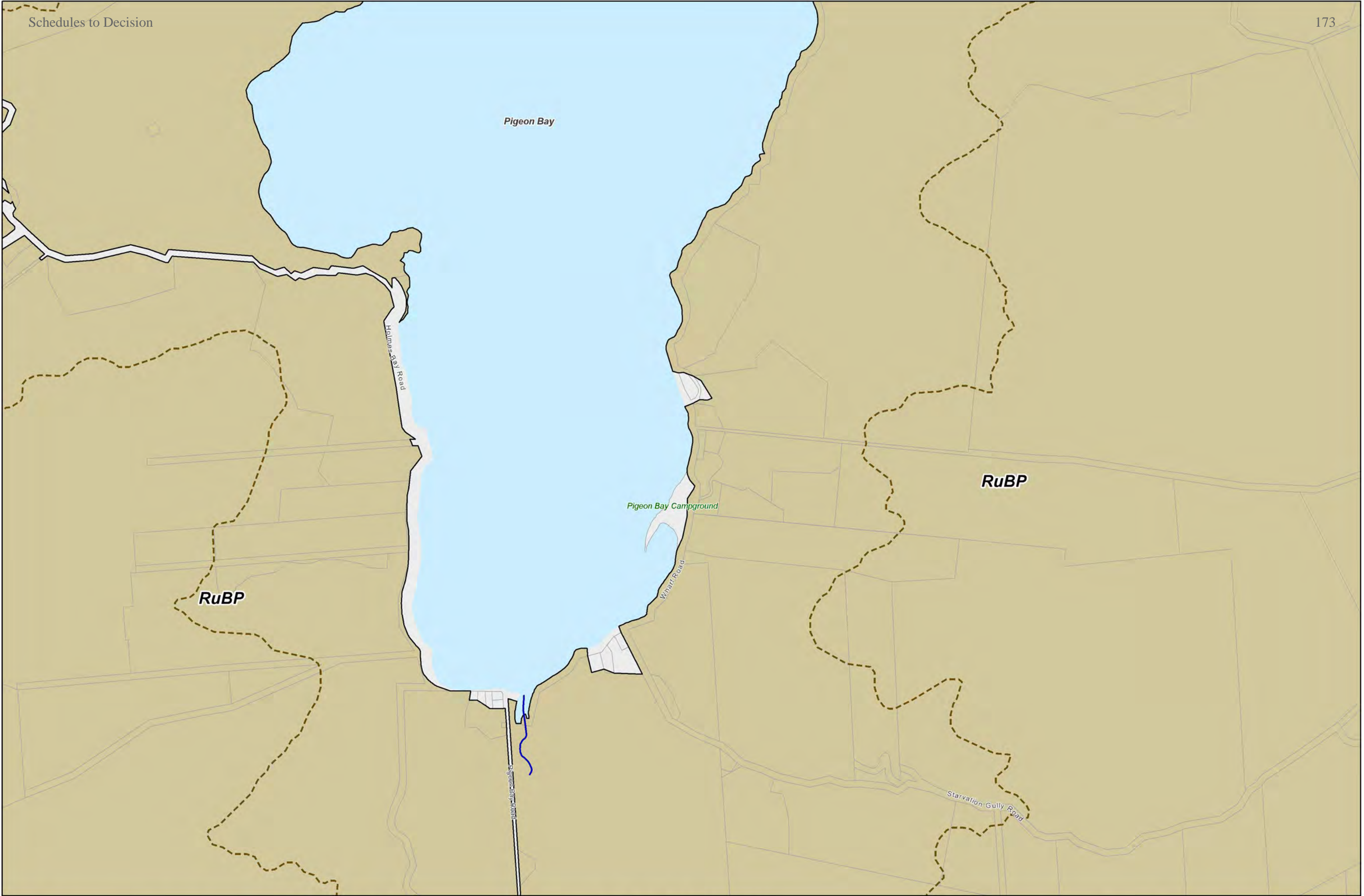




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Menzies Bay

RuBP

Decanter Bay Road

Little Akaloa Jetty Road

Little Akaloa

RuBP

Long Lookout Road

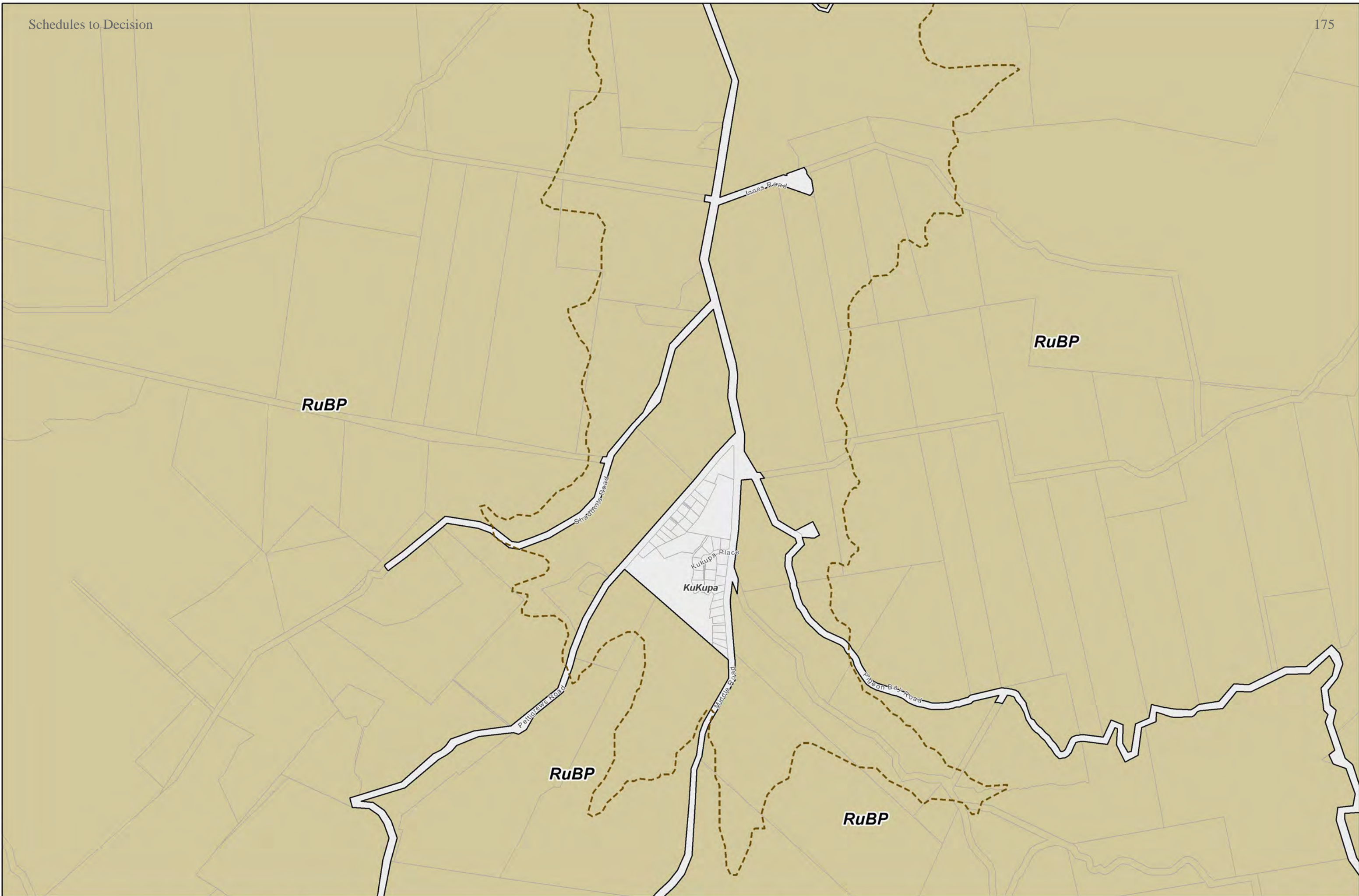
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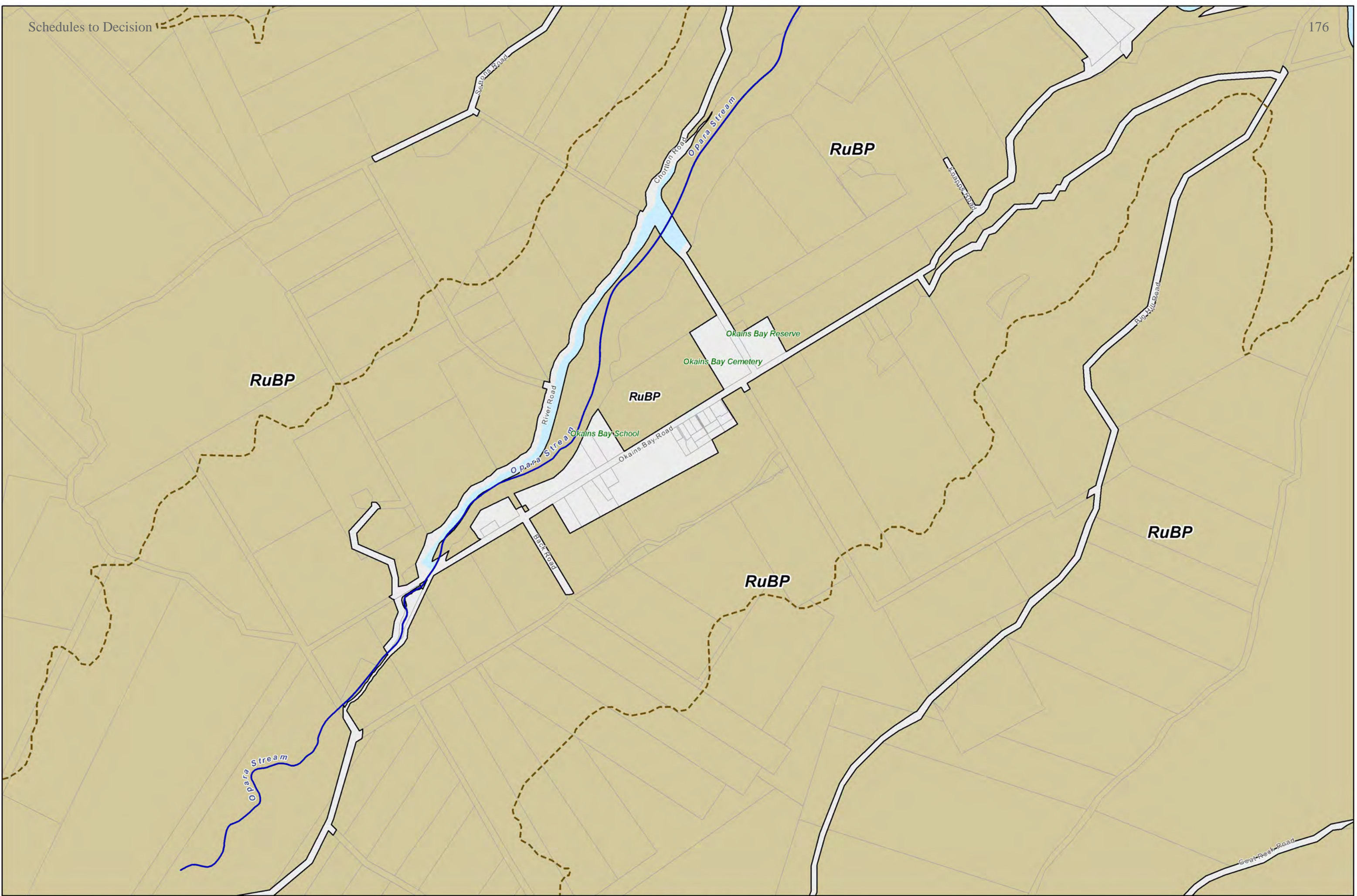
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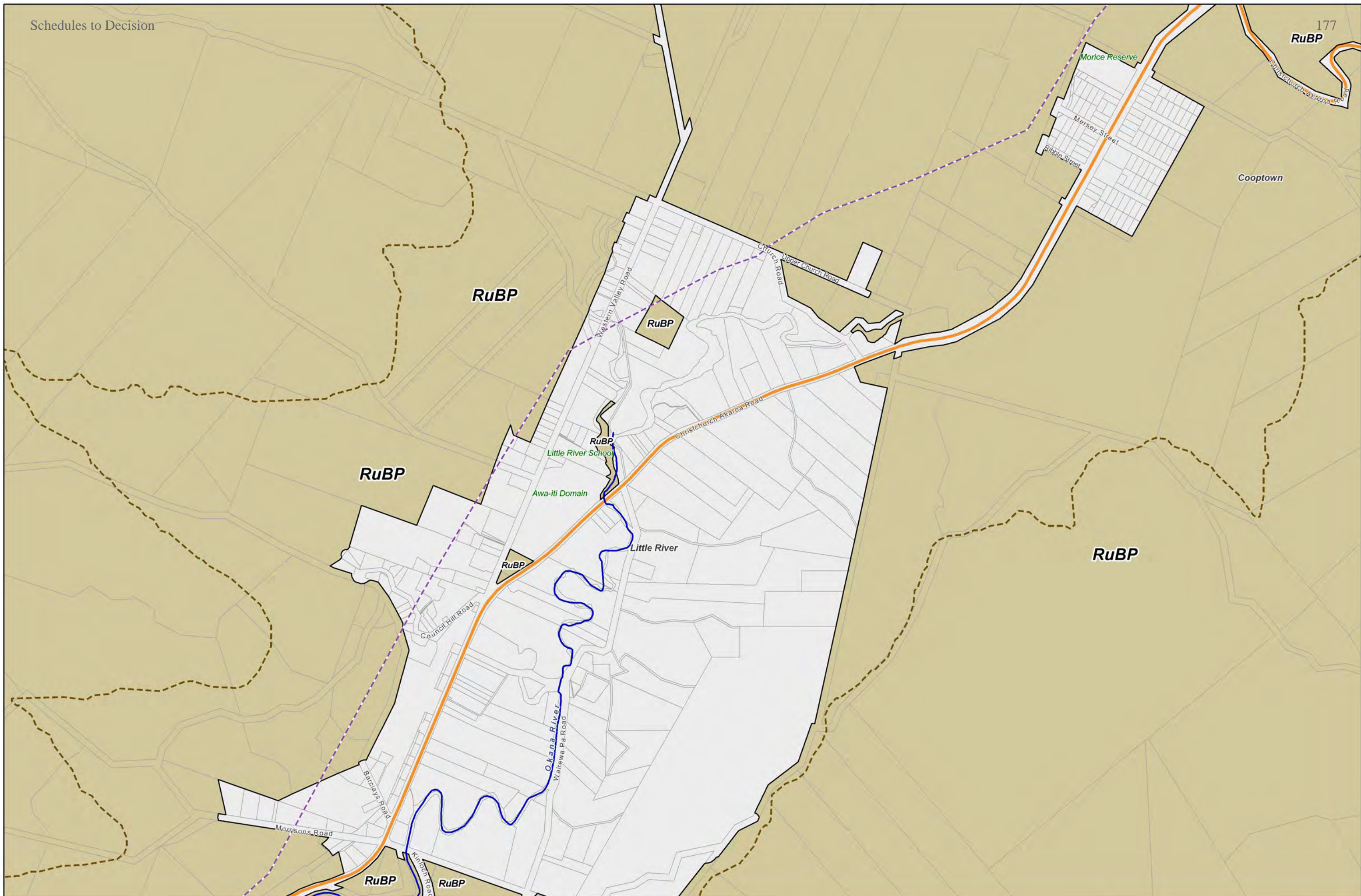
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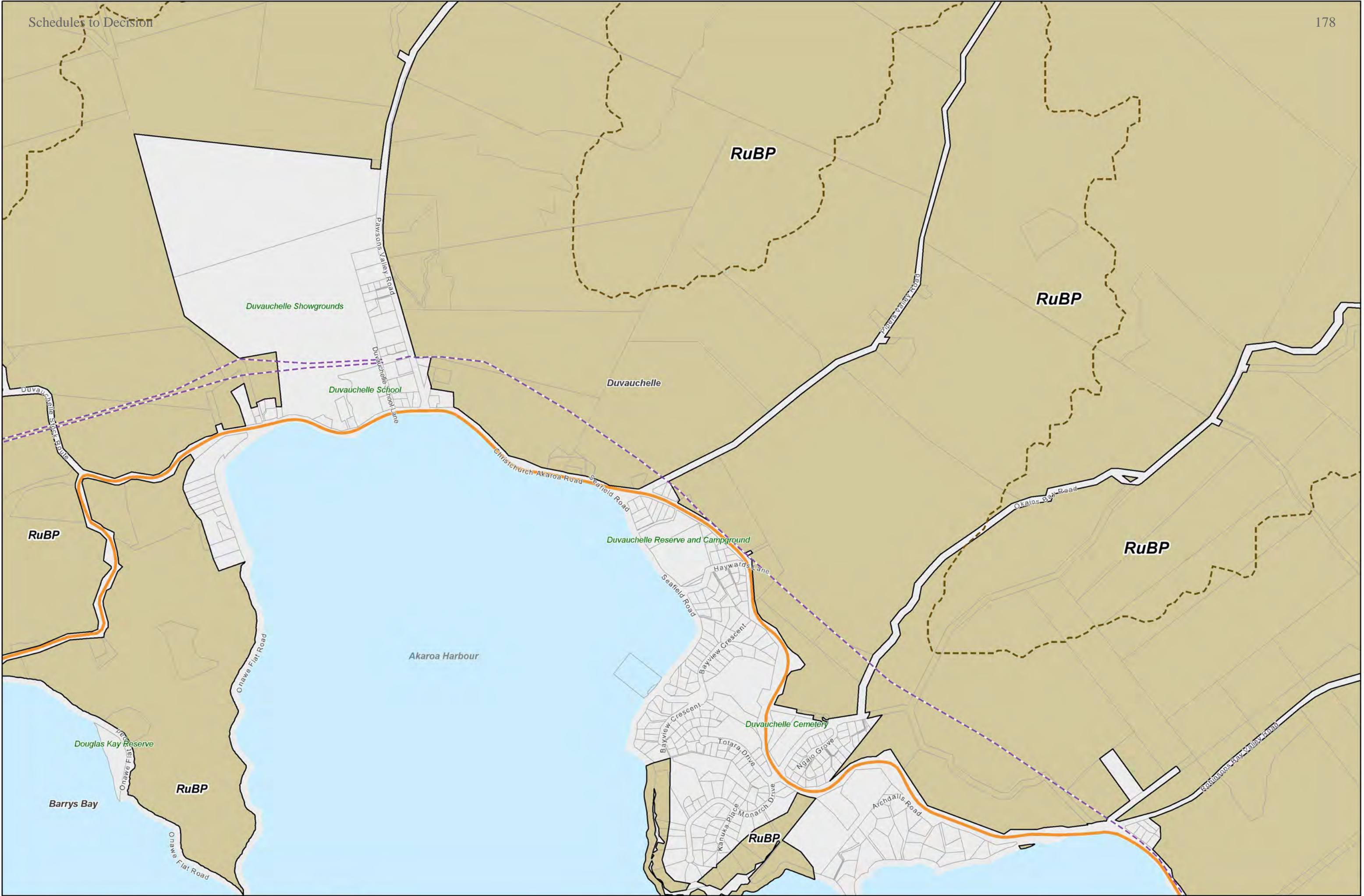
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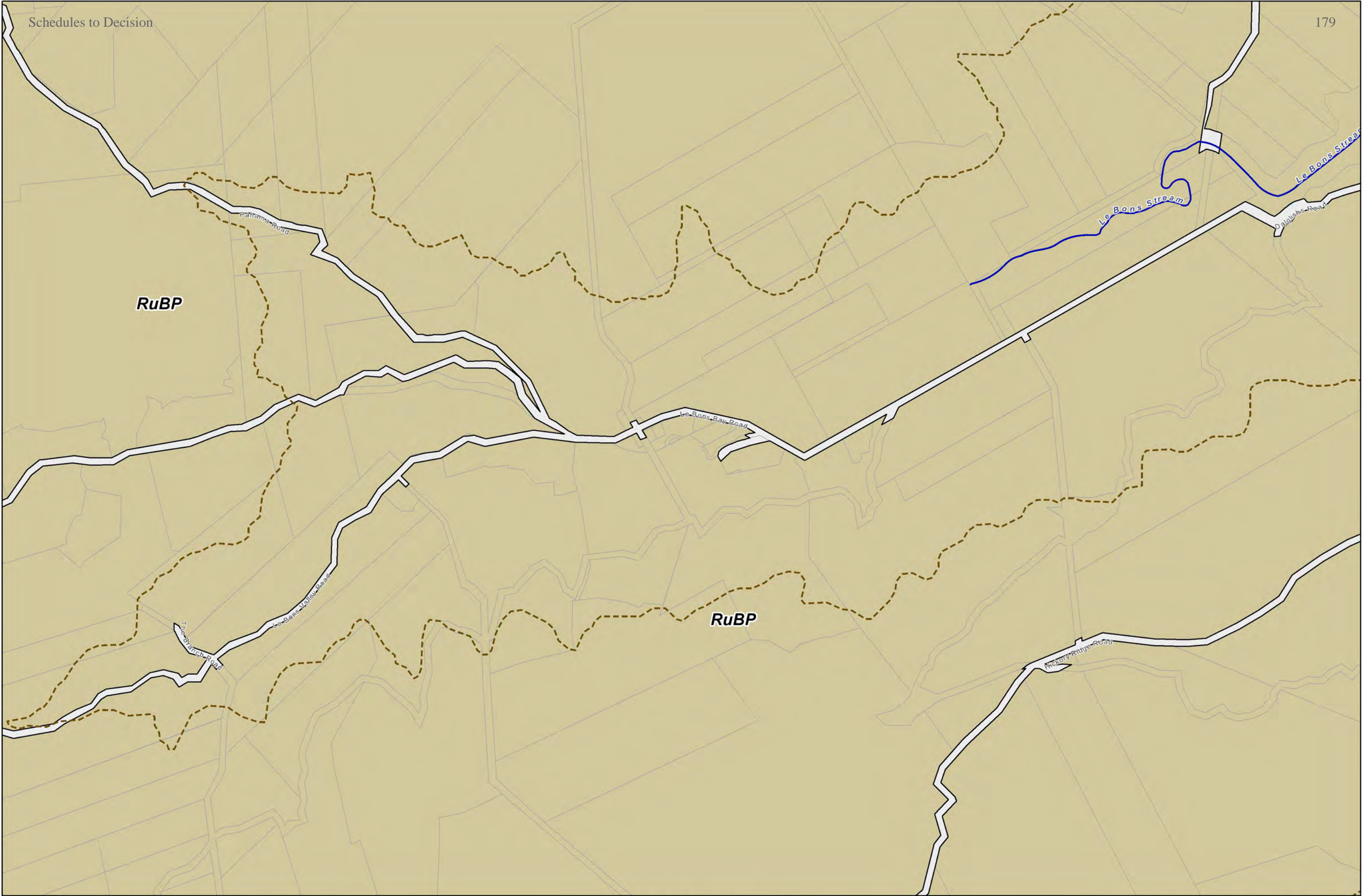


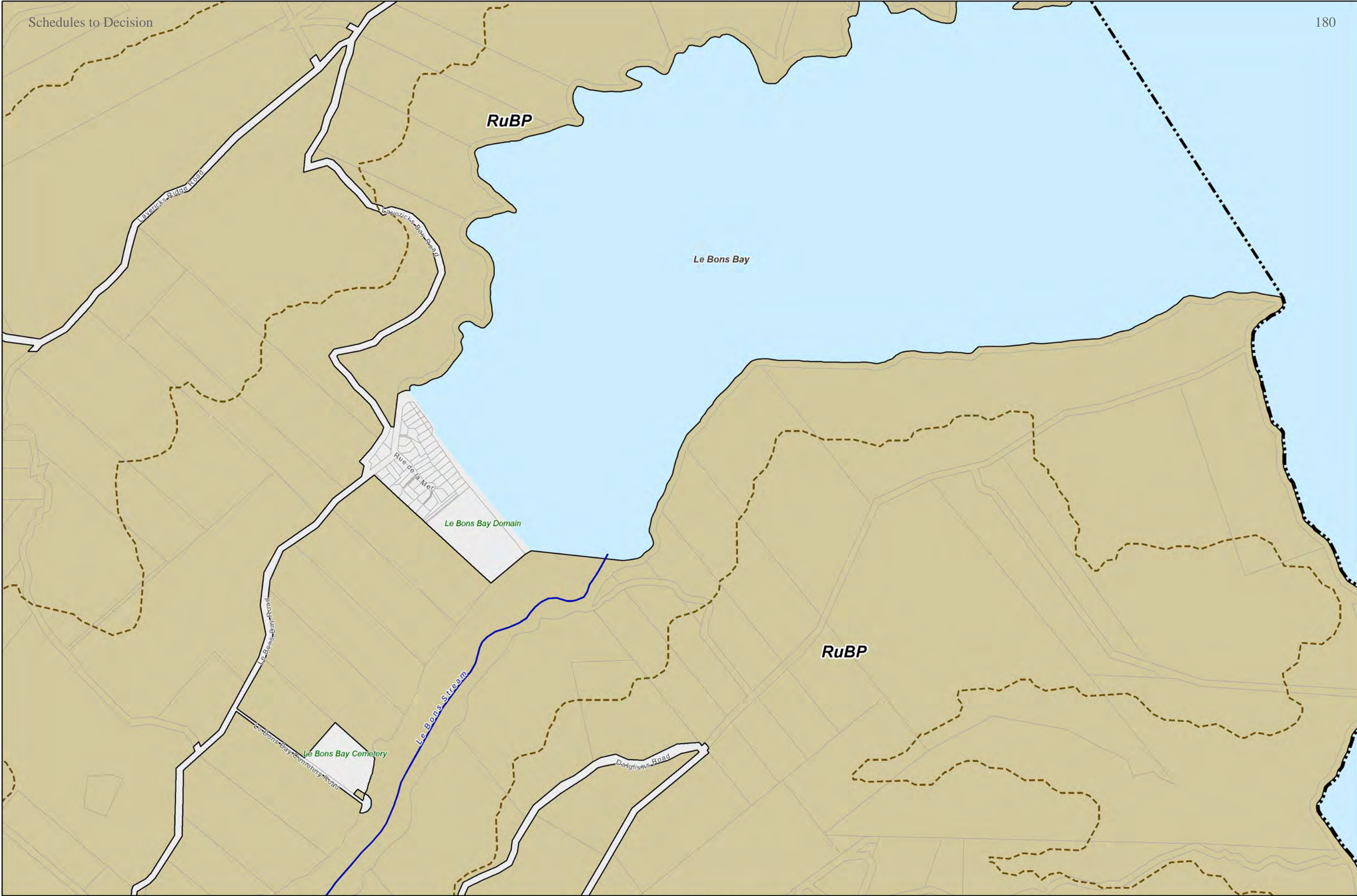




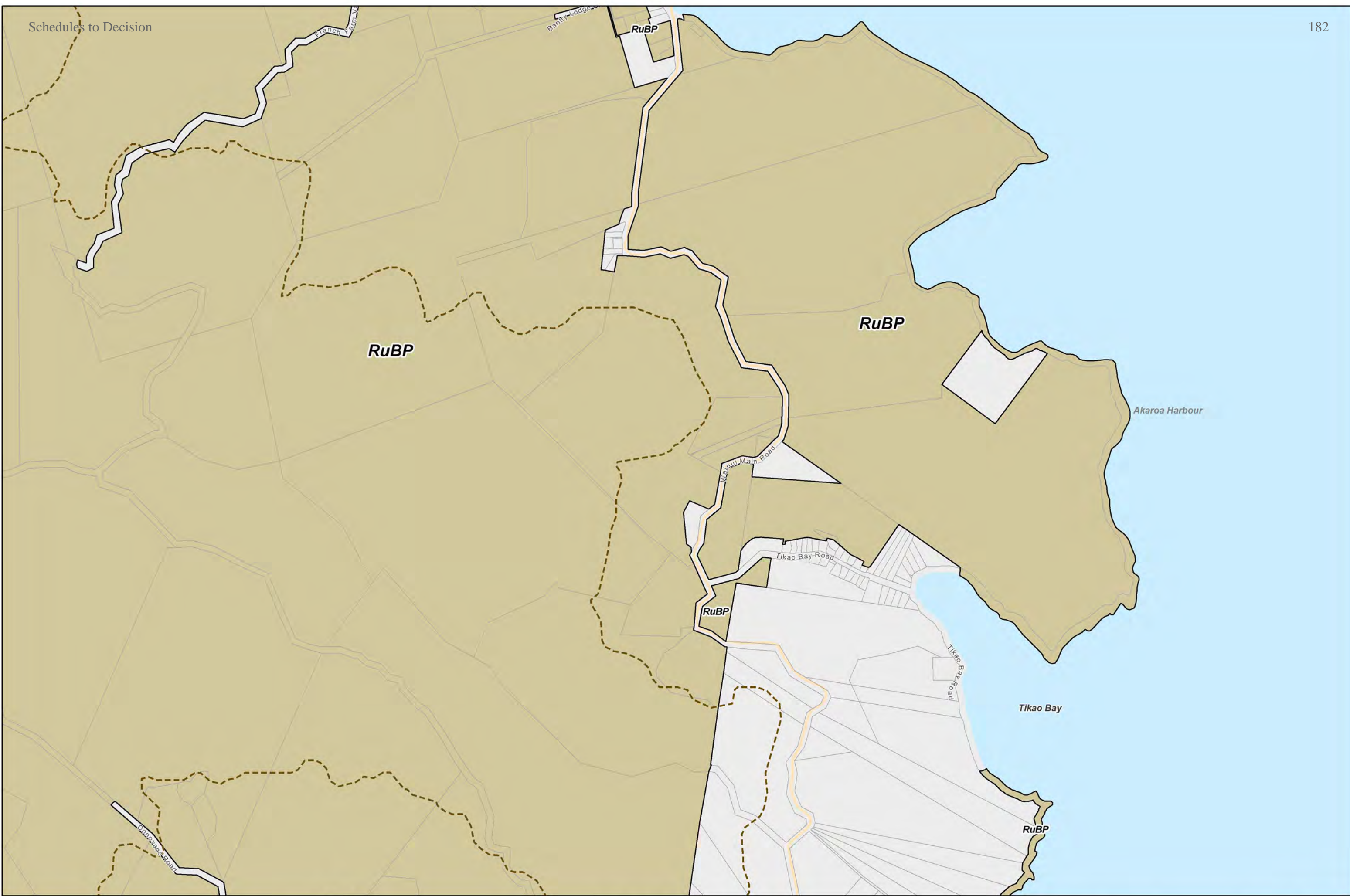


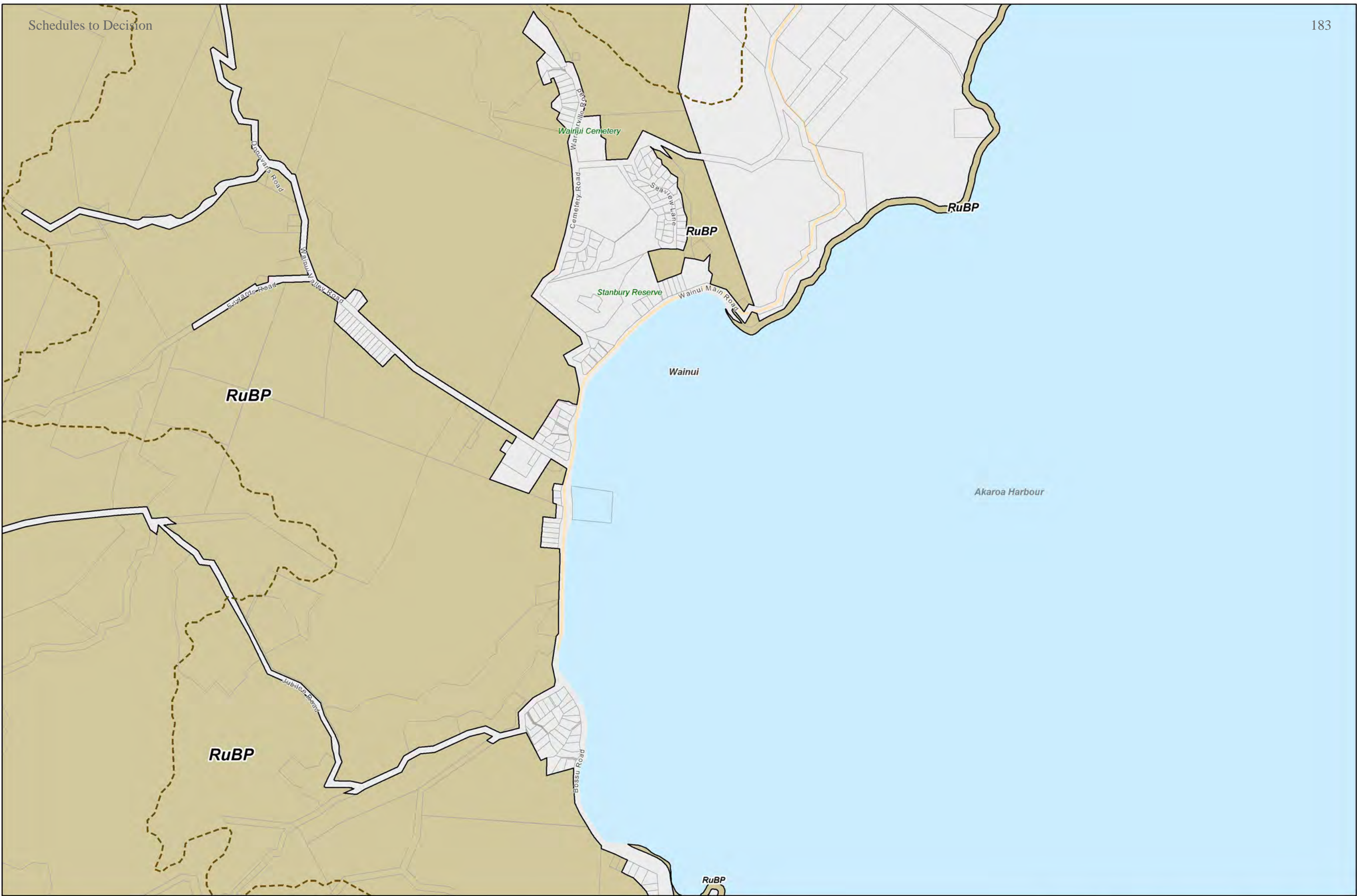


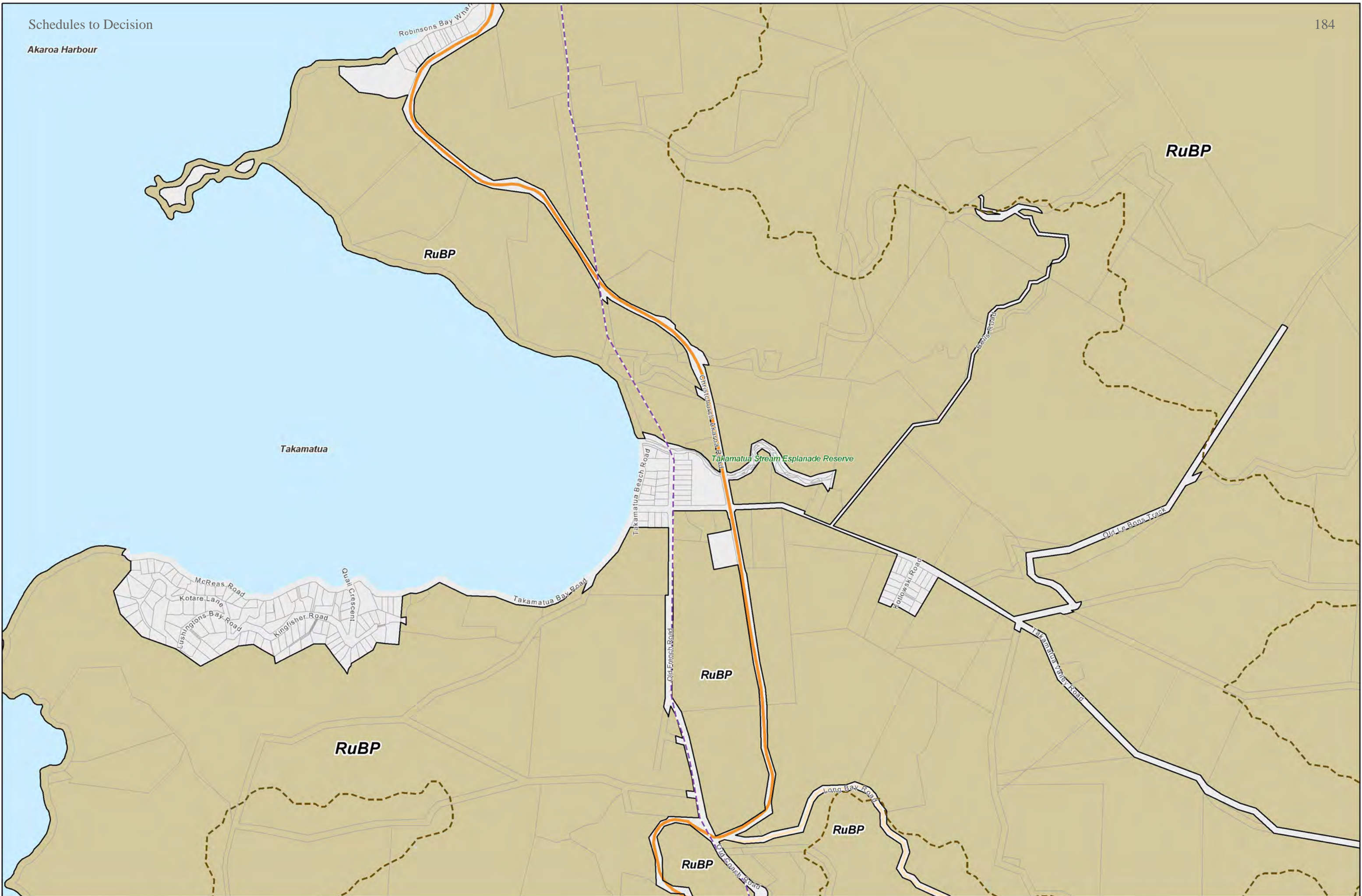


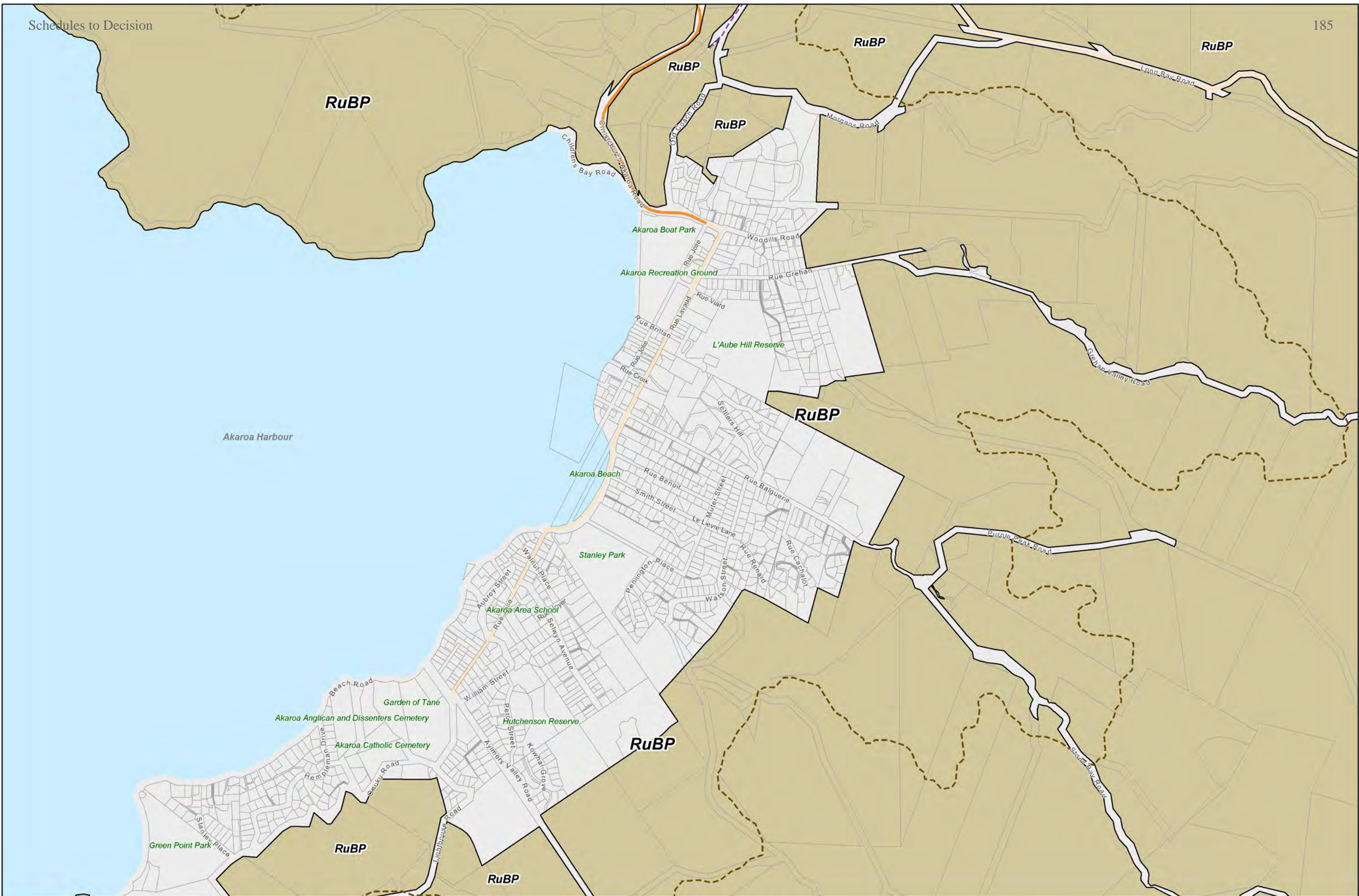




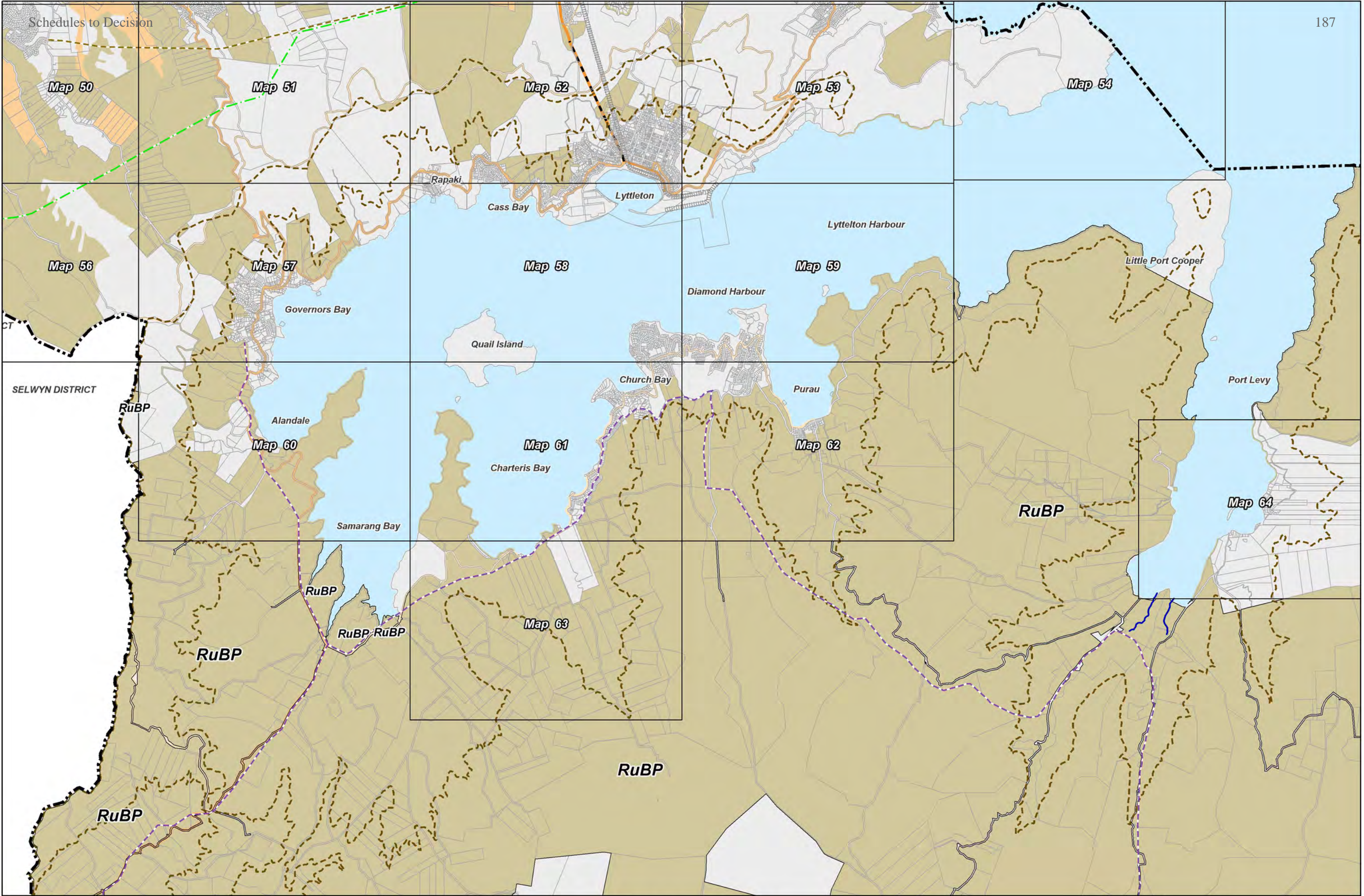


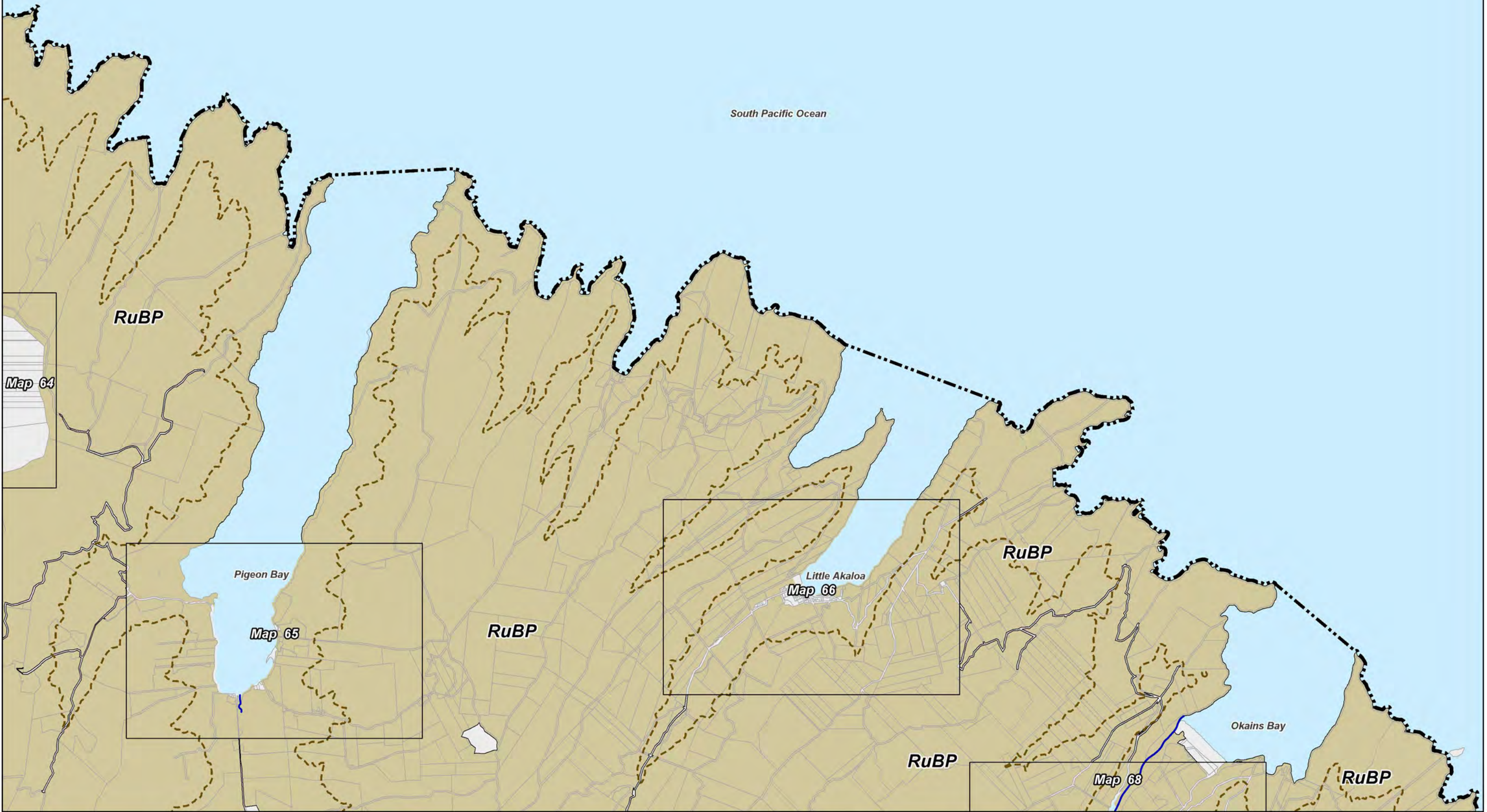


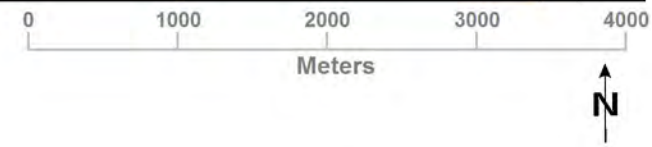
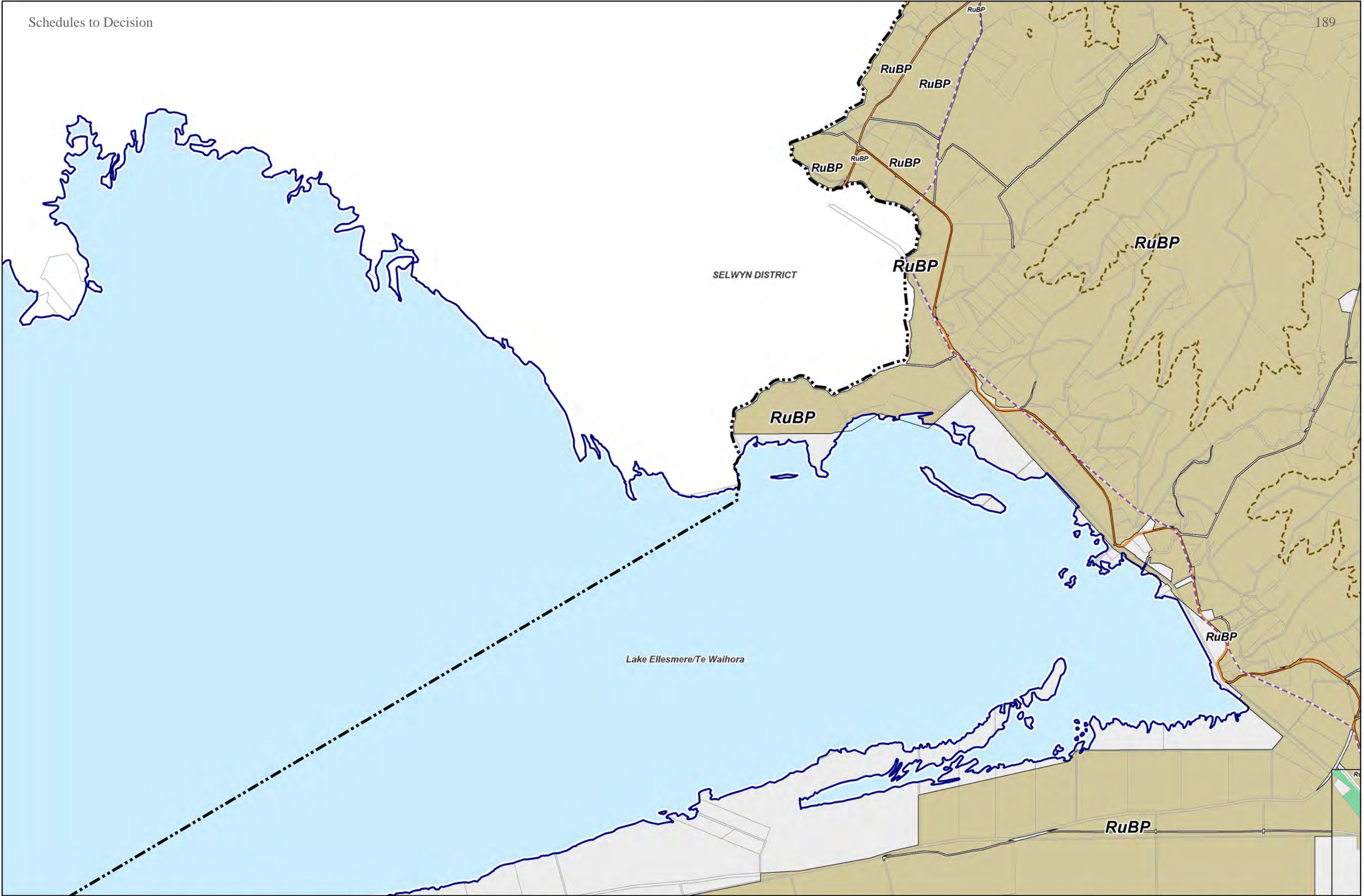


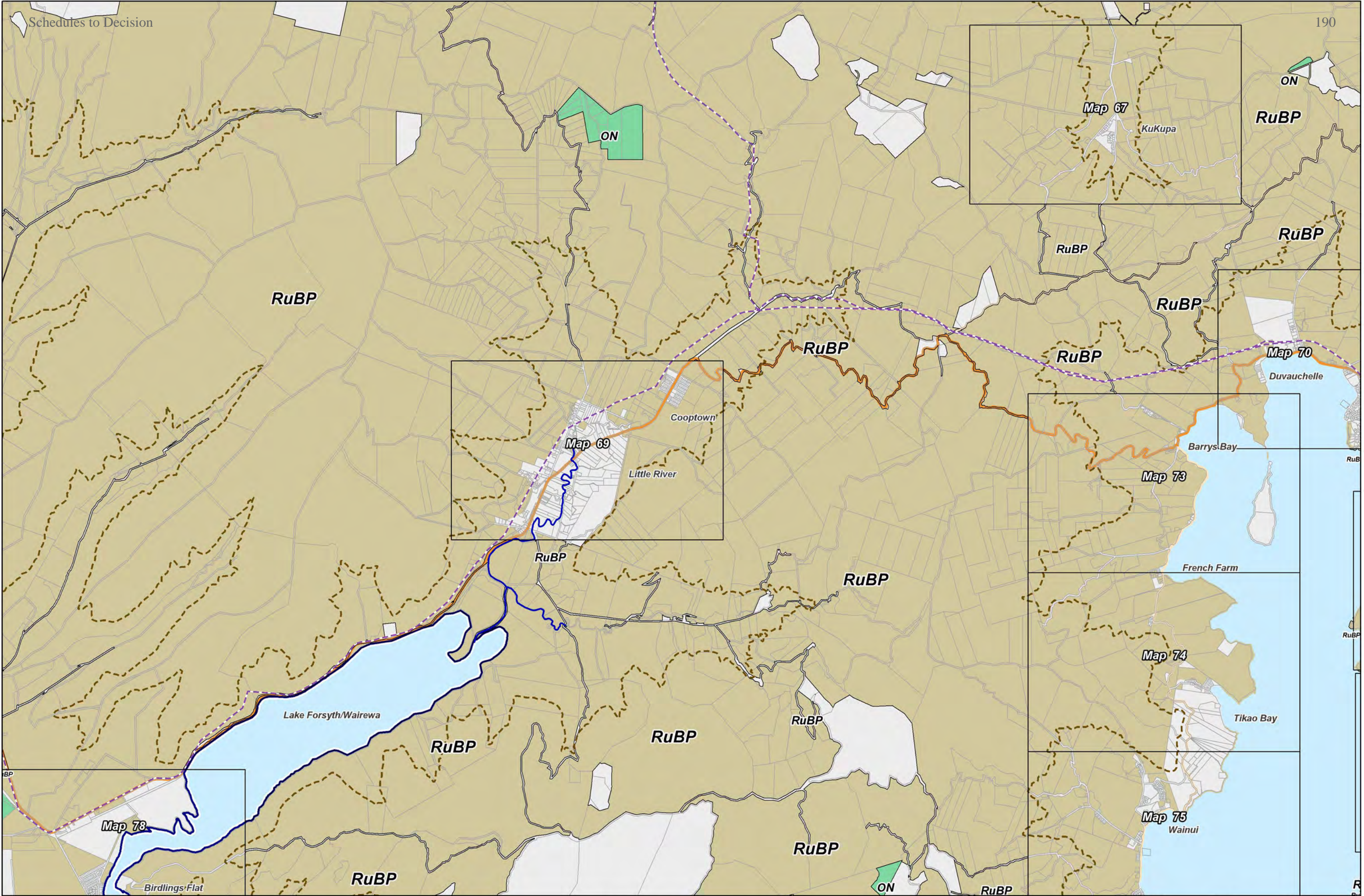


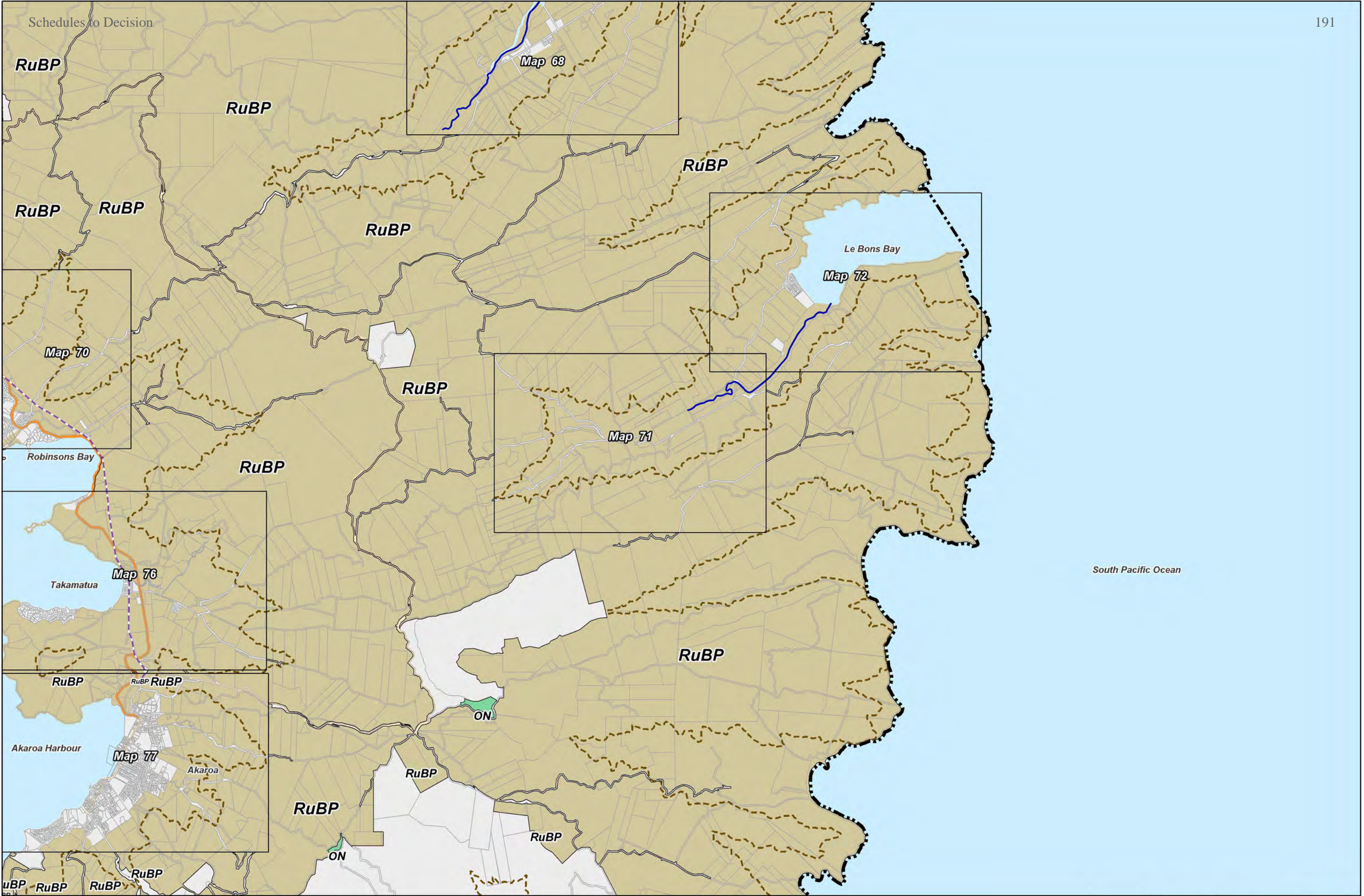








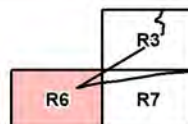


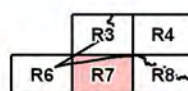


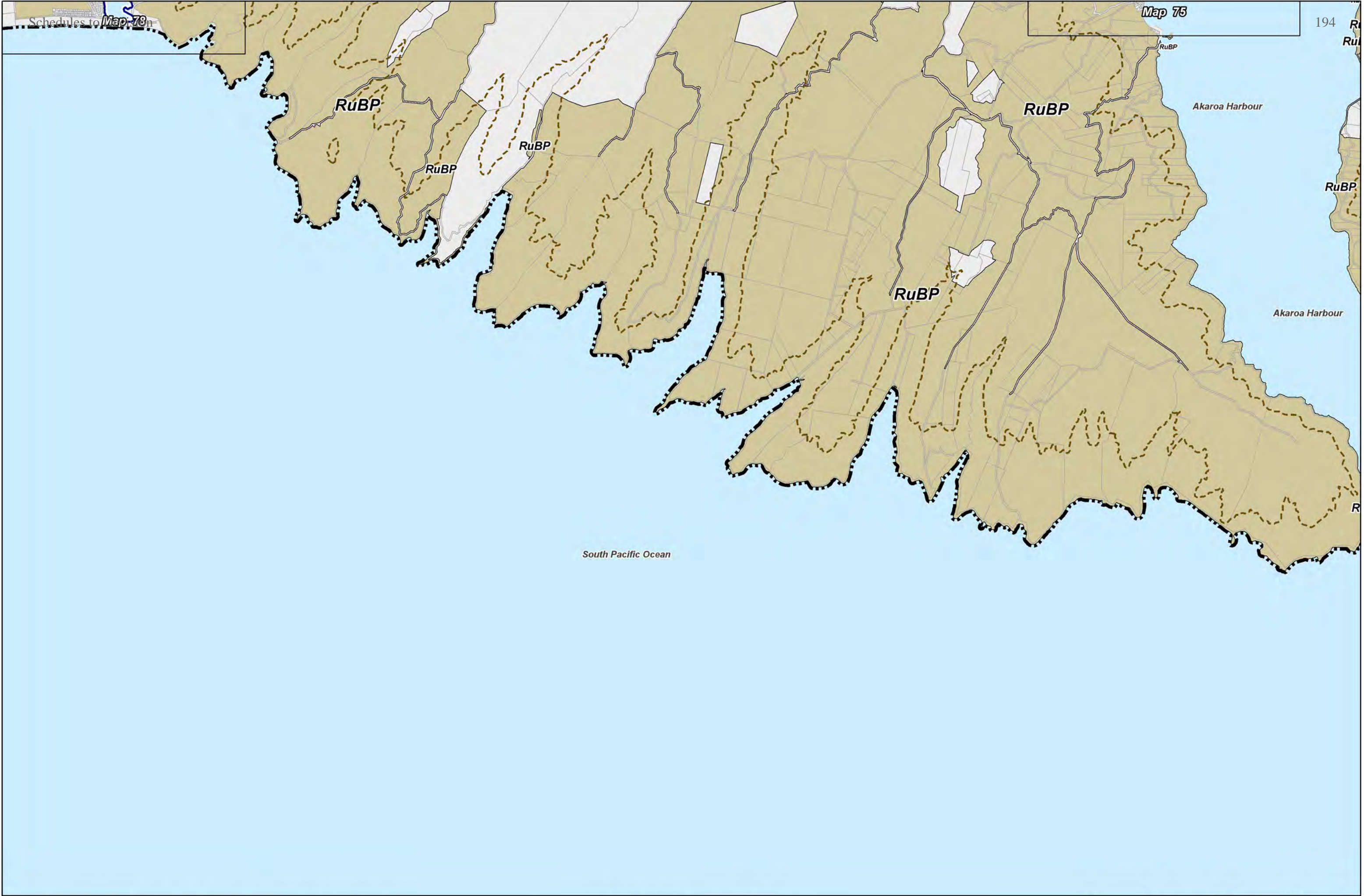
Lake Ellesmere/Te Waihora

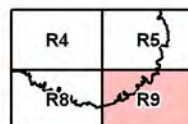
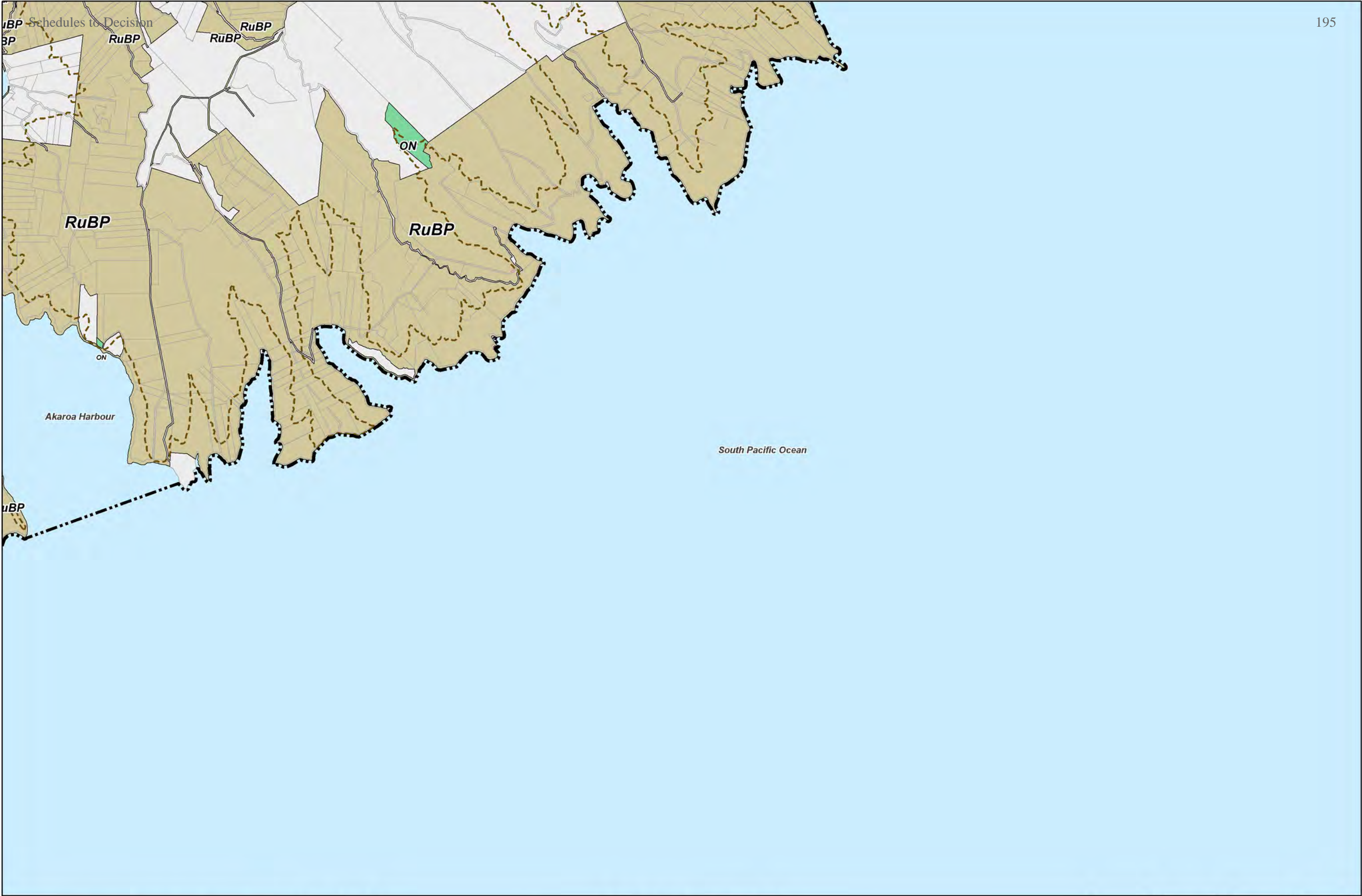
RuBP

South Pacific Ocean









SCHEDULE 3

Appendix 17.9.3

Directions:

Replace 'Boundary screening as per Rule 17.6.4.12' with:

'Boundary screening shall comply with Rule 17.6.4.12'

