

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: Honourable Lester Chisholm (Chair), Mr Stephen Daysh, Ms Jane Huria, Mr Alec Neill

Minor Corrections to Decision and Decision as to Planning Maps

Decision 35 Open Space (Stages 2 and 3) and Decision 34 Rural (Stage 2) in relation to Fulton Hogan Quarry/Templeton Golf Course

Background

[1] The Hearings Panel (‘the Panel’) issued its decision on Open Space – Stage 2 and 3 (‘Decision 35’) on 12 August 2016. Decision 35 directed any party who considers we need to make minor corrections under Schedule 3, cl 16 of the OIC to file a memorandum specifying the relevant matters within 14 working days of the date of the Decision.

[2] Decision 35 also stated that a further decision would be issued to the effect of further amending the Notified Version by including updated Planning Maps.¹ In this regard, we directed the Christchurch City Council (‘the Council’/‘CCC’) to provide the Panel with an updated set of Planning Maps to give effect to the various zoning changes we made in Decision 35.

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

¹ Decision 35 at [471].

- (a) 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 memorandum');²
- (b) A memorandum of counsel for the Council requesting corrections to Decision 34 (Fulton Hogan/Templeton Golf Club) and Decision 35 ('the Council's corrections memorandum').³ The memorandum included an explanation of the amendments to planning maps which were provided separately to the Secretariat in electronic form. The Council also requested corrections to the planning maps;⁴
- (c) A further memorandum of counsel for the Council in relation to planning map 60 ('the Council's second memorandum');⁵
- (d) A memorandum of counsel for Fulton Hogan Limited ('Fulton Hogan's memorandum') opposing certain amendments relating to the Fulton Hogan Quarry/Templeton Golf Course provisions;⁶
- (e) A memorandum of counsel for the Council in response to Fulton Hogan's memorandum;⁷
- (f) A memorandum of counsel for the Council, providing a copy of planning map 75, omitted from the earlier set.⁸

Jurisdiction to make minor corrections

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

² 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.

³ Memorandum of Counsel for Christchurch City Council requesting corrections to Decision 35 and Decision 34 (Fulton Hogan/Templeton Country Club, 2 September 2016.

⁴ Ibid, at paragraphs 19-23 and in Attachment B.

⁵ Memorandum of Counsel for Christchurch City Council in relation to planning map 60, 12 September 2016.

⁶ Memorandum of Counsel for Fulton Hogan Limited regarding Council's request for amendments to Decision 34 and Decision 35, 12 September 2016.

⁷ Memorandum of Counsel for the Christchurch City Council in response to Fulton Hogan's memorandum, 22 September 2016.

⁸ Memorandum of Counsel for the Christchurch City Council Annexing Map 75, 11 October 2016.

- (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.

[5] The Council, in its corrections memorandum, has set out the jurisdictional requirements to make minor corrections to our Decision.⁹ We accept the Council correctly outlines the jurisdictional requirements to make corrections to our Decision. To the extent we have accepted the corrections sought by the Council and submitters; these meet the requirements of cl 16 of Schedule 3.

[6] The Council has also requested that we reconsider provisions and planning maps confirmed in earlier decisions to ensure consistency and coherency of the Replacement Plan. The OIC, cl 13(5) and (6), provides:

(5) While the hearings panel is considering a proposal, it may reconsider any decision it has already made on another proposal if it considers it is necessary or desirable to do so to ensure that the replacement district plan is coherent and consistent.

(6) If the hearings panel considers, after reconsidering a decision under subclause (5), that an earlier proposal or a part of the replacement district plan requires change, the panel may direct the council—

(a) to make changes of no more than minor effect; or

(b) to prepare and notify a new proposal, and invite submissions on the new proposal in accordance with Schedule 1.

[7] Where we find that the Council's request is necessary and desirable to ensure coherency and consistency, and the change is of no more than minor effect, we have accepted the change as being appropriate. We address those matters further below.

⁹ The Council's corrections memorandum at paragraphs 1-4.

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

[8] Ngāi Tahu’s corrections memorandum requests changes to Decisions 34 and 35. We address the request below as it relates to Decision 35 only. The request in relation to Decision 34 has been addressed in the minor corrections decision for Decision 34.

[9] Ngāi Tahu requests that we add a sentence to Decision 35 in relation to deferral of provisions that may be amended by the Hearings Panel decision on Proposal 9.5 Natural and Cultural Heritage. Ngāi Tahu made a similar request in relation to Decision 28. We reach the same conclusion here as the Hearings Panel did for Decision 28. We do not consider the amendment is 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.

Reference to the evidence of Bruce Rule

[10] We note that Mr Rule’s evidence was given in the Chapter 17 Rural hearing. As we recorded in our Decision at [12] we took into account the evidence at the rural hearing. Therefore, no correction to Decision 35 is required.

Council’s Corrections Memorandum –Decision 35, Schedule 1

[11] Attachment A to the Council’s corrections memorandum sets out the majority of the corrections sought to Schedule 1 of Decision 35. We accept the amendments requested in Attachment A are all within jurisdiction. We now address specific matters that require comment.

Rule 18.2.2.3 RD13 (Elmwood Park)

[12] Several requests are made by the Council in relation to this Rule.

[13] First, the Council seeks clarification as to whether the Panel intended that in circumstances where the condition of Rule 18.2.2.3 RD13 requiring development to be in conjunction with the adjacent Heaton Street Intermediate Normal School is not met, that the activity should default to non-complying. We acknowledge that there is an inconsistency within paragraphs [196] - [201] of our decision. Whereas it is indicated that if the joint triggers of using both sites and minimum size are not met the activity would default to discretionary, the default position in the Rules (which mirror the Chapter 21 Rules) is non-complying if both sites are not used. We regret this error.

[14] As stated in paragraphs [201] and [462] of our decision, it was the Panel's intention that the Chapter 18 Rules should mirror the Chapter 21 Rules. We noted that a different approach in each Chapter would be contrary to the Statement of Expectations. That remains the case.

[15] The Chapter 21 rules adopted by the Special Purpose (School Zone) Panel were presented by the Council witness Glenda Dixon. In her Supplementary evidence Ms Dixon told the Panel;¹⁰

Any development of this facility must still only occur on a combined site, by virtue of the way I have drafted these rules. This would preclude the use of only one of the two parcels of land for such a development (it would become non-complying) as such a use would be virtually impossible to accommodate on such a small site without significant adverse effects

The Special Purpose Panel accepted that evidence with the result that the default position if both sites are not used is non-complying. Following release of that decision no one sought a correction.

[16] Under those circumstances we decline to alter the default position under the Rules.

[17] Secondly, the Council proposed making the landscape clauses a built form standard and removing them from RD13 c. and d. (and subsequently D5). We do not accept that those changes are appropriate and prefer to retain the landscaping standards as a specific requirement of RD13 with non-compliance a discretionary activity under Rule 18.2.2.4 D5. As noted by

¹⁰ Supplementary evidence of Glenda Dixon for CCC, Specific Purpose (School) zone – Elmwood Club, 20 January 2016, at 4.6.

the Council, the Decision Version of these provisions mirrors those in the Specific Purpose (School) Zone, in this respect we need to ensure consistency to satisfy the Statement of Expectations and clarity.

[18] Thirdly, the council requests deletion of the words at the end of RD13 "shall be a restricted discretionary activity except as specified in Rule 18.2.2.4D1". Although the Council suggests the words are superfluous we decline to interfere with the drafting of the provision. That is because the provision is mirrored in Chapter 21 and the subject of findings made in Decision 19. A correction is unnecessary

[19] Finally, the Council raised the possibility that the Chapter 21 Rules might need to be amended. For the foregoing reasons this is not necessary.

18.2.3.5 and 18.5.3.4 - recession plane exclusion of poles and light support structures

[20] The Council notes that Decision 35 introduced exclusion for poles/light support structures from recession planes built form standard in Rule 18.2.3.5 and 18.5.3.4. The Council refers to the fact that none of the other Open Space zones provide for this exception. The Council has asked the Panel to clarify whether that was intentional or whether the exclusion should apply to all other Open Space zones.

[21] Rule 18.2.3.5 was included in the Council's Final Revised Version submitted with closing submissions, and was also in the provisions attached to the Expert Conferencing Statement following detailed consideration by the planning witnesses for the Council, Canterbury Sport Limited and Mr and Mrs Bridgeman.¹¹ We are mindful that general agreement was reached on the Open Space Community Park Zone.

[22] It appears, however, that the exclusion, which is repeated in Rule 18.5.3.4, was in error. We have corrected the rule accordingly.

¹¹ Expert Witness Conference Statement 16 March 2016.

18.6.2.4 D2

[23] The Council has suggested a number of cross referencing changes in relation to Rule 18.6.2.4 D2. We find that the changes to D2 are only partly appropriate. The replacement of RD11 with RD9 is appropriate as it is the correct reference (there is no RD11), but we do not see it appropriate to add reference to P7 because this is a matter already excluded from the rule. Rule D2 only relates to ‘Any activity listed in Rules 18.6.2.1 *P4, P8, P9, P10, P13 and P20*’ [our emphasis].

[24] In addition, we have identified another minor correction, not raised by the Council. Rule RD1 does not need to be referenced because it also only relates to *P7*, not *P4, P8, P9, P10, P13 and P20*.

[25] The Council also requested an amendment to include reference to P24 and P25 in 18.6.2.4 D2 so that any new building for these activities would require discretionary activity consent. The Council submits that the agreement to delete Rule 18.6.3.7 in the Revised Version, inadvertently left no controls for new buildings on the Science Alive site.

[26] Firstly, the reintroduction of discretionary activity status for new buildings for P24 and P25 appears to undermine the agreement reached.¹² Secondly, we find that the Council is not quite correct that there are no controls for new buildings for activities P24 and P25. P24 and P25 are only permitted activities if they meet all the built form standards, including building height, recession planes and boundary setbacks. We decline to make the amendments on that basis.

18.2.2.3 RD1 and 18.5.2.3 RD1

[27] We have also identified the need to make a minor correction Rule 18.2.2.3 RD1 and 18.5.2.3 RD1 to add reference to a matter of discretion ‘Building footprint, site coverage and impervious surfaces – Rule 18.7.22’. This matter of discretion was inadvertently omitted from the Decision Version. We have made this correction accordingly.

¹² Joint Memorandum of Counsel for Ngai Tahu Justice Holdings, NZ Science Alive and the Council, 29 January 2016.

Templeton Golf Course/Fulton Hogan Quarry – Decision 34, Schedule 1

[28] The Council has requested that the Panel make a number of corrections to the Chapter 17 Rural Quarry Templeton zone provisions as follows:

- (a) 17.6A.1 Pre-requisite conditions for zone to apply, in particular;
 - (i) 17.6A.1.c.iii – the Contract Rule;
 - (ii) 17.6A.1.c.iii.4 – deletion of the word ‘potential’;
 - (iii) 17.6A.1.c.iii.4.B, clarification as to identity of gravel reserves; and
- (b) Proposed bond – 17.6A.2.2 (C1) and 18.2.4.1.1 (C1).

The contract rule

[29] The Council notes that it would be the administering body of the new golf course and associated facilities and Rule 17.6A.1.c.iii does not provide the Council with the ability to provide input into, or approval of, the design and construction of the new golf course, even though it would ultimately administer the land. The Council requests that if it was not the intention of the Panel, an amendment to the provision to ensure that the contractual terms are:

...on terms acceptable to the Council, as administering body, acting reasonably.

[30] Fulton Hogan opposes the amendment on the basis that the change does not amount to a minor correction under the OIC.¹³ Further, counsel for Fulton Hogan submits that the Decision does not reveal an intention by the Panel to provide for the Council to have a say over contractual terms and that the change requested would introduce a significant new element, which Fulton Hogan would have opposed on the merits had it been raised earlier.¹⁴

[31] The Council responded in its second memorandum, noting that the difference between the Council and Fulton Hogan is in the application of the legal principles for making corrections

¹³ Fulton Hogan’s memorandum at paragraphs 10 and 11.

¹⁴ Ibid at 12-14.

to a decision. The Council submits that the requested change relates to the ‘implicit intentions behind ‘the Decisions’¹⁵, rather than altering the decision.

[32] The Council concedes that there is no express indication in the Decisions that the Council should have the final say over the terms of the contract. However, it submits that “such a position can reasonably be inferred from the content of the contract provisions.” The Council goes on to say;¹⁶

It is submitted that contrary to the position outlined at paragraph 12 and 13 of the Fulton Hogan memorandum, it is implicit from the context of the relevant rules that the Council must have some oversight in terms of whether the conditions of Rule 17.6A.1.c.iii are satisfied. In particular, as the administrator of the District Plan, the Council must have a role in determining whether the executed contract met the express content requirements of the District Plan.

The Council’s suggested rewording would clarify the extent of the Council’s role, but it accepts that is entirely a matter for the Panels to determine.

[33] Having considered the Council’s request, Fulton Hogan’s reply and the further response from the Council, we decline to make the change requested by the Council. We do so because, firstly, there is a lack of jurisdiction. We find that the change requested is not a minor correction. In fact it would, as Fulton Hogan suggest, fundamentally alter the precondition. Secondly, the change is not able to be supported on the merits. That is because the type of approach outlined by the Council was specifically considered by the Panel and rejected.

Rule 17.6A.c.iii.4 and 4. B

[34] We agree with the Council’s request to delete the word ‘potential’ from Rule 17.6A.c.iii.4 on the basis it does not assist with the certainty of the Rule.

[35] The Council seeks clarification as to the Council owned gravel reserves that are referred to in Rule 17.6A.c.iii.4. B. The Council has requested an amendment to include reference to legal descriptions for clarity. In terms of the references to the Council owned quarries, these

¹⁵ Referring to both Decision 34 and 35.

¹⁶ The Council’s second memorandum at 11 – 12.

were referred to in the evidence of Robert Greenaway for Fulton Hogan at the Rural Hearing and illustrated in attachment 1 to his evidence.¹⁷

[36] We understand that the gravel reserves being referred to by Mr Greenaway are the two groups; however, they comprise four reserves as illustrated in the evidence of Robert Greenaway.¹⁸ We agree that the provisions should be amended to differentiate the two areas and to include their legal descriptions. We have done so accordingly.

[37] The corrections to Chapter 17 are incorporated into Schedule 1 of the corrections decision to Decision 34 issued contemporaneously.

Bond Rule

[38] The Council has requested that Rules 17.6A.2.2 C1 and 18.2.4.1.1 C1 could benefit from some amendment to “reflect what the Council understands the Panel’s intention to be in relation to the bond” as expressed in paragraph [419] of Decision 35.

[39] The Council requests amendments to the relevant matters for control for both rules to clarify that the terms of the bond are a matter within the Council’s control. In particular the Council seeks reference to a requirement for a bank guarantee for the bond.¹⁹

[40] Fulton Hogan oppose the requested amendments on the basis that they are not minor corrections in terms of the OIC, and that the Decisions do not expressly or impliedly indicate a ‘clear intention’ that a bank guaranteed bond could qualify as appropriate security. Fulton Hogan notes that the concerns of the Council could already be addressed through conditions of consent pursuant to the existing matters of control if the decision-maker found them to be appropriate.²⁰ Fulton Hogan submits that the Council’s concerns arise from the Council’s view of risk rather than a mismatch between the intent and expression of the Decision.

¹⁷ Evidence in chief of Robert Greenaway at 32.2.

¹⁸ Evidence in chief of Robert Greenaway at Attachment 1.

¹⁹ Council’s corrections memorandum, at 17 – 18.

²⁰ Fulton Hogan’s memorandum, at 15 and 17.

[41] The Council replied to Fulton Hogan's memorandum and maintained its position and further noted that as a matter of practicality a bond without adequate guarantee from a bank leaves the Council with the risk of being left with an uncompleted or unsuitable golf course. The Council also submits that given Fulton Hogan concedes the rule already yields control over the details of the bond or other security arrangement, then it would be of no consequence to Fulton Hogan for the rule to be clarified in the manner it suggests. The Council submits the amendments it seeks to the rule would add clarity for plan users.²¹

[42] Having considered the Council's request, Fulton Hogan's response and further submissions from the Council we decline the Council's relief. That is on the basis that we lack jurisdiction because the changes do not amount to minor corrections and would fundamentally alter the bond condition.

[43] Further, on the merits, the Panel considered the approach to the bond and our decision to provide some flexibility in the type of bond or security arrangement was deliberate. We also note that RMA s 108 and 108A, relating to the jurisdiction to impose conditions on resource consents, does not carry any preference for a bank guarantee. Rather, it is a matter that the consent authority may require as a condition of consent.²² Our approach is consistent with that. We agree with Fulton Hogan, that the control of the details of the bond or other security is a matter already provided for in the rules and that it is not a matter that requires amendment in the manner requested by the Council.

Exposed excavation

[44] We note for the sake of completeness that the minor corrections decision for Decision 34 abandons the definition of 'Exposed excavation', as it relates to the Fulton Hogan Quarry provisions.

²¹ Council's second memorandum at 15-19.

²² RMA, s108A (2)(f).

Decision as to Minor Corrections

[45] 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 and cl113(5) and (6)(a).

Changes to Planning Maps Decision 35

Corrections memorandum - Attachment B

[46] In attachment B to the Council's corrections memorandum a number of minor corrections have been requested to Decision 35 Schedule 2 and 4 and to the planning maps. In some cases the Council has requested that we reconsider earlier decisions on planning maps, to correct a number of inadvertent mapping errors.

126 Puriri Street

[47] The rezoning of 126 Puriri Street was provided for in Schedule 4 of Decision 35 as having the notified OSWM zone confirmed. However, the Council notes that the correct zoning was RS²³ and this was confirmed in Decision 26 at [12]. Decision 35 inadvertently overlooked the latter correction. We confirm that Decision 26 prevails.

Corrections to mapping sites deferred from Stage 1 – Schedule 2

[48] The Council has outlined that a number of sites in our Schedule 2 that had been notified as commercial and industrial zones in Stage 1, but re-notified in Stage 2 with an open space zoning (which we confirmed in Schedule 2 to Decision 35), had inadvertently been confirmed as the Stage 1 zoning in the earlier Decision 10 (they had not been 'greyed out' by the Council as intended). We confirm that our Decision 35 prevails, and for the sake of completeness direct the correction to Decision 10 – Planning Maps, in accordance with OIC, cl113(5) and (6)(a).

²³ Decision 26 at [12]

[49] The Council also seeks a correction to Schedule 2 of Decision 35 in relation to 410R Selwyn Street as a site to be zoned Open Space Community Park. The site was confirmed as being part of the Addington Cemetery and its Specific Purpose (Cemetery) zone was confirmed in Decision 19. We remove the reference in Schedule 2 accordingly.

[50] We have also made a correction to addresses for properties in Oxford Street Lyttelton and Simeon Street as identified by the Council.

Double zoned reserves, not deferred

[51] The Council has identified a number of properties that it notified in Stage 1, and then corrected in Stage 2 by re-zoning to an open space zone, but which were inadvertently excluded from the Councils application for deferral of 17 June 2015 ('deferral request'). The effect of that error is that both the Stage 1 zoning and the Stage 2 open space zoning have been confirmed for the identified sites. The Council has advised that it is the latter zone that is the correct zoning and requests that we correct the position. The Council has set out the mapping changes requested at [7] in Attachment B of its corrections memorandum and has made the necessary mapping corrections in the set of maps filed with the Secretariat. We accept that the changes are appropriate, and that Decision 35 prevails. We make the changes to the planning maps earlier confirmed in accordance with OIC, c113 (5) and (6) (a).

Aidanfield corrections for 32, 34, 36 and 34R Bronco Drive

[52] Similar to the issue in [51] these properties were re-notified in Stage 2 as open space in part, but were not included in the deferral request. As a consequence of a subsequent subdivision, the Council now advises that the stage 1 zoning remains appropriate for sites at 32, 34 and 36 Bronco Drive, but the re-notified Open Space Community Park zone should apply to 34R Bronco Drive. The Council set out the corrections required at [11] of Attachment B. We accept that the corrections are appropriate and accept them accordingly.

Sites deferred from Stage 1 but not re-notified in Stage 2

[53] The Council has identified that the property at 2 Lane Street and small parts of the sites at 22R Date Crescent and 30 Coppinger Terrace which it included in its deferral request but

they were not in fact re-notified. We have listed those properties in Schedule 2 to Decision 35, and confirmed the open space zoning. The Council requests that we confirm the Stage 1 residential zoning. This zoning was reflected in the Planning Maps approved with Decision 10. We accept the Council's explanation as to the origin of the error and confirm that Decision 10 prevails.

Planning Maps 29 and 36 Fulton Hogan Quarry and Templeton Golf Course

[54] The Council provided the Panel with a full set of planning maps to reflect the Rural decision on 26 August 2016. The Maps showed the rural zoning to give effect to the Panel's decision on the Fulton Hogan proposal. The decision to confirm planning maps relating to the Fulton Hogan proposal were deferred to this decision.²⁴

[55] The Council has since identified two parcels of land with the same legal description (Pt Lot 5 DP 19504) but only one of these was identified on the planning maps as 'Rural Q or OCP Templeton Zone.' This resulted in a small area of land inadvertently being shown as Rural Quarry (RuQ) in the planning maps. The Council has conferred with Fulton Hogan and now confirms that a correction is required to include this area within the deferred zoning proposal. The Council has provided a replacement map.²⁵ We confirm the planning map accordingly.

[56] The Council has also included a replacement planning map to include the Templeton Golf Course site on planning map 36. We accept that correction and confirm the planning map accordingly.

Planning Map 60

[57] The Council has identified a small strip of unformed legal road on the foreshore between Lyttelton Harbour and Church Lane, known as Old Coach Road that was deferred from Decision 12 Transport (part) to the Open Space hearing. We addressed the issue at [21] of Decision 35 and included the land in Schedule 4 (Retain notified zoning). The Council initially did not include the Transport zoning with the Planning Maps filed with the Secretariat. The

²⁴ Decision 34 corrections and decisions on planning maps XXX

²⁵ Council's correction memorandum, Attachment C.

Council has now supplied the corrected planning map and an updated legend.²⁶ We accept those changes as appropriate.

[58] The Council further requests minor corrections to Schedule 4 in relation to the mapping and addresses of the unformed legal roads. We have accepted those change are appropriate and have updated the relevant schedule on that basis.

Schedule 2, 3 and 4

[59] Attached to this decision in Schedule 3 are corrected Schedules 2, 3 and 4 to Decision 35, reflecting the corrections made in this decision.

Decision on Planning Maps

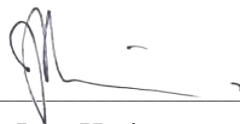
[60] The updated Planning Maps provided to us have been checked against the evidence, and directions for amendments contained in Schedule 2, 3 and 4 of Decision 35. We accept that the Planning Maps attached in Schedule 2 accurately give effect to our decision and the corrections made herein, and confirm them accordingly.

²⁶ Memorandum of Counsel for Christchurch City Council in relation to Planning Map 60, 12 September 2016.

For the Hearings Panel:



Hon Lester Chisholm
Chair



Ms Jane Huria
Panel Member



Mr Stephen Daysh
Panel Member



Mr Alec Neill
Panel Member

SCHEDULE 1

Chapter 18

Chapter 18 Open Space

18.0 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.

This chapter relates to a wide range of open spaces within the District, including small corner parks, large parks accommodating recreation space, playing fields and associated facilities, built up urban parks, and open spaces focusing on the natural environment, biodiversity and landscapes, including freshwater bodies. The objectives, policies, rules, standards and assessment criteria in this chapter seek to manage activities in those areas through five different open space zones, being the Open Space Community Parks Zone, the Open Space Metropolitan Facilities Zone, the Open Space McLeans Island Zone, the Open Space Natural Zone, and the Open Space Water and Margins and Avon River Precinct/Te Papa Ōtākaro Zone.

18.1 Objectives and Policies

18.1.1 Objective — Provision of open spaces and recreation facilities

- a. A network of open spaces and recreation facilities that:
 - i. provides a diversity in the type and size of open spaces and recreational facilities to meet the current and future recreational, cultural, health and wellbeing needs of the community;
 - ii. contributes to the earthquake recovery of Christchurch and revitalised communities where people enjoy a high quality urban environment and enhanced opportunities for recreation;
 - iii. is accessible and distributed to meet the demands generated by population growth, urban intensification and areas of identified deficiency;
 - iv. provides users with a pleasant and safe environment;
 - v. enables temporary and multifunctional uses;
 - vi. maintains and enhances amenity values, connectivity and public access, where appropriate;
 - vii. recognises and provides for the historic and contemporary relationship of Ngāi Tahu with the District's land and water resources, and reflects their cultural values; and
 - viii. recognises and provides for the district's indigenous biodiversity.

18.1.2 Objective – Natural open space, water bodies and their margins

- a. The inherent qualities of natural open spaces and water bodies are protected, maintained and enhanced, including:
 - i. the natural character, biodiversity, mahinga kai values, health and life supporting capacity of water bodies, their margins and the adjacent open spaces; and
 - ii. ecosystems and indigenous biodiversity, including habitats of indigenous fauna.
- b. Accessibility of natural open spaces and water bodies and their margins is maintained and, where appropriate, enhanced, for the enjoyment of:
 - i. their amenity;
 - ii. a range of compatible recreation activities; and
 - iii. cultural and mahinga kai values.

18.1.3 Objective – Character, quality, heritage and amenity

- a. Activities, buildings and structures within open spaces are of a scale, form and design which:
 - i. maintain the predominance of open space, except for sites specifically dedicated to a more intense built development of recreation, sports or community facilities;
 - ii. are compatible with the role and anticipated use of the open space, acknowledging that metropolitan facilities sites may contain large scale built development;
 - iii. in the case of Naval Point marine recreation area, support the existing function of the site and maintain public access to recreational boating activities and facilities;
 - iv. are integrated and consistent with the character of the surrounding area;
 - v. minimise adverse effects on adjoining land uses and the surrounding environment's ecological, landscape, heritage, natural and amenity values, both within and outside the open space;
 - vi. support the Garden City character of urban Christchurch and the heritage and natural setting of Banks Peninsula townships and settlements;
 - vii. recognise and provide for cultural heritage and the culture, traditions and relationship of Ngāi Tahu mana whenua with their ancestral lands, water, sites, waahi tapu and other taonga; and
 - viii. protect the heritage and visual landscape characteristics of Hagley Park and its primary function for outdoor active and passive recreation and sporting activities.
- b. Heritage open spaces are recognised, maintained and protected.

18.1.4 Policy – The role of open space and recreation facilities

- a. Provide, restore and enhance a network of public and private open spaces and recreation facilities that cater for a range of roles, functions and activities as identified in Table 18.1.4.

- b. Avoid activities that do not have a practical or functional need to be located within open space.
- c. Provide for the redevelopment of privately owned open spaces no longer required for recreational activities in accordance with the rules of the zone most compatible with the surrounding environment.
- d. Maintain and enhance, where appropriate, public access connections to walking and cycling track networks, and recognise and provide for collaborative projects by multiple parties.

Table 18.1.4

Open Space Community Parks Zone	<p>These spaces enable formal and informal recreation activities, while complementing and enhancing neighbourhood and Central City amenity values, and ensure provision of:</p> <ul style="list-style-type: none"> A. Small public spaces with landscaping and seating located and designed to promote interaction within the local community; B. Accessible neighbourhood parks with a predominance of open space and relatively flat topography capable of accommodating tree planting, landscaping, small scale public amenities, playground equipment and informal playing fields; C. Large parks accommodating minor sports and recreation facilities, public amenities, landscaping, large trees and potential capacity for multifunctional use; D. In the case of the sites at 466-482 Yaldhurst Road and that part of Elmwood Park located at 83D Heaton Street (Lot 1, DP 12727) accommodating major sports and recreation facilities; and E. Heritage and urban parks, such as Hagley Park and Latimer and Cranmer Squares, which have important scenic, botanical, educational, heritage, cultural and/or recreational values and providing for entertainment. F. In the case of the Open Space Community Parks Zone (Templeton) at 325 Pound Road (shown as “RuQ or OCP (Templeton)” on planning maps 29 and 36), a golf course, recreation activity, community facilities and associated activities only if all of the following are satisfied prior to 31 December 2021: <ul style="list-style-type: none"> i. the recreation reserve status applying to the site at 189 – 273 Pound Road (shown as “OCP or RuQ (Templeton)” on planning map 29 is uplifted and placed upon the land within the zone; ii. any resource consent(s) to clear or fell indigenous vegetation, as required to undertake a quarrying activity within the Rural Quarry Templeton Zone at 189 – 273 Pound Road (shown as “OCP or RuQ (Templeton)”, is/are granted; and
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	<p>iii. any quarrying activity undertaken within the Rural Quarry Templeton Zone at 189 – 273 Pound Road (shown as “OCP or RuQ (Templeton)” occurs in conjunction with development of an international standard golf course on the land at 333 Pound Road shown as “RuQ or OCP (Templeton)” on planning maps 29 and 36.</p>
Open Space Metropolitan Facilities Zone	<p>These spaces accommodate public and private major sports facilities, larger recreation facilities, marine recreation facilities, and motorised sports facilities on sites that provide:</p> <ul style="list-style-type: none"> A. Sufficient land area to accommodate large scale buildings and structures, car and cycle parking and, where necessary, buffer areas to minimise reverse sensitivity; B. Sufficient area to facilitate marine recreation activities, recreational boating and associated facilities while maintaining and enhancing public access to the coastal marine area for recreation; C. Capacity for multifunctional use, co-location of complementary or compatible activities and for hosting city, regional, national and international events which provide entertainment to residents and visitors.
Open Space McLeans Island Zone	<p>This zone accommodates recreation and animal conservation activities requiring larger scale buildings or areas of land and/or benefiting from natural, relatively isolated surroundings, and provides for:</p> <ul style="list-style-type: none"> A. A predominance of open space; and B. Separation from residential and sensitive activities; while C. Recognising the environmental context of the area which is flood prone, close to active rural quarrying activities and the airport, and which accommodates conservation elements.
Open Space Natural Zone	<p>These spaces recognise extensive natural, ecological, scenic and outdoor recreation areas and ensure:</p> <ul style="list-style-type: none"> A. Protection and enhancement of biodiversity, landscape, cultural and historic values; B. The natural open space environment is accessible and can be experienced through a range of compatible recreation and tourist activities, and/or facilities; C. Rural activities and buildings are compatible and appropriate to the location and proposed use.

Open Space Water and Margins Zone	<p>These are spaces that include the surface of water and margins of rivers, lakes, and wetlands, which are managed to ensure:</p> <ul style="list-style-type: none"> A. Protection and enhancement of the natural qualities and habitats of surface water bodies and their margins, including Lake Te Waihora (Ellesmere), Lake Wairewa (Forsyth), the Waimakariri River, and the Bromley wildlife conservation area associated with the sewage treatment facility; B. Maintenance and enhancement of public access, where appropriate, through esplanade reserves and strips; C. Provision for sports and recreational use of water bodies, where this does not compromise other values, including the use of motorised craft on specific water bodies; D. Provision for customary harvesting.
Open Space Avon River Precinct (Te Papa Ōtākaro) Zone	<p>This zone is an area alongside the Avon River/Te Papa Ōtākaro which provides for the restoration and enhancement of the established and important public open space of the Avon River Precinct/Te Papa Ōtākaro as a:</p> <ul style="list-style-type: none"> A. People, walking and cycle focused river edge that provides a continuous and connective link through the Central City; B. Place that provides leisure opportunities and enhances the city's distinctive identity while protecting and enhancing the natural qualities and habitats of the river and its margins.

18.1.5 Policy - Multifunctional use, accessibility and recovery

- a. Increase the capacity of open space and recreation facilities by promoting compatible multi-functional use of land, buildings and facilities through adaptable designs.
- b. Maximise utilisation of metropolitan facilities and large urban parks while maintaining the open space amenity.
- c. Provide for community gardens, temporary activities and facilities, where appropriate, to revitalise and connect communities, and promote recovery.
- d. Maintain and enhance accessibility of open spaces to communities by providing appropriately located entrances, public access ways, frontages to public roads and waterways, and wherever practicable connectivity with the wider open space and transport network.
- e. Recognise and provide for opportunities for revitalisation of Christchurch after the earthquakes.

18.1.6 Policy - Safety

- a. Design and develop open space and recreation facilities to ensure a safe environment by:

- i. designing spaces to deter crime and encourage a sense of safety, reflecting the principles of Crime Prevention through Environmental Design (CPTED);
- ii. providing clear sightlines and sufficient lighting to enhance visibility of public areas;
- iii. achieving passive surveillance by having open space that is overlooked; and
- iv. providing an adequate firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice.

18.1.7 Policy - Water bodies and their margins

- a. Maintain and enhance the natural character, biodiversity, health and life supporting capacity of water bodies and their margins by:
 - i. limiting development and activities in the vicinity of water bodies to those activities which have a practical and functional need to be located within these areas; and
 - ii. rehabilitation of water bodies and their margins and encouraging indigenous planting.
- b. Retain and enhance recreation opportunities and public access, where appropriate, to and along water bodies through provision of esplanade reserves or strips, or creation of adjacent open space parks.
- c. Recognise the cultural significance of water resources to Ngāi Tahu and ensure they are managed to maintain and enhance mahinga kai and, where appropriate, Ngāi Tahu whānui access to these resources.

18.1.8 Policy - Environmental effects

- a. Ensure activities and the scale, layout, and design of open spaces and/or the facilities within them are appropriate to the locality and context, and any adverse effects on the amenity values of neighbours, Ngāi Tahu cultural values, conservation activities and programmes, and the wider community are managed, through:
 - i. providing sufficient separation distances and limiting the height of buildings;
 - ii. limiting the floor area and site coverage;
 - iii. requiring landscaping and screening;
 - iv. mitigating adverse noise, glare, dust and traffic effects;
 - v. restricting the types, duration, hours of operation and frequency of activities;
 - vi. minimising disturbance of natural landforms, cultural landscapes identified in the plan, ecosystems or indigenous biodiversity, including fauna habitats;
 - vii. avoiding impacts on mahinga kai;
 - viii. requiring building setbacks from the banks of water bodies;
 - ix. encouraging the planting and maintenance of indigenous vegetation in the setback margins of water bodies; and

- x. controlling the volume and depth of filling and excavation within the water body setbacks, and removal of vegetation.
- b. Ensure the scale, layout, and design of facilities, buildings and structures is consistent with the role and function of the open space, its anticipated level of spaciousness and character.
- c. Minimise potential impacts of development within the open space zones on the operation of the Christchurch International Airport by:
 - i. avoiding development which could give rise to reverse sensitivity effects; and
 - ii. *[Deferred to Chapter 6 General Rules]*
- d. Protect the National Grid and identified electricity distribution lines by avoiding buildings, structures and sensitive activities in the open space zones within setback corridors.

18.1.9 Policy - Flood protection

Recognise and provide for flood hazard mitigation and protection works when undertaken by the Council, the Canterbury Regional Council or the Crown having regard to potential adverse effects.

18.1.10 Policy - Electricity transmission and distribution infrastructure

Recognise that electricity transmission and distribution infrastructure may have a locational, operational and technical requirement to be located in an open space zone.

18.1A How to use the rules

- a. The rules that apply to activities in the various open space zones are contained in the tables (including activity specific standards) and built form standards within:
 - i. Rule 18.2 – Open Space Community Parks Zone;
 - ii. Rule 18.3 – Open Space Metropolitan Facilities Zone;
 - iii. Rule 18.4 – Open Space McLeans Island Zone;
 - iv. Rule 18.5 – Open Space Natural Zone; and
 - v. Rule 18.6– Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone.
- b. Area specific rules also apply to activities within the Open Space Community Parks Zone and Open Space Metropolitan Facilities Zone in the following areas:
 - i. Open Space Community Parks Zone (Templeton) – Rule 18.2.4;
 - ii. Canterbury Agricultural Park (as identified in Appendix 18.8.1) – Rule 18.3.4; and
 - iii. Temporary Christchurch Stadium (as identified in Appendix 18.8.2) – Rule 18.3.5.

- c. The activity status tables and standards in the following chapters also apply to activities in all open space 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.

- d. Where the word ‘facilities’ is used in the rules, e.g. emergency service facilities, it shall also include the use of a site/building for the activity that the facilities provide for, unless expressly stated otherwise.

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

- e. Open Space Metropolitan Facilities zoned sites specified in Table 1 below, which are no longer required for recreation and major and/or minor sport activities, shall be subject to the provisions of the underlying zones set out in the table:

Table 1: Metropolitan Facilities — underlying zones

Privately owned Metropolitan Facilities	Underlying Zone
<ul style="list-style-type: none"> i. Christchurch Park ii. Rugby Park iii. Wilding Park iv. Kearneys Park (currently known as Linfield Cultural Recreational Sports Club) 	Residential Suburban Zone – Rule 14.2
<ul style="list-style-type: none"> i. Shirley Golf Course ii. Avondale Golf Course iii. Waimairi Beach Golf Course 	Residential Suburban Zone – Rule 14.2
<ul style="list-style-type: none"> i. Riccarton Racecourse ii. Addington Racecourse iii. Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena) 	Residential Suburban Density Transition Zone – Rule 14.2
<ul style="list-style-type: none"> i. Lancaster Park Stadium, 40 Stevens Street 	Industrial General Zone – Rule 16.2

- f. Reference should also be made to any other applicable rules or constraints within other legislation or ownership requirements including the following:
- i. Reserves Act;
 - ii. Wildlife Act;
 - iii. Conservation Act;
 - iv. Regional Rules under Canterbury Regional Council Plans.
 - v. Ngāi Tahu Claims Settlement Act 1998 – refer to Chapter 1, Section 8.3 which sets out the Statutory Acknowledgement for Wairewa (Lake Forsyth);
 - vi. Christchurch City Council Traffic and Parking Bylaw 2008;
 - vii. Christchurch City (Reserves) Empowering Act 1971;
 - viii. The Heritage New Zealand Pouhere Taonga Act 2014 in relation to any modification or destruction of archaeological sites.
 - ix. The Council Marine and River Facilities Bylaw 2008;
 - x. Environment Canterbury Navigation Safety Bylaws 2010;
 - xi. Canterbury Regional Council Flood Protection and Drainage Bylaw 2013;
 - xii. The requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP: 2001) apply to land use activities and vegetation under or near transmission lines and include restrictions on the location of structures and activities;
 - xiii. Summit Road (Canterbury) Protection Act 2001 - Note: 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 30m vertically 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.

18.2 Rules – Open Space Community Parks Zone

18.2.1 [This number is not used]

18.2.2 Activity status tables – Open Space Community Parks Zone

18.2.2.1 Permitted activities

The activities listed below are permitted activities in the Open Space Community Parks Zone if they meet any activity specific standards set out in the following table and the built form standards in Rule 18.2.3.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 18.2.2.2, 18.2.2.3, 18.2.2.4, 18.2.2.5 and 18.2.2.6.

Activity		Activity specific standards:
P1	Recreation activity and/or recreation facility.	<p>b. On sites less than 5,000 m² in area, parking areas shall be limited to:</p> <ul style="list-style-type: none"> i. One per site; and ii. A maximum of 6 car parking spaces per parking area. <p>c. For Hagley Park, permanent parking areas are restricted to the existing formed car parks.</p>
P2	Park management activity and /or park management facility.	Nil.
P3	Conservation activity.	Nil.
P4	Environmental education programmes.	<p>a. Shall be limited to education programmes that:</p> <ul style="list-style-type: none"> i. are ancillary to research and conservation activities; or ii. increase awareness of the natural environment and conservation issues, historic heritage, and Ngai Tahu cultural knowledge.
P5	Public amenities.	<p>a. Any building containing toilets and/or changing rooms shall be setback a minimum of 20 metres from the boundary with any rural or residential zone.</p> <p>b. In the case of Hagley Park (excluding Botanic Gardens) any visitor information centre shall be limited to one such facility.</p>
P6	Public artwork.	Nil.
P7	Minor sports facility.	<p>a. Shall be limited to:</p> <ul style="list-style-type: none"> i. Sites greater than 5,000 m² in area.
P8	Golf courses, including ancillary club rooms.	<p>a. Shall be limited to:</p> <ul style="list-style-type: none"> i. Sites greater than 10,000 m² in area.
P9	Guest accommodation.	<p>a. Unless specified in P15, shall be limited to:</p> <ul style="list-style-type: none"> i. camping grounds at the following locations: <ul style="list-style-type: none"> A. South Brighton Domain Camping Ground B. Spencer Park C. Hibburt Christian Camping Ground D. Okains Bay Camping Ground E. Pigeon Bay Camping Ground F. Duvauchelle Camping Ground G. Orton Bradley Park; and

Activity	Activity specific standards:
P10 Ancillary office activity.	a. On all sites except as specified in b. below, all ancillary office activity shall: <ul style="list-style-type: none"> i. Be limited to sites greater than 10,000 m² in area; and ii. Cumulatively occupy no more than 250 m² of gross floor area; or 10% of the gross floor area of all buildings on the same site, whichever is the lesser. b. For the Canterbury Museum and Robert McDougall Art Gallery (Rolleston Avenue): <ul style="list-style-type: none"> i. any office activity shall be ancillary to the management of the museum and/or art gallery.
P11 Ancillary retail activity.	a. On all sites except as specified in b. below, all ancillary retail activity shall: <ul style="list-style-type: none"> i. Be limited to sites greater than 10,000 m² in area; and ii. Cumulatively occupy no more than 250 m² of gross floor area or 10% of the gross floor area of all buildings on the same site, whichever is the lesser. b. For the Canterbury Museum and Robert McDougall Art Gallery (Rolleston Avenue): <ul style="list-style-type: none"> i. the maximum total floor area utilised for ancillary retail activities shall be limited to: <ul style="list-style-type: none"> A. 600 m² for the Museum; B. 250 m² for the Art Gallery; and ii. the maximum floor area for any individual retail activity shall not exceed 200 m².
P12 Food and beverage outlet.	a. Shall be limited to sites greater than 10,000 m ² in area, except that this limit shall not apply to the Canterbury Museum and Robert McDougall Art Gallery site (Rolleston Avenue). b. Shall cumulatively occupy no more than 250 m ² of gross floor area or 10% of the gross floor area of all buildings on the same site, whichever is the lesser.
P13 Residential unit/activity.	a. Except as specified in P15, shall be located: <ul style="list-style-type: none"> i. within an existing residential unit; or ii. within a new residential unit provided that: <ul style="list-style-type: none"> A. it is used for caretaker and site management purposes only; and B. it is located on a site greater than 10,000 m²; and

Activity		Activity specific standards:
		<p>C. it is not located within the Air Noise Contour (50 dB Ldn); and</p> <p>D. there is only one residential unit on any site;</p>
P14	Community facility.	<p>a. Shall be limited to:</p> <ul style="list-style-type: none"> i. Sites greater than 10,000 m²; or ii. Sites specifically set aside by the Council for community facilities and vested as a Local Purpose Reserve (Community facility).
P15	<p>The following additional activities within a building listed as a heritage item:</p> <ul style="list-style-type: none"> i. gymnasium; ii. conference and function facilities; iii. guest accommodation; iv. residential activity; and v. cultural facility. 	<ul style="list-style-type: none"> a. Residential activity shall be limited to no more than two residential units except as specified in b. below. b. There shall be no residential activity or guest accommodation within Hagley Park. c. Irrespective of anything to the contrary in this Plan, any activities within a heritage item or heritage setting shall be exempt from compliance with: <ul style="list-style-type: none"> i. Rules in 7.2.3 in relation to parking and loading – Open Space Zones <p>Note: Refer also to Rule 9.3.3 for rules relating to historic heritage places.</p>
P16	Cultural facility.	<p>a. Unless specified in P15, shall be limited to:</p> <ul style="list-style-type: none"> i. Sites greater than 10,000 m² in area; and ii. The Canterbury Museum and Robert McDougall Art Gallery site (9-11 Rolleston Avenue, legally described as Pt Res 25 and Lot 1 DP 45580).
P17	Community market.	<ul style="list-style-type: none"> a. All community markets not involving any sound amplified activity shall comply with noise provisions in Rule 6.1.4.1.1.1 and Table 1. b. All community markets involving sound amplified activity shall comply with noise provisions in Rule 6.1.4.2.4 as if it were a temporary activity.
P18	Farm buildings.	<p>a. Any new farm buildings shall:</p> <ul style="list-style-type: none"> i. be limited to the Orton Bradley Park site (1 Charteris Bay Road); and ii. not exceed 500 m² in gross floor area.
P19	Customary harvesting.	<p>Nil.</p> <p>Note: this rule does not override the requirements to obtain permission of the landowner or administrator for any customary harvesting of taonga species.</p>
P20	Heli-landing areas (Banks Peninsula only - refer Appendix 2.1).	<p>a. Any heli-landing areas shall be limited to sites greater than 3,000 m² and located more than 450 metres from any Residential Large Lot, Residential Small</p>

Activity	Activity specific standards:
	<p>Settlement, Papakāinga, Residential Banks Peninsula or Commercial Banks Peninsula Zone.</p> <p>b. There shall be no:</p> <ul style="list-style-type: none"> i. more than 12 flights (24 helicopter movements) in any calendar year; ii. more than five days of flights (helicopter movements) in any one month period; iii. more than three flights (six helicopter movements) in any one week; and iv. helicopter movements taking place within 25 metres of any residential unit unless that residential unit is owned or occupied by the applicant. <p>c. Any helicopter movements shall occur only between 0800 and 1800.</p> <p>d. A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the Council if requested.</p>
P21	Emergency service facilities.
P22	Community gardens.
P23	<p>Rural cottage industry at Orton Bradley Park including:</p> <ul style="list-style-type: none"> i. Rural produce manufacturing, including cheese making; ii. Rural produce retail; iii. Garden nursery; and iv. Firewood supply.
P24	<p>Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works, where undertaken by the Council, Canterbury Regional Council or the Crown.</p>
P25	The following activities at 466-482 Yaldhurst Road (Yaldhurst
	a. Activities and facilities, including parking areas, in Areas 1, 2 and 3 shall be in accordance with the

¹ Legal description: Pt RSs 124,124,129,129,129,14054,14055,1521,1740,1740 Canterbury Dist, RSs 1775,1776 Canterbury Dist, Pt RSs 1815,1815 Canterbury Dist, RSs 18285,1829,1830,1841,1842,1843,1844,1875 Canterbury Dist, Pt RS 1875 Canterbury Dist, RS 18865 Canterbury Dist, Pt RSs 19617,2100 Canterbury Dist, RS 2101 Canterbury Dist, Pt RS 22547 Canterbury Dist, RSs 22548,22549,22559,22804,23287 Canterbury Dist, Pt RS 23288 Canterbury Dist, RSs 23289,23346,23688 Canterbury Dist, Pt RSs 23689,23712,23924,23924 Canterbury Dist, RS 2644 Canterbury Dist, Pt RSs 265,30478,30478 Canterbury Dist, RS 30974 Canterbury Dist, Pt RSs 33763,34040,34040 Canterbury Dist, RSs 34041,34042,34043 Canterbury Dist, Pt RSs 34062,34616 Canterbury Dist, RSs 37327,5327,7749,921 Canterbury Dist, Pt RSs 921,948 Canterbury Dist, Lot 4 DP 13820, Lots 1,3,5,7 DP 3035.

Activity	Activity specific standards:
<p>Recreation and Sports Facility) identified on the Outline development plan in Appendix 18.8.4(a) and (b):</p> <ul style="list-style-type: none"> i. Major sports facilities/activities; ii. Gymnasium, excluding health care facility; iii. Ancillary sports and fitness health care services; and iv. Activities listed in Rule 18.2.2.1 P1 - P8, P10 - P13 and P17. 	<p>Development Plan in Appendix 18.8.4(a) and (b) including the landscaping requirements and special conditions listed for Area 1.</p> <ul style="list-style-type: none"> b. There shall be no outdoor recreation activities, food and beverage outlets, or club rooms in Area 2. c. All activities, including parking areas and mechanical plant and equipment, in Areas 1, 2 and 3 shall adhere to a noise management plan that: <ul style="list-style-type: none"> i. is prepared by a suitably qualified acoustic expert; ii. demonstrates, as a minimum, compliance with the relevant noise rules in Chapter 6; iii. includes a Code of Conduct to promote responsible and considerate behaviour towards neighbouring residents during the use of buildings and facilities. In particular this Code of Conduct shall seek to reduce the use of offensive, abusive or insulting language, indicate corrective actions, including banning persistent offenders from using the buildings and facilities. iv. A protocol to ensure the Code of Conduct is provided to all sports organisations using the site to communicate to their members and any other parties using the buildings and facilities; v. specifies the range of activities and buildings that are subject to the noise management plan; vi. is certified by the Council in respect of rule P25(c)(i) to (v) prior to the establishment of the activity; and vii. shall be amended and recertified in accordance with P25(c)(i) to (vi), where activities or buildings are proposed that are not specified in the noise management plan as required by rule P25(c)(v). d. Buildings in Areas 1 and 2 shall have no opening doors or windows on the northern façade. e. No public address systems or external amplified speakers shall be used on the site. f. All flood lighting shall be controlled by an automated system and shall not be used outside of the hours of 1600 to 2200. g. All outdoor recreation activities shall be limited to the hours of 0700 to 2200. h. All indoor facilities and buildings shall not be in use outside of the hours of 0700 to 2200. i. Use of clubroom facilities shall be limited to events, functions or gatherings ancillary to football-related

Activity	Activity specific standards:
	<p>outdoor recreation. For the avoidance of doubt this shall exclude functions such as weddings, 21sts, funerals and conferences, except that:</p> <ul style="list-style-type: none"> i. up to a total of 12 non-football related functions or events shall be permitted over the course of a calendar year provided that the total number of days for all those events combined does not exceed 12 days; and ii. a record of the dates and duration of any non-football related functions or events shall be kept, and made available to the Council on request. <p>j. No organised outdoor recreation activities shall occur on Christmas Day.</p>

18.2.2.2 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.

Activity	The Council's control shall be limited to the following matters:
<p>C1 New buildings and structures (including stopbanks) for the purposes of flood and/or bank erosion mitigation and/or protection, where undertaken by the Council, Canterbury Regional Council or the Crown.</p>	<ul style="list-style-type: none"> a. The visual impact of the proposed flood protection or bank erosion works on open space and any neighbouring sites and public places, and any mitigation proposed. b. The potential effects during construction of the flood protection or bank erosion works both within and surrounding the site, including increased erosion and sedimentation, noise, dust and traffic, and any mitigation proposed. c. The adequacy and appropriateness of measures proposed to reinstate the open space affected by the works post construction including but not limited to landscaping or grassing where applicable.

18.2.2.3 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 18.7, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rules 18.2.2.1 P1-P25 and Rule 18.2.2.3 RD13 below that does not meet one or more of the built form standards in Rule 18.2.3, unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: a. For rules 18.2.3.1, 18.2.3.2 and 18.3.3.3 - Setback from boundaries – Rule 18.7.16. b. Outdoor storage – Rule 18.7.17. c. Building height – Rule 18.7.18. d. Recession planes – Rule 18.7.19. e. Water supply for firefighting – Rule 18.7.20. f. Building footprint, site coverage and impervious surfaces - Rule 18.7.22 In addition, in the case of Hagley Park, for applications relating to Rule 18.2.3.1 and 18.2.3.6 - Additional matters for Hagley Park - building footprint, site coverage and impervious surfaces - Rule 18.7.21.
RD2	Any activity listed in Rule 18.2.2.1 P1 that does not meet one or more of the activity specific standards. Any application arising from this rule shall not be limited or publicly notified.	a. Parking areas and public transport facilities – Rule 18.7.5. b. Additional matters for Hagley Park - Rule 18.7.14.
RD3	Any activity listed in Rules 18.2.2.1 P4 and P7 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities - Rule 18.7.2.
RD4	Any activity listed in Rule 18.2.2.1 P5 that does not meet one or more of the activity specific standards.	a. Public amenities - Rule 18.7.6. b. Additional matters for Hagley Park - Rule 18.7.14.
RD7	Any activity listed in Rule 18.2.2.1, P10 - P12 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Traffic generation and access – Rule 18.7.3. c. Additional matters for Hagley Park - Rule 18.7.14
RD8	Any activity listed in Rules 18.2.2.1 P14, P16 and P23 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Traffic generation and access – Rule 18.7.3. c. Hours of operation – Rule 18.7.4.
RD9	Any activity listed in Rule 18.2.2.1 P15 that does not meet one or more of the activity specific standards, except as specified in Rule 18.2.2.3 D4.	a. Residential activities – Rule 18.7.12.
RD10	Any activity listed in Rule 18.2.2.1 P17 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Matters of Discretion - 6.1.4.3 (General Rules - Noise).

Activity		The Council's discretion shall be limited to the following matters:
RD11	<i>[Deferred to Chapter 6 General Rules]</i>	<i>[Deferred to Chapter 6 General Rules]</i>
RD12	New buildings on the Canterbury Museum and Robert McDougall Art Gallery site (9-11 Rolleston Avenue, legally described as Pt Res 25 and Lot 1 DP 45580) or external alterations and/or additions to existing buildings.	<ul style="list-style-type: none"> a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Building height – Rule 18.7.18. c. 9.3.4 (Matters of Control - Historic heritage) and 9.3.5 (Matters of Discretion - Historic heritage).
RD13	<p>A major sports facility on Lot 1, DP 12727 (that part of Elmwood Park located at 83D Heaton Street) where:</p> <ul style="list-style-type: none"> a. it is developed in conjunction with part of the adjacent Lot 1 DP11232 (Heaton Street Intermediate Normal School, 125 Heaton Street); b. the net contiguous site area set aside for the major sports facility is no less than 6,000 m² across both sites; c. a 3 metre wide landscaped area is established along all Residential Suburban Zone boundaries to be planted with a minimum of 1 tree for every 10 metres of boundary; and d. in addition to c, within on-site car parking areas, 1 tree to be planted for every 5 car parking spaces. <p>shall be a restricted discretionary activity except as specified in Rule 18.2.2.4 D1.</p>	<ul style="list-style-type: none"> a. Minor and major sports facilities - Rule 18.7.1. b. Parking areas and public transport facilities - Rule 18.7.5. c. Traffic generation and access - Rule 18.7.3. d. Landscaping and trees - Rule 18.7.13. e. Overlooking and privacy in relation to adjacent residential properties and the remainder of the school property. f. Amenity of the neighbourhood - refer to Rule 21.6.5.1.
RD14	Any activity listed in Rule 18.2.2.3 RD1 -RD10 located within the Coastal Environment overlay area.	<ul style="list-style-type: none"> a. Matters of discretion for activities in the Coastal Environment in 9.6.3

18.2.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any building that does not comply with built form standard 18.2.3.6.
D2	Any residential activity listed in Rule 18.2.2.1 P13 that does not meet one or more of the activity specific standards or Rule 18.2.2.1 P15 that does not meet activity specific standard b.

Activity	
D3	Any activity listed in Rule 18.2.2.1 P8 that does not meet one or more of the activity specific standards.
D4	Any guest accommodation activity listed in Rule 18.2.2.1 P9 or P15 that does not meet one or more of the activity specific standards.
D5	A major sports facility on Lot 1 DP 12727 (that part of Elmwood Park located at 83D Heaton Street), developed in conjunction with part of Lot 1 DP11232 (Heaton Street Intermediate Normal School), that does not meet the minimum contiguous net site area in Rule 18.2.2.3 b. or the landscaping requirements in Rule 18.2.2.3 c. and d. – RD13.
D7	Any activity listed in Rule 18.2.2.1 P25 that does not meet one or more of the activity specific standards or the built form standards in Rule 18.2.3.

18.2.2.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	Motorised sports activity / Facility.
NC3	Sensitive activities within the Air Noise Contour (50 dB Ldn) as defined on the Planning Maps.
NC4	Any activity listed in Rule 18.2.2.1 P18 which does not meet one or more of the activity specific standards.
NC5	Any activity listed in Rule 18.2.2.1 P20 that does not meet one or more of the activity specific standards.
NC6	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> within 12 metres of the centre line of a 110kV or 220kV National grid transmission line or within 12 metres of a foundation of an associated support structure; or within 10 metres of the centre line of a 66kV National grid transmission line or within 10 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a National grid transmission line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p> <p>Notes:</p> <ol style="list-style-type: none"> The National grid transmission lines are shown on the planning maps. 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. 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

	Activity
	National grid transmission lines. Buildings and activities in the vicinity of National grid transmission lines must comply with the NZECP 34:2001.
NC7	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or within 5 metres of the centre line of a 33kV and the Heathcote to Lyttelton 11kV electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV, 33kV and the Heathcote to Lyttelton 11kV electricity distribution line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> The electricity distribution lines are shown on the planning maps. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activities in the vicinity of or electricity distribution lines must comply with the NZECP 34:2001.

18.2.3 Built form standards – Open Space Community Parks Zone

18.2.3.1 Road boundary setback

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

	Applicable to	Standard
a.	All sites, unless specified below	5 metres
b.	All sites in the Banks Peninsula area (refer Appendix 2.1)	7.5 metres
c.	Sites fronting a State Highway	20 metres
d.	Central New Brighton Beach Park (adjacent to the New Brighton Pier)	3 metres
e.	Canterbury Museum and Robert McDougall Art Gallery site (9-11 Rolleston Avenue, legally described as Pt Res 25 and Lot 1 DP 45580)	1.5 metres
f.	Hagley Park, excluding Botanic Gardens	20 metres
g.	For a major sports facility on Lot 1 DP 12727	10 metres

18.2.3.2 Internal boundary setback

The minimum building setback from an internal boundary shall be as follows:

	Applicable to	Standard
a.	All sites, unless specified below	10 metres
b.	All sites in the Banks Peninsula area (refer Appendix 2.1) except as specified in c. below	3 metres
c.	Any buildings, balconies or decks on sites adjacent to a designated railway corridor	4 metres from the designated railway corridor
d.	Central New Brighton Beach Park (adjacent to the New Brighton Pier)	3 metres
e.	Canterbury Museum and Robert McDougall Art Gallery site (9-11 Rolleston Avenue, legally described as Pt Res 25 and Lot 1 DP 45580)	5 metres
f.	A major sports facility on that part of Elmwood Park located at 83D Heaton Street (Lot 1, DP 12727)	6 metres except that on the boundaries with Lot 1 DP11232 (Heaton Intermediate Normal School, 125 Heaton Street) no setback is required.
g.	466-482 Yaldhurst Road (Yaldhurst Recreation and Sports Facility)	20 metres

18.2.3.3 Outdoor storage

- a. Any outdoor storage area shall not be located within the minimum setbacks specified in Rules 18.2.3.1 and 18.2.3.2.
- b. Outdoor storage areas shall be screened from adjoining sites and roads by either planting, wall(s), fence(s), or any combination of these, to at least 1.8 metres in height along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3 metres.

18.2.3.4 Building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All buildings unless specified below	8 metres
b.	All buildings in the Banks Peninsula area (refer Appendix 2.1)	6 metres
c.	Central New Brighton Beach Park (adjacent to the New Brighton Pier)	
d.	<ol style="list-style-type: none"> i. Canterbury Museum and Robert McDougall Art Gallery site (9-11 Rolleston Avenue, legally described as Pt Res 25 and Lot 1 DP 45580) ii. 466-482 Yaldhurst Road (Yaldhurst Recreation and Sports Facility) 	15 metres

	Applicable to	Standard
e.	Any pole or support structure for flood or training lights accessory to sports facilities in Hagley Park	30 metres
f.	For a major sports facility on Lot 1 DP 12727 developed in conjunction with part of the adjacent Heaton Street Intermediate Normal School	12 metres

18.2.3.5 Recession planes

Where an internal site boundary adjoins a residential zone, no part of any building (excluding poles/light support structures) shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal site boundary in accordance with the diagrams in 18.8.3 - Appendix 1.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

18.2.3.6 Building footprint, site coverage and impervious surfaces

The maximum building footprint, site coverage and area covered by impervious surfaces, shall be as follows:

	Applicable to	Standard
a.	A single building, excluding playground equipment	<p>The maximum footprint of a single building shall be as specified in:</p> <ul style="list-style-type: none"> i. column A of Table 1 for Christchurch District excluding Banks Peninsula; and ii. column A of Table 2 for Banks Peninsula; or iii. as otherwise specified in the activity specific standards for permitted activities in Rule 18.2.2.1.
b.	All buildings	<p>The maximum percentage of the site covered by buildings shall be as specified in:</p> <ul style="list-style-type: none"> i. column B of Table 1 for Christchurch District excluding Banks Peninsula; and ii. column B of Table 2 for Banks Peninsula; or iii. as otherwise specified in the activity specific standards for permitted activities in Rule 18.2.2.1.
c.	All impervious surfaces, excluding walkways, tracks, cycle ways, artificial playing surfaces, and buildings except as specified in d. below	<p>The maximum percentage of any site covered by impervious surfaces shall be as specified in:</p> <ul style="list-style-type: none"> i. column C of Table 1 for Christchurch District excluding Banks Peninsula; and ii. column C of Table 2 for Banks Peninsula.

	Applicable to	Standard
d.	For Hagley Park (excluding Botanic Gardens), all impervious surfaces, excluding buildings	The maximum percentage of the site covered by impervious surfaces shall be as specified in: <ul style="list-style-type: none"> i. column C (h.) of Table 1 for Christchurch District excluding Banks Peninsula.

Table 1

Christchurch District excluding Banks Peninsula (refer Appendix 2.1)				
	Size of Community Park	A (Single building)	B (Site coverage)	C (Impervious surfaces)
a.	Less than 5,000 m ² in area unless specified in c. or e. to j. below	30 m ²	1%	5%
b.	5,000 m ² to 10,000 m ² in area unless specified in c. or e. to j. below	100 m ²	1%	10%
c.	Less than 10,000 m ² in area but on a site specifically set aside by the Council for community facilities and vested as a Local Purpose Reserve (Community facility)	500 m ²	25%	20%
d.	Greater than 10,000 m ² in area unless specified in e. to k. below	500 m ²	3%	30%
e.	<ul style="list-style-type: none"> iv. Rawhiti Park; v. South Brighton Park; vi. Spencer Park. 	500 m ²	3%	10%
f.	Central New Brighton Beach Park (adjacent to the New Brighton Pier)	100 m ²	12%	75%
g.	The Canterbury Museum and Robert McDougall Art Gallery site (9-11 Rolleston Avenue, legally described as Pt Res 25 and Lot 1 DP 45580)	No maximum	No maximum	No maximum
h.	Hagley Park (excluding Botanic Gardens)	300 m ²	1%	10%
i.	Botanic Gardens	500 m ²	6%	10%
j.	That part of Elmwood Park located at 83D Heaton Street (Lot 1, DP 12727)	1500 m ²	60%	20%
k.	466-482 Yaldhurst Road (Yaldhurst Recreation and Sports Facility)	1000 m ²	4%	30%

Table 2

Banks Peninsula only (refer Appendix 2.1)				
	Size of Community Park	A (All buildings)	B (Site coverage)	C (Impervious surfaces)

Banks Peninsula only (refer Appendix 2.1)				
a.	All sites	250 m ² or 10% of the site area whichever is the lesser.	250 m ² or 10% of the site area whichever is the lesser.	-
b.	Less than 5,000 m ² in area	-	-	5%
c.	5,000 m ² to 10,000 m ² in area	-	-	10%
d.	Greater than 10,000 m ² in area	-	-	30%

18.2.3.7 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 made in relation to this rule shall not be publicly notified or limited notified other than to the New Zealand Fire Service Commission.

18.2.4 Area specific rules – Open Space Community Parks Zone

The following rules apply to the areas specified. All activities are also subject to Rule 18.2.2 (excluding Rule 18.2.2.1 P8) and Rule 18.2.3 unless specified otherwise in 18.2.4.

18.2.4.1 Open Space Community Parks Zone (Templeton)

- a. Unless, and until, the conditions in Rule 17.6A.1c. are satisfied, the land shown on the Planning Maps as "Ru Q or OSCP (Templeton)" shall be zoned Rural Quarry Zone.
- b. If, and when, the conditions in Rule 17.6A.1c. are satisfied, the land shown on the Planning Maps as "Ru Q or OSCP (Templeton)" shall be zoned Open Space Community Parks Zone (Templeton). The Open Space Community Parks Zone (Templeton) shall take effect from the date that the conditions in Rule 17.6A.1c. are satisfied.

18.2.4.1.1 Controlled Activities

The activities listed below are controlled activities.

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

Activity	The Council's control shall be limited to the following matters:
<p>C1 A golf course, if it meets the built form standards in Rule 18.2.3, and provided that:</p> <p>c. a Landscape Plan has been prepared by a suitably qualified and experienced expert showing:</p> <ul style="list-style-type: none"> i. the concept design and landscape character; ii. planting and landscape treatment proposals; iii. site boundary and proposed boundary treatments, including the retention of the existing screen planting and bunds around the present quarry site which is to be retained until the completion of the golf course construction; iv. fairway layout and golf paths; v. biodiversity conservation area(s); vi. open space recreation area boundaries; vii. clubhouse and carpark, vehicle and pedestrian accessways and entrances; and viii. proposed final contours and levels. <p>d. 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..</p>	<ul style="list-style-type: none"> a. The extent to which conditions are required in order to ensure: <ul style="list-style-type: none"> i. the character of the golf course is of a dry grassland indigenous to the Canterbury Plains; ii. implementation of the Landscape Plan; iii. creation of the Biodiversity Conservation Ares(s) specified in the contract as required by Rule 17.6A.1c.iii.3; iv. creation of a non-golf open space as specified in the contract as required by Rule 17.6A.1c.iii.4; 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).

18.2.4.1.2 Discretionary Activities

The activities listed below are discretionary activities.

Activity	
D1	A major sports facility other than a golf course.

18.3 Rules - Open Space Metropolitan Facilities Zone

18.3.1 *[This number is not used]*

18.3.2 Activity status tables – Open Space Metropolitan Facilities Zone

18.3.2.1 Permitted activities

The activities listed below are permitted activities in the Open Space Metropolitan Facilities Zone (other than the areas identified in 18.3.4) if they meet any activity specific standards set out in the following table and the built form standards in Rule 18.3.3.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 18.3.2.2, 18.3.2.3, 18.3.2.4, 18.3.2.5 and 18.3.2.6.

Activity		Activity specific standards
P2	Minor sports facility.	<ul style="list-style-type: none"> a. At the Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton, any minor sports facilities shall be limited to facilities for the purposes of or ancillary to recreational boating and marine recreation activities. a. In all other areas - Nil.
P3	Major sports facility.	<ul style="list-style-type: none"> a. At the Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton, any major sports facilities shall be limited to: <ul style="list-style-type: none"> i. facilities for the purposes of or ancillary to recreational boating and marine recreation activities; ii. boat ramps, jetty and recreational boat launching facilities; iii. boat storage, sheds, and repair and maintenance facilities; iv. sports club rooms/clubhouse; and v. scout hall facilities. b. In all other areas shall be limited to sites greater than 10,000 m² in area, except for:

Activity		Activity specific standards
		i. the Rollerdrome Reserve, 19 Garvins Road, Hornby.
P4	Gymnasium.	a. Excludes health care facilities.
P5	Ancillary sports and fitness health care services.	Nil.
P6	Park management activity and /or park management facility.	Nil.
P7	Public amenities.	a. Any public amenities building containing toilets and/or changing rooms shall be setback a minimum of 20 metres from the boundary with any residential zone.
P8	Conservation activity.	Nil.
P9	Customary harvesting.	Nil. Note: this rule does not override the requirements to obtain permission of the landowner or administrator for any customary harvesting of taonga species.
P10	Public artwork.	Nil.
P11	Ancillary office activity.	a. The combined floor area of all ancillary office activities shall not exceed 10% of the gross floor area of all buildings on the site.
P12	Ancillary retail activity.	a. Shall be limited to sites greater than 10,000 m ² in area; and a. The combined floor area of all ancillary retail activities shall not exceed 10% of the gross floor area of all buildings on the site.
P13	Food and beverage outlet.	a. Shall be accessory to recreation, major and/or minor sport activities on the same site; and b. The combined floor area of all food and beverage outlets shall not exceed 10% of the gross floor area of all buildings on the site.
P14	Conference and function facilities.	a. Shall be accessory to recreation, major and/or minor sport activities on the same site.
P15	Guest accommodation.	Unless specified in P21, shall be: a. Accessory to recreation, major and/or minor sport activities on the same site; and b. Limited to sites listed in 18.2 e. - Table 1;
P16	Community activities and/or community facilities.	Shall: a. exclude health care facilities; and b. be accessory to or co-located with recreation facilities or major or minor sports facilities on the same site.
P17	Community market.	a. All community markets not involving any noise amplified activity shall comply with noise provisions in Rule 6.1.4.1.1.1 and Table 1;

Activity	Activity specific standards
	b. Any community market involving noise amplified activity shall comply with noise provisions in Rule 6.1.4.2.4 as if it were a temporary activity.
P18 Residential unit/activity.	<p>Except as specified in P21, shall:</p> <ul style="list-style-type: none"> a. Be located in an existing residential unit; or b. Be located within a new residential unit provided that: <ul style="list-style-type: none"> i. it is used for caretaker and site management purposes only; and ii. it is located on a site greater than 10,000 m²; and iii. it is not located within the Air Noise Contour (50 dB Ldn); and iv. there is only one residential unit on any site;
P19 Use of motorised craft.	<p>Shall be limited to:</p> <ul style="list-style-type: none"> a. The Roto Kohatu Park water body (off Sawyers Arms Road).
P20 Motorised sports activity.	Motorised sport activities shall be limited to the existing facilities of the Canterbury Kart Club site at 92 Carrs Road.
P21 The following additional activities within a building listed as a heritage item: <ul style="list-style-type: none"> i. guest accommodation; ii. residential activity; iii. cultural facility. 	<ul style="list-style-type: none"> a. Residential activity shall be limited to no more than two residential units. b. Irrespective of anything to the contrary in this Plan, any activities within a heritage item or heritage setting shall be exempt from compliance with Rules in 7.2.3 in relation to parking and loading – Open Space Zones <p>Note: Refer also to Rule 9.3.3 for rules relating to historic heritage places.</p>
P22 Emergency service facilities, including Coastguard Canterbury Emergency services.	Nil
P23 Facilities for servicing boats including: <ul style="list-style-type: none"> i. the supply of potable water to boats; ii. the transfer of effluent wastes from boats to land based facilities; iii. the collection and transfer of refuse from boats. 	<p>Shall be limited to:</p> <ul style="list-style-type: none"> a. The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton.
P24 Parking areas.	<ul style="list-style-type: none"> a. On sites adjoining a Residential zone, trees shall be provided adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced. b. In addition to the above: <ul style="list-style-type: none"> i. one tree shall be planted for every 5 car parking

Activity		Activity specific standards
		<p>spaces provided between buildings and the street; and</p> <p>ii. trees shall be planted within or adjacent to the car parking area at the front of the site.</p> <p>b. For guidance and information on tree species, refer to General Rules and Procedures, Appendix 6.11.6, Part B.</p>
P25	Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works, where undertaken by the Council, Canterbury Regional Council or the Crown.	Nil.

18.3.2.2 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.

Activity		The Council's control shall be limited to the following matters:
C1	New buildings and structures (including stopbanks) for the purposes of flood and/or bank erosion mitigation and/or protection, where undertaken by the Council, Canterbury Regional Council or the Crown.	<p>a. The visual impact of the proposed flood protection or bank erosion works on open space and any neighbouring sites and public places, and any mitigation proposed.</p> <p>b. The potential effects during construction of the flood protection or bank erosion works both within and surrounding the site, including increased erosion and sedimentation, noise, dust and traffic, and any mitigation proposed.</p> <p>c. The adequacy and appropriateness of measures proposed to reinstate the open space affected by the works post construction including but not limited to landscaping or grassing where applicable.</p>

18.3.2.3 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 18.7, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rules 18.3.2.1 P2-P3 that does not meet one or more of the activity specific standards.	a. Minor and major sports facilities – Rule 18.7.1.

Activity		The Council's discretion shall be limited to the following matters:
RD2	Any activity listed in Rule 18.3.2.1 P4 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Traffic generation and access – Rule 18.7.3. c. Hours of Operation – Rule 18.7.4.
RD3	Any activity listed in Rule 18.3.2.1 P7 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Public amenities - Rule 18.7.6.
RD4	Any activity listed in Rules 18.3.2.1 P11 - P15 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Traffic generation and access – Rule 18.7.3.
RD6	Any activity listed in Rule 18.3.2.1 P16 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2.
RD7	Any activity listed in Rule 18.3.2.1 P17 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Hours of operation – Rule 18.7.4. b. Traffic generation and access – Rule 18.7.3. c. Matters of Discretion - Rule 6.1.4.3 (General Rules – 6.1 Noise)
RD8	Any activity listed in Rule 18.3.2.1 P21 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Residential activities – Rule 18.7.12. b. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities - Rule 18.7.2
RD9	Any activity listed in Rule 18.3.2.1 P24 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Landscaping and trees – Rule 18.7.13.
RD10	Any activity listed in Rules 18.3.2.1 P1 – P25 that does not meet one or more of the built form standards in Rule 18.3.3, unless otherwise specified	<p>As relevant to the built form standard that is not met:</p> <ul style="list-style-type: none"> a. For rules 18.3.3.1, 18.3.3.2 and 18.3.3.3 - Setback from boundaries – Rule 18.7.16. b. Outdoor storage – Rule 18.7.17. c. Building height - Rule 18.7.18. d. Recession Planes – Rule 18.7.19. e. Water supply for firefighting – Rule 18.7.20.

Activity		The Council's discretion shall be limited to the following matters:
RD11	Any activity listed in Rules 18.3.2.3 RD1 - RD10 located within the Coastal Environment overlay area.	a. Matters of discretion for activities in the Coastal Environment in 9.6.3.
RD12	[Deferred to Chapter 6 General Rules]	a. [Deferred to Chapter 6 General Rules]

18.3.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any building that does not comply with built form standard 18.3.3.6.
D2	Any activity listed in Rule 18.3.2.1 P18 that does not meet one or more of the activity specific standards.
D4	Any activity listed in Rule 18.3.2.1 P1 that do not comply with one or more of the activity specific standards.
D5	Any activity not provided for as a permitted, controlled, restricted discretionary or non-complying activity.

18.3.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity listed in Rules 18.3.2.1 P19 and P20 that does not meet one or more of the activity specific standards.
NC3	Sensitive activities within the Air Noise Contour (50 dB Ldn) as defined on the Planning Maps.
NC4	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</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 within 12 metres of a foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National grid transmission line or within 10 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a National grid transmission line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p> <p>Notes:</p> <ul 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

Activity	
	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.
NC5	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> ii. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or iii. within 5 metres of the centre line of a 33kV and the Heathcote to Lyttelton 11kV electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV, 33kV and the Heathcote to Lyttelton 11kV electricity distribution line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ul style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around 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 or electricity distribution lines must comply with the NZECP 34:2001.

18.3.3 Built form standards – Open Space Metropolitan Facilities Zone

18.3.3.1 Road boundary setback

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

	Applicable to	Standard
a.	All sites, other than listed below	10 metres
b.	<ul style="list-style-type: none"> i. Shirley Golf Course ii. Avondale Golf Course iii. Waimairi Beach Golf Course 	20 metres
c.	<ul style="list-style-type: none"> i. Riccarton Racecourse ii. Addington Racecourse iii. Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle 	20 metres

	Applicable to	Standard
	Arena)	
d.	The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton	No setback

18.3.3.2 Internal boundary setback

The minimum building setback from an internal boundary shall be as follows:

	Applicable to	Standard
a.	All sites that adjoin a residential or open space zone, other than listed below	20 metres
b.	<ul style="list-style-type: none"> i. Christchurch Park ii. Kearneys Park (Linfield Cultural Recreational Sports Club - 56 Kearneys Road) iii. Rugby Park iv. Wilding Park v. Shirley Golf Course vi. Avondale Golf Course vii. Waimairi Beach Golf Course viii. Lancaster Park 	10 metres
c.	Any buildings, balconies or decks on sites adjacent to a designated railway corridor	4 metres from the designated railway corridor
d.	The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton	No setback

18.3.3.3 Outdoor storage

- a. Any outdoor storage area shall not be located within the minimum setbacks specified in Rules 18.3.3.1 and 18.3.3.2.
- b. Outdoor storage area shall be screened from adjoining sites and roads by either planting, wall(s), fence(s), or any combination of these to at least 1.8 metres in height along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3 metres.

18.3.3.4 Building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All sites, other than as specified below	20 metres

	Applicable to	Standard
b.	<ul style="list-style-type: none"> i. Christchurch Park ii. Kearneys Park (Linfield Cultural Recreational Sports Club - 56 Kearneys Road) iii. Rugby Park iv. Wilding Park v. Shirley Golf Course vi. Avondale Golf Course vii. Waimairi Golf Course viii. Beach Golf Course 	8 metres
c.	The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton	15 metres
d.	<ul style="list-style-type: none"> i. Addington Racecourse ii. Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena) 	25 metres
e.	In the Development Plan area shown in Appendix 18.8.1 Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park), except as specified in f. below.	14 metres
f.	Where any building or part of a building is within 100 metres of a residential zone boundary within the Development Plan area shown in Appendix 18.8.1 Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park).	8 metres

18.3.3.5 Recession planes

Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal site boundary in accordance with the diagrams in 18.8.3 - Appendix 1.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

18.3.3.6 Site coverage and impervious surfaces

- a. The maximum percentage of the site covered by buildings shall be as specified in column A of Table 1.
- b. The maximum percentage of any site covered by impervious surfaces (excluding walkways, tracks, cycle ways, artificial playing surfaces, and buildings) shall be as specified in column B of Table 1.

Table 1

	Applicable to	A (Site coverage)	B (Impervious surfaces)
a.	All sites unless specified below in b. to g.	20%	30%
b.	i. Wilding Park ii. Christchurch Park iii. Rugby Park iv. Western Park v. Kearneys Park vi. The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton	10%	n/a
c.	i. Shirley Golf Course ii. Avondale Golf Course iii. Waimairi Beach Golf Course	1%	5%
d.	i. Porritt Park ii. Addington Racecourse vii. Riccarton Racecourse	5%	30%
e.	Lancaster Park Stadium	50%	n/a
f.	Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena)	40%	n/a
g.	In the Development Plan area shown in Appendix 18.8.1 Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park).	5%	5%

18.3.3.7 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 made in relation to this rule shall not be publicly notified or limited notified other than to the New Zealand Fire Service Commission.

18.3.3.8 Building footprint

In the Development Plan area shown in Appendix 18.8.1 Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park), the maximum footprint of any single building, excluding playground equipment, shall be 5,000 m².

18.3.3.9 Landscaping and trees

- a. In the Development Plan area shown in Appendix 18.8.1 Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park):
 - i. A 3 metre wide landscaped area shall be established along all road boundaries and shall be planted with a minimum of 1 tree for every 10 metres of frontage.
 - ii. Trees shall not be planted more than 15 metres apart or closer than 5 metres.
 - iii. Adjacent to State Highways 73 and 75, planting shall be of sufficient density, in conjunction with mounding, to screen activities within the Agribusiness Centre from the view of drivers on those highways.
 - iv. The landscaped area along the Curletts Road (State Highway 75) frontage shall be mounded to a height of at least 1.5 metres and planted in accordance with i. to iii. above to minimise the transmission of noise to residential areas on the other side of Curletts Road and to screen activities within the Agribusiness Centre from the view of drivers on that road.
 - v. On all sealed parking areas designed to accommodate more than 100 cars, one tree shall be planted for every 5 car parking spaces.

18.3.4 Area Specific rules – Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park)

18.3.4.1 Activity status tables – Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park)

18.3.4.1.1 Permitted activities

The activities listed below are permitted activities in the Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park) Development Plan area if they comply with any activity specific standards set out in this table and the built form standards in Rule 18.3.3.

Activities may also be controlled, restricted discretionary, discretionary or non-complying, or prohibited activities as specified in Rules 18.3.4.1.2, 18.3.4.1.3, 18.3.4.1.4, 18.3.4.1.5 and 18.3.4.1.6.

Activity		Activity Specific Standards:
P1	Any activity listed in Rules 18.3.2.1 P1 – P12 and P14 - P23.	<ol style="list-style-type: none"> a. As specified for each activity in Rule 18.3.2.1. <p>Note: Where a non-compliance with the applicable standards occurs, refer to Rule 18.3.2 to determine the applicable activity status.</p>

Activity	Activity Specific Standards:
P2 The display, sale and showing of livestock	a. Shall be limited to areas 1, 2 and 3 identified on the Development Plan in Appendix 18.8.1; b. Any activity involving the sale of livestock or side show entertainment shall not be located south of the 300m line shown on the Development Plan in Appendix 18.8.1; c. All permanently constructed livestock pavilions are to be roofed and have concrete floors; d. All livestock pavilions are to be cleared of effluent within 24 hours following any sale or show event involving the display of animals; e. All areas used for the regular loading and unloading of animals and parking and turning of stock trucks shall be sealed; f. Washdown facilities for vehicles transporting stock shall be provided on site; g. All effluent from sealed surfaces and all washdown water shall be disposed of to the city sewerage system.
P3 Truck access, loading, parking and wash down facilities	a. Shall be limited to areas 1, 2 and 7 identified on the Development Plan in Appendix 18.8.1.
P4 Model livestock farming, horticultural and forestry demonstration plots	a. Shall be limited to areas 3, 4, 5 and 6 identified on the Development Plan in Appendix 18.8.1.
P5 Temporary activities including: <ul style="list-style-type: none"> i. Canterbury Agricultural and Pastoral Show; ii. Trade displays and demonstrations; iii. Machinery demonstrations; iv. Short-term carnivals, bazaars, fairs and exhibitions; v. Tourist displays and activities showcasing agriculture and horticulture. 	a. Shall be limited to areas 1, 2, and 3 identified on the Development Plan in Appendix 18.8.1 provided that: <ul style="list-style-type: none"> i. No activity involving the sale of livestock or side show entertainment shall be located south of the 300m line shown on the Development Plan; and b. No activity shall involve the following: <ul style="list-style-type: none"> i. outdoor musical events and concerts; ii. camping grounds; iii. motorised sports activity.
P6 Equestrian events and dog trialling.	a. Shall be limited to areas 1, 2, 3, 5 and 6 identified on the Development Plan in Appendix 18.8.1;
P7 Animal pavilions and ancillary buildings.	a. Shall be limited to areas 1, 2 and 3 identified on the Development Plan in Appendix 18.8.1.
P8 Facilities for the research and development of products and services for the agricultural and horticultural industries.	a. Shall be limited to areas 1, 2, and 3 identified on the Development Plan in Appendix 18.8.1.

Activity		Activity Specific Standards:
P9	Offices	a. Shall be limited to: <ul style="list-style-type: none"> i. The day-to-day operations of the Agribusiness Centre and the Canterbury Saleyards. ii. Administration and professional offices of organisations providing services to the agricultural and horticultural industries. iii. A maximum tenancy size of 500m² GLFA. iv. Areas 1, 2, and 3 identified on the Development Plan in Appendix 18.8.1.
P10	Ancillary buildings (including sheds and workshops)	a. Shall be limited to areas 1, 2, and 3 identified on the Development Plan in Appendix 18.8.1.
P11	Club rooms / Clubhouse	a. Shall be limited to: <ul style="list-style-type: none"> i. Organisations which exhibit in the Agribusiness Centre; ii. Sports organisations; iii. Areas 1, 2, and 3 identified on the Development Plan in Appendix 18.8.1.
P12	Food and beverage outlet	a. All buildings shall be limited to areas 1, 2, and 3 identified on the Development Plan in Appendix 18.8.1; b. Any activity shall have a maximum tenancy size of 250 m ² GLFA.
P13	Parking areas	a. All permanent parking areas shall be limited to areas 1, 2, 3 and 7 identified on the Development Plan in Appendix 18.8.1. b. Where the parking area adjoins a Residential zone, trees shall be provided adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced. c. In addition to the above: <ul style="list-style-type: none"> i. one tree shall be planted for every 5 car parking spaces provided between buildings and the street; and ii. trees shall be planted within or adjacent to the car parking area at the front of the site. d. Any temporary parking areas shall be limited to areas 4 and 5 identified on the Development Plan in Appendix 18.8.1.
P14	Residential unit/activity	a. Any residential activity shall be limited to a maximum of two residential units used for caretaker and/or site management purposes only;

Activity		Activity Specific Standards:
		b. Any residential activity shall be limited to area 3 identified on the Development Plan in Appendix 18.8.1.
P15	Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works, where undertaken by the Christchurch City Council, Canterbury Regional Council or the Crown.	Nil

18.3.4.1.2 Controlled activities

The activities listed below are controlled activities.

Activity		The Council's control shall be limited to the following matters:
C1	New buildings / structures (including stopbanks) for the purposes of flood and/or bank erosion mitigation and/or protection, where undertaken by the Christchurch City Council, Canterbury Regional Council or the Crown.	<ul style="list-style-type: none"> a. The visual impact of the proposed flood protection or bank erosion works on open space and any neighbouring sites and public places, and any mitigation proposed. b. The potential effects during construction of the flood protection or bank erosion works both within and surrounding the site, including increased erosion and sedimentation, noise, dust and traffic, and any mitigation proposed. c. The adequacy and appropriateness of measures proposed to reinstate the open space affected by the works post construction including but not limited to landscaping or grassing where applicable.

18.3.4.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 18.7, as set out in the following table:

Activity		The Council's discretion shall be limited to the following matters:
RD2	Any activity listed in Rules 18.3.4.1.1 P2 – P15 that does not meet one or more of the built form standards in Rule 18.3.3. Refer to relevant built form standard for provisions regarding notification and written approval.	<p>As relevant to the built form standard that is not met:</p> <ul style="list-style-type: none"> a. For rules 18.3.3.1 and 18.3.3.2, - Setback from boundaries – Rule 18.7.16. b. Outdoor storage – Rule 18.7.17. c. Building height – Rule 18.7.18. d. Recession planes – Rule 18.7.19.

Activity		The Council's discretion shall be limited to the following matters:
		e. For rules 18.3.3.6 and 18.3.3.8 - Building footprint, site coverage and impervious surfaces – Rule 18.7.22. f. Water supply for firefighting – Rule 18.7.20. g. Landscaping and trees – Rule 18.7.13.
RD3	<i>[Deferred to Chapter 6 General Rules]</i>	<i>[Deferred to Chapter 6 General Rules]</i>

18.3.4.1.4 Discretionary Activities

The activities listed below are discretionary activities.

Activity	
D1	Any vehicular access to the Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park) that does not meet the following requirements: <ol style="list-style-type: none"> Vehicular access from/to both Christchurch Southern Motorway and Curletts Roads shall generally be as shown in Appendix 18.8.1. Access for livestock vehicles shall only be from the Christchurch Southern Motorway. There shall be no vehicular access between the Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park) Areas 1, 2 and 3 as shown in Appendix 18.8.1 and the reserve areas adjoining their southern and western boundaries.
D2	Any activity listed in Rule 18.3.4.1.1 P3 – P14 that does not meet one or more of the activity specific standards, unless otherwise specified in 18.3.4.1.5.

18.3.4.1.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity listed in Rules 18.3.4.1.1 P2 – P14 that do not comply with any activity specific standard that relates to their location within the Area boundaries in the Development Plan in Appendix 18.8.1.
NC2	Any activity listed in Rule 18.3.4.1.1 P5 involving the sale of livestock or side show entertainment south of the 300m line shown on the Development Plan in Appendix 18.8.1.
NC3	Any activity listed in Rule 18.3.4.1.1 P2 that does not meet one or more of the activity specific standards.
NC4	Any activity that involves the following: <ol style="list-style-type: none"> outdoor musical events and concerts; camping grounds;

Activity	
	c. motorised sports facility.

18.3.4.1.6 Prohibited activities

The activities listed below are prohibited activities.

Activity	
PR1	<p>Any activities, other than parking areas, within the 150m exclusion area from the southern boundary of Wigram Road opposite its intersection with Treffers Road, as shown on the Development Plan in Appendix 18.8.1.</p> <p>This restriction shall only apply while the site to the north-east of the intersection of Treffers and Wigram Roads is occupied by Bayer New Zealand Limited or is used for any activity which has the same or similar effects relating to the storage and/or manufacture of hazardous substances, as the activities undertaken on that site by Bayer New Zealand Limited.</p>

18.3.5 Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium)

- a. The temporary Christchurch Stadium permitted by the Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium), including but not limited to all temporary structures and portable facilities (including all grandstands, corporate boxes, hospitality facilities, ticket sales, pedestrian entry structures, changing rooms, toilets, first aid and medical rooms, food, souvenirs, sporting goods and liquor sales, scoreboards and display screens, committee and officials rooms, broadcasting facilities, services, camera towers, equipment and signage) shall be removed from the site not later than 3 months from 31 December 2027 or such earlier date as a replacement venue is fully operational, unless permitted pursuant to the rules of the underlying Open Space Metropolitan Facilities Zone or authorised by resource consent.
- b. The stadium will cease operating under the permitted activity standards or any resource consent approved under this temporary planning framework on 31 December 2027 or such earlier date that a replacement venue is fully operational, and from that point Rules 18.3.2 and 18.3.3 shall apply.
- c. The rules of the Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) are outlined in 18.3.5.1. Until 31 December 2027, or such earlier time as a replacement venue is fully operational, Rules 18.3.5.1 and 18.3.5.2 and the Development Plan in Appendix 18.8.2 shall apply.
- d. Note: For the avoidance of doubt, the Christchurch stadium is a temporary sports and entertainment facility established under section 27 of the Canterbury Earthquake Recovery Act 2011. As it is a temporary activity it is intended that:
 - i. The temporary Christchurch Stadium shall create no existing use rights; and
 - ii. For the purposes of any application for resource consent for the site not related to the construction or operation of the temporary Christchurch Stadium, the temporary Christchurch Stadium shall not form part of the environment for the purposes of any assessment required under section 104(1)(a) of the Resource Management Act 1991.

18.3.5.1 Activity status tables – Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium)

18.3.5.1.1 Permitted Activities

The activities listed below are permitted activities in the Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) identified on the Development Plan in Appendix 18.8.2 if they comply with the activity specific standards set out in this table and the built form standards in Rule 18.3.5.2.

Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited Activities as specified in Rules 18.3.5.1.2, 18.3.5.1.3, 18.3.5.1.4, 18.3.5.1.5 and 18.3.5.1.6.

Activity		Activity specific standards:
P1	Sporting and non-sporting events not requiring the use of floodlights and excluding concerts	<ul style="list-style-type: none"> a. Use of the stadium for events shall be completed by 11pm Monday to Sunday; b. The noise generated by the events (excluding crowd noise and concerts) shall not exceed 65 dB LAeq; c. Lighting shall not exceed an illuminance level of 100 lux when measured both vertically and horizontally at the boundary and 40 lux when measured both vertically and horizontally at the window of any residential unit; d. All events shall have an event day operational plan prepared in accordance with Rule 18.3.5.2.5.
P2	Night sporting events and non-sporting events requiring the use of flood lights	<ul style="list-style-type: none"> a. All events, excluding sports practice and training sessions, shall: <ul style="list-style-type: none"> i. be limited to 25 events in any rolling twelve month period; and ii. be limited to a capacity of 25,000 seated patrons; b. Use of the stadium for events shall be completed by 11pm Monday to Sunday; c. The noise generated by all events (excluding crowd noise and concerts) shall not exceed 65 dB LAeq; d. Use of stadium floodlighting for events is limited to no more than two nights in any week starting Monday. e. Lighting shall not exceed an illuminance level of 100 lux when measured both vertically and horizontally at the boundary and 40 lux when measured both vertically and horizontally at the window of any residential unit; f. Use of stadium floodlights at full illumination level shall be finished by 11pm Monday to Sunday with the floodlights switched to an average level no higher than 100 lux on the field after an event is finished and lasting not longer than 30 minutes thereafter to allow for safe crowd movement from the site. Thereafter the lights shall be reduced to 50 lux on the field to enable cleaning. Within 90 minutes from the finish of the event the lights shall be turned off; g. Stadium floodlights shall be directed towards the pitch;
P3	Sports practice and training sessions including the use of limited floodlighting	

Activity		Activity specific standards:
		h. All events shall have an event day operational plan prepared in accordance with Rule 18.3.5.2.5.
P4	Concerts	<ul style="list-style-type: none"> a. Shall be limited to a capacity of 34,000 patrons; b. May include one concert practice session per concert; c. The noise generated by concerts shall not exceed 85 dB LAeq; d. Use of stadium floodlighting for events is limited to no more than two nights in any week starting Monday. e. Lighting shall not exceed an illuminance level of 100 lux when measured both vertically and horizontally at the boundary and 40 lux when measured both vertically and horizontally at the window of any residential unit; f. Use of stadium floodlights at full illumination level shall be finished by 10.00 pm, Sunday to Thursday and by 11.00 pm Friday and Saturday or any public holiday with the floodlights switched to an average level no higher than 100 lux on the field after an event is finished and lasting not longer than 30 minutes thereafter to allow for safe crowd movement from the site. Thereafter the lights shall be reduced to 50 lux on the field to enable cleaning. Within 90 minutes from the finish of the event the lights shall be turned off; g. Stadium floodlights shall be directed towards the pitch; h. All events shall have an event day operational plan prepared in accordance with Rule 18.3.5.2.5.
P5	Feature and directional lighting for use on an event night.	<ul style="list-style-type: none"> a. Lighting shall not exceed an illuminance level of 100 lux when measured both vertically and horizontally at the boundary and 40 lux when measured both vertically and horizontally at the window of any residential unit. b. The temporary structures and facilities shall be located generally in accordance with the Development Plan in Appendix 18.8.2a. to d.
P6	Construction and use of temporary structures and portable facilities designed to assist in broadcasting events held at the stadium	<ul style="list-style-type: none"> a. The broadcasting structures and facilities shall be limited to: <ul style="list-style-type: none"> i. production facilities, ii. technical services and facilities, iii. camera towers and transmission equipment. b. The temporary structures and facilities shall be located generally in accordance with the Development Plan in Appendix 18.8.2a. to d.
P7	Directional way finding, stadium naming advertising and sponsorship signage and images to be placed on temporary grandstands and entrances	<ul style="list-style-type: none"> a. Only directional way finding signs and images are permitted on the North Stand facing the Residential Medium Density Zone boundary.

Activity		Activity specific standards:
P8	Removal of vegetation	a. No vegetation shall be removed from areas identified generally in the Development Plan in Appendix 18.8.2 c.
P9	Construction and use of temporary structures used for stadium administration including storage sheds, workshops, and administrative offices	a. The temporary structures and facilities shall be located in accordance with Development Plan in Appendix 18.8.2a. to d.
P10	Sale of alcohol to persons attending events at the stadium	a. Shall be located generally in accordance with the areas identified in the Development Plan in Appendix 18.8.2d.
P11	Construction and use of temporary hospitality facilities ancillary to sporting and non-sporting events (including concerts)	
P12	Car parking, vehicle and pedestrian access and egress points, and a paved pedestrian concourse	a. Shall be located generally in accordance with the Development Plan in Appendix 18.8.2c.
P13	Site preparation activities for events at the stadium	a. All events shall have an event day operational plan prepared in accordance with Rule 18.3.5.2.5.
P15	Construction activities (including demolition of existing stands and facilities)	a. Shall be located generally in accordance with the Development Plan in Appendix 18.8.2c. b. Any construction, excavation or demolition works shall be carried out in accordance with an approved Construction Management Plan as specified in 18.3.5.2.5 (i.)
P16	Construction and use of temporary structures and portable facilities designed to cater for spectators and participants at events held at the stadium (including grandstands, corporate boxes, ticket sales, pedestrian entry structures, changing rooms, toilets, first aid and medical rooms, food and beverage, souvenirs, sporting goods and liquor sales, score boards and officials rooms).	
P17	Excavation and replacement of the playing surface.	

18.3.5.1.2 Controlled activities

The activities listed below are controlled activities.

Any application arising from the requirements of this rule will not require written approvals and shall not be limited or publicly notified.

Activity		The Council's control shall be limited to the following matters:
C1	Creation of new vehicle and pedestrian access points not generally in accordance with the Development Plan in Appendix 18.8.2c.	<ul style="list-style-type: none"> a. Traffic effects associated with the new location and layout of the access / egress points; b. The provision of adequate lighting and the effects on the neighbouring residential properties; and c. The design of access / egress routes to ensure public safety.
C2	Removal of vegetation in areas identified on the Development Plan in Appendix 18.8.2c. as to be retained.	<ul style="list-style-type: none"> a. The replacement where appropriate on the site of suitable native vegetation to enhance the ecological and landscape character of the area.
C3	Use of artificial lighting in excess of 100 lux measured at the boundary of the Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) and 40 lux at the window of any residential unit.	<ul style="list-style-type: none"> a. The proximity of sensitive land uses, such as residential activities, guest accommodation or healthcare facility, and the nature of any adverse effects on them; b. The duration of the activity and its timing; c. The frequency of the use; d. The special nature of the use; and e. Relevant standards and guidelines for lighting effects.
C4	Any activity listed in Rules 18.4.5.1.1 P1 – P3 that results in amplified noise levels in excess of those specified in the activity specific standards.	<ul style="list-style-type: none"> a. The proximity of sensitive land uses, such as residential activities, guest accommodation or healthcare facility; b. The duration of the activity and its timing; c. The frequency of the use; and d. The special nature of the use.
C5	Any activity listed in Rule 18.3.5.1.1 P7 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. The matters of discretion for signage set out in 6.8.5.

18.3.5.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 18.7, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rules 18.4.5.1.1 P1 – P17 that does not meet one or more of the built form standards in Rule 18.3.5.2.	<p>For any application:</p> <ul style="list-style-type: none"> a. Activities and development within the Open Space Metropolitan Facilities Zone – Temporary Christchurch Stadium – Rule 18.7.8. <p>And as relevant to the built form standard that is not met:</p> <ul style="list-style-type: none"> a. Setback from boundaries – Rule 18.7.16. b. Landscaping and trees – Rule 18.7.13. c. Building height – Rule 18.7.18. d. Recession planes – Rule 18.7.19.

Activity		The Council's discretion shall be limited to the following matters:
RD4	Any activity listed in Rules 18.3.5.1.1, P1 – P13 and P15-P17 that does not meet one or more of the activity specific standards unless otherwise specified as a controlled activity in Rule 18.3.5.1.2.	a. Activities and development within the Open Space Metropolitan Facilities Zone – Temporary Christchurch Stadium – Rule 18.7.8. b. Matters of Discretion – Rule 6.1.4.3 (General rules - Noise)

18.3.5.1.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted, controlled or restricted discretionary activity.

18.3.5.2 Built form standards – Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium)

18.3.5.2.1 Building platforms and setbacks from an internal boundary

Structures and buildings shall be located generally in the two building platforms illustrated on the Development Plan, Appendix 18.8.2a, except that structures remaining on site for less than one month may be located in the playing field.

18.3.5.2.2 Vegetation and landscaping

- a. Landscaping shown on the Development Plan in Appendix 18.8.2.c. shall be maintained at all times in a tidy state, and any diseased or damaged plants shall be replaced as soon as practicable.
- b. A solid fence of not less than 1.8 metres in height shall be located on the north eastern boundary of the site with the Residential Medium Density zoned land.

18.3.5.2.3 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All buildings and structures located generally within the area of building platform 1 area shown on the Development Plan in Appendix 18.8.2.a.	22 metres
b.	All buildings and structures located generally within the area of building platform 2 shown on the Development Plan in Appendix 18.8.2.a. except as specified in c. below.	4 metres
c.	Any way finding signage and structures, sculptures and entrance gates located generally within areas 7 and 8 shown on Development Plan in Appendix 18.8.2.a.	9 metres

	Applicable to	Standard
d.	Light towers located generally within areas 9 shown on the Development Plan in Appendix 18.8.2.a.	40 metres

18.3.5.2.4 Recession planes

- a. No part of any building located along the north eastern boundary with the Residential Medium Density zone (except as specified in b. below) shall project beyond a building envelope contained by a 52 degree recession plane measured from any point 2.3 metres above the site boundary.
- b. The corporate box section of the North Stand may project into the recession plane in accordance with the diagrams in the Development Plan in Appendix 18.8.2.b.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

18.3.5.2.5 Event management plans

- a. An Area Liaison Committee for Event Management comprising representatives of the Stadium Trust, the Arena, Addington Raceway and the Council shall meet at least 4 times per annum for the purposes of:
 - i. determining and publishing a schedule of events and anticipated crowd numbers at the Addington location;
 - ii. Consulting on management plans as appropriate for events.
- b. Prior to any activity being undertaken at the stadium an event day operational plan (the Event Management Plan (EMP)) is required to be developed by the venue operator and submitted to the Council's Environmental Policy and Approvals Manager for certification that the matters set out in this rule are addressed. The EMP will be provided for certification no later than one month prior to the first event and shall address at least five typical event scenarios including:
 - i. concerts of up to 34,000 capacity;
 - ii. events of up to 25,000 capacity;
 - iii. events of up to 25,000 capacity combined with spectator activity nearby e.g. an event at CBS Arena;
 - iv. events of up to 18,000 capacity;
 - v. events of less than 8,000 capacity

Note - while these five scenarios will require specific event management plans to be developed, crowd based formulas may require further planning to recognise differences between for example, crowds for rugby and for league matches and different types of matches e.g. for a test match and for a domestic provincial match.

- c. Coordination of all relevant agencies - the EMP will specifically include a section which outlines a process for the proper coordination of all relevant agencies involved in managing events at the stadium including as appropriate:

- i. Police
- ii. Security companies (in ground and street security patrol)
- iii. Christchurch City Council parking, traffic and roading operations
- iv. NZTA (motorway)
- v. Environment Canterbury and Transport companies (bus and train)
- vi. St Johns (first aid, ambulance)
- vii. Fire service (if required)
- viii. Taxi operators
- ix. Tow truck operators
- x. Department of Labour occupational safety and health (if considered appropriate by the Stadium Operator)
- xi. Media
- xii. Caterers and merchandisers
- xiii. Cleaning contractors
- xiv. Traffic management contractor
- xv. Venue users

This section shall outline the process for convening prior to each event a briefing meeting of all key agencies to confirm arrangements for the particular event (including confirmation of the number and contact details of personnel involved from each agency).

- d. Lighting — the EMP will specifically include a section on lighting which includes provisions related to:
 - i. The initial commissioning of the lighting towers on installation.
 - ii. The testing of the lighting prior to events.
 - iii. Maximum standards and times of operation for the lighting used for both construction and training, including the process and timeframes for warming up and shutting down the lighting.
 - iv. Maximum standards and times of operation for feature lighting.
 - v. A monitoring regime to including the location of monitoring points.
 - vi. Mitigation measures proposed in the case of a restricted discretionary activity to exceed the lighting levels specified.
- e. Noise - the EMP will specifically include a section on noise which includes provisions related to:
 - i. Where and how noise will be measured, monitored and assessed.
 - ii. How the sound system will be calibrated.
 - iii. How fireworks involving detonation will be managed.

- iv. How noise from mechanical plant associated with the site will be managed.
 - v. Mitigations proposed in the case of a restricted discretionary activity to exceed the noise levels specified.
 - vi. Procedures for complaint recording and action, including liaison and cooperation with Council Noise Control Officers.
- f. Facilities - the EMP will specifically include a section on the provision and operation of facilities which will include provisions related to:
- i. Ensuring facilities for the storage, collection and disposal of refuse and recycling are provided on site at all times.
 - ii. Providing additional temporary public toilet facilities external of the stadium at the conclusion of every event.
 - iii. Management of any temporary hospitality facilities associated with an event including their set up, servicing and removal.
 - iv. Preparing a litter management plan and identifying an area within the vicinity of the stadium that shall be cleaned of rubbish and litter attributable to the activities at the stadium between the hours of 8.00am and 2.00pm on the day following any event. (The litter management plan will need to address how to limit any adverse effects of this operation).
 - v. Ensuring that there is no sale or supply of alcohol within car parking areas or other open areas outside of the stadium perimeter although the sale or supply of alcohol to persons in licensed areas inside the stadium is permitted up to 10.00pm Sunday to Thursday and 11pm Friday, Saturday and any public holiday.
 - vi. Taking all reasonable and practical steps to prevent the consumption of alcohol in car parking areas after events finish and shall, through the use of security staff or other means actively encourage patrons to leave the car parks as soon as practicable .
- g. Communication — the EMP will specifically include a section on communication, including provisions related to:
- i. Ensuring ongoing community liaison to inform each household and businesses within the vicinity of the stadium of forthcoming events and related arrangements not less than four times per year. The timing, manner and extent of distribution of information shall be undertaken after consultation with the Council.
 - ii. Providing a telephone "Hotline" to be maintained and advertised by the stadium operator for the purposes of enabling residents to contact the appropriate authorities or gain assistance. The Hotline shall operate for two hours prior to any event and shall continue to operate until midday (12.00pm) the following day. The Hotline shall be implemented in such a way that ensures all callers can make contact with event organisers without delay.
 - iii. Developing a protocol to effectively and promptly deal with any complaints arising, including but not limited to noise, lighting, litter, the actions of spectators and concerns over the management of night time events.
- h. Transport Management - the EMP will specifically include a section on transport, including provisions related to:

- i. Establishment and functioning of a Transport Management Group ("TMG") comprising representatives of the Stadium Operator, the CBS Arena and Addington Raceway and the Council, the traffic management contractor as well as where possible representatives of appropriate transport agencies, organisations and service providers. These should include ECAN, NZTA, NZ Police, bus, coach, taxi and train operators and others as considered appropriate by the Council. The TMG will provide input into the preparation of the various Transport Management Plans and meet at least 4 times per year to review and modify the Transport Management Plans.
- ii. The requirement for a Transport Management Plan (TMP) to be finalised at least one month prior to an Event and to be operational for every event. The TMP shall show how transport and traffic aspects of events will be managed to reduce or mitigate any adverse effects.
- iii. The goal of the TMP namely to avoid, mitigate and manage the adverse effects of event – related traffic on the wider neighbourhood and to manage the overlapping transport effects that could result from events occurring at either the CBS Arena or the Addington Raceway on the same day. The objectives of the TMP and any future modifications shall be:
 - A. to manage the potential impact of events at the stadium and/or at the CBS Arena and Addington Raceway occurring on the site at the same time period;
 - B. to ensure that residents are able to access their properties and street permitted parking at all times during events days;
 - C. to ensure that arterial roads continue to function and do not experience excessive congestion as a result of event related activity;
 - D. to strongly encourage patrons and staff to make increasing use of passenger transport to access the stadium for events and to provide passenger transport information and to promote passenger transport services and Information;
 - E. to maximise pedestrian safety particularly immediately before and after event;
 - F. to ensure emergency vehicle access both to the ground and the surrounding neighbourhood is maintained at all times;
 - G. in the immediate vicinity of the ground to separate the different modes to achieve safe and efficient traffic flow;
 - H. to provide for the parking and movement of passenger transport so as to encourage this form of transport and assist efficient traffic movement before and after events;
 - I. to manage traffic flows around the stadium so as to facilitate efficient clearing of people and vehicles after events;
 - J. to investigate the definition of a parking restriction zone around the stadium for events, which may include provision for:
 - (i) Residents' only parking in residential streets within the restricted zone;
 - (ii) Stadium related parking being excluded with the zone;
 - (iii) Business areas to retain existing parking restrictions;

- K. to ensure the TMP is reviewed on a regular basis;
 - L. that contingency plans are developed, to ensure that solutions are available to accommodate foreseeable deviations from the expected operation of the TMP;
 - M. to provide for park and ride and park and walk facilities which may be required for the purpose of enabling patrons to use passenger transport or special bus and train services, in accordance with the TMP for any given event;
 - N. to provide facilities for cyclists and for the safe and efficient storage of bicycles;
 - O. to ensure that convenient and accessible parking is provided for the mobility impaired;
 - P. Provisions to ensure that transport arrangements, (including residents only parking areas, the likelihood of towing, street closures, park and ride and walk locations and special bus and train services) shall be included in all pre-match publicity for events, in conjunction with the TMG.
- i. Construction Management Plan - A Construction Management Plan is required to be developed by the venue operator before the works commence and submitted to the Council's Resource Consents Unit Manager for certification that the matters set out in this rule are addressed. The Construction Management Plan will include specific details relating to the excavation of the site, or parts thereof, and the construction and management of all works including:
- i. Methods for reducing the potential adverse effects associated with the interaction of construction traffic with traffic associated with events at the CBS Arena/Addington Raceway.
 - ii. Ingress and egress to the construction site for construction, trade and worker vehicles and machinery during the construction period.
 - iii. Measures to be adopted to minimise impacts on visual and aural amenity, including location of noisy activities away from residences and businesses any screening proposed, and to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities.
 - iv. Construction noise shall be managed as far as is practicable in accordance with NZS 6803:1999 Acoustics – Construction noise Table 2 and Annex E.
 - v. The Construction Noise Management Plan shall include specific details relating to managing noise to achieve these conditions and shall include specific details relating to managing noise in the event that these levels may be exceeded.
 - vi. Temporary construction lighting if required should be directed away from adjacent properties and roads.
 - vii. Measures to provide local residents and businesses information about the construction activity and timeframes.
 - viii. Procedures for complaints recording and auctioning.
 - ix. Measures to limit the disturbance caused by the delivery of materials to the site on neighbouring residents.
 - x. Location of off street parking sufficient for site workers and contractors.
 - xi. Hours of operation and days of the week for construction activities.

- xii. Means of ensuring the safety of the general public.
- xiii. Procedures for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from adjacent properties, public roads or places.
- xiv. Procedures for preventing contamination of stormwater drains with water containing soil sediment.
- xv. Procedures related to the excavation of soil including preparation of a management plan for managing contaminated materials in the event they are discovered, including:
 - A. Health and safety requirements for those working around contaminated materials;
 - B. Outline of visual/odour indicators of contamination at site;
 - C. Unexpected contamination discovery procedure – includes notifying relevant authorities etc.;
 - D. Stockpiling requirements for contaminated soils;
 - E. Erosion and sediment control measures;
 - F. Possible groundwater control measures;
 - G. Disposal requirements, landfill acceptance of materials;
 - H. Validation of remaining in situ soils, and reporting to Environment Canterbury and Christchurch City Council;
 - I. Reinstatement.

18.4 Rules - Open Space McLeans Island Zone

18.4.1 *[This number is not used]*

18.4.2 Activity status tables – Open Space McLeans Island Zone

18.4.2.1 Permitted activities

The activities listed below are permitted activities in the Open Space McLeans Island Zone if they meet any activity specific standards set out in the following table and the built form standards in Rule 18.4.3.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 18.4.2.2, 18.4.2.3, 18.4.2.4, 18.4.2.5 and 18.4.2.6.

Activity		Activity specific standards
P1	Conservation activities.	Nil.

Activity		Activity specific standards
P2	Recreation activities and/or recreation facility.	Nil.
P3	Public amenities.	a. Visitor information centres, public toilets, and/or changing rooms shall: <ul style="list-style-type: none"> i. Not exceed 250 m² of floor area on sites up to 10,000 m² in area; ii. Not exceed 500 m² of floor area on sites greater than 10,000 m² in area.
P4	Minor and major sports facilities.	a. Any minor or major sports facility shall: <ul style="list-style-type: none"> i. be located a minimum of 500 metres from the Peacock Springs Conservation Area as shown in Appendix 17.9.1; ii. not include the setting off of any fireworks within 4,000 metres of the Peacock Springs Conservation Area as shown in Appendix 17.9.1.
P5	Ancillary office activity.	a. Shall be limited to a maximum of 100 m ² floor area per site.
P6	Ancillary retail activity.	a. Shall be limited to a maximum of 100 m ² floor area per site.
P7	Food and beverage outlet.	a. Shall be limited to a maximum of 150 m ² floor area per site.
P8	Park management activities.	Nil.
P9	Farming.	a. Any buildings shall: <ul style="list-style-type: none"> i. Be limited to farm buildings; and ii. Not exceed 300 m² in gross floor area.
P10	Plantation forestry.	Nil.
P11	Public artwork.	Nil.
P12	Public transport facility.	a. Shall be limited to bus shelters and bus bays.
P13	Parking areas.	a. One tree shall be planted within or adjacent to any car parking area for every 5 car parking spaces provided.
P14	Camping grounds.	a. Any permanent building shall not exceed the following: <ul style="list-style-type: none"> i. 250 m² gross floor area on sites up to 10,000 m² in area; or ii. 500 m² gross floor area on sites greater than 10,000 m² in area
P15	Wildlife park / zoo, including animal enclosure and predator proof fences.	Nil.

Activity		Activity specific standards
P16	Community market.	<ul style="list-style-type: none"> a. All community markets not involving any noise amplified activity shall comply with noise provisions in Rule 6.1.4.1.1.1 and Table 1; b. Any community market involving noise amplified activity shall comply with noise provisions in Rule 6.1.4.2.4 as if it were a temporary activity.
P17	Emergency service facilities.	Nil.
P18	Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works, where undertaken by the Council, Canterbury Regional Council or the Crown.	Nil.
P19	Exotic tree planting for the purposes of shelter, soil conservation, flood protection and/or bank erosion mitigation, where undertaken by the Council, Canterbury Regional Council or the Crown.	Nil.

18.4.2.2 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.

Activity		The Council's control shall be limited to the following matters:
C1	New buildings and structures (including stopbanks) for the purposes of flood and/or bank erosion mitigation and/or protection, where undertaken by the Council, Canterbury Regional Council or the Crown.	<ul style="list-style-type: none"> c. The visual impact of the proposed flood protection or bank erosion works on open space and any neighbouring sites and public places, and any mitigation proposed. d. The potential effects during construction of the flood protection or bank erosion works both within and surrounding the site, including increased erosion and sedimentation, noise, dust and traffic, and any mitigation proposed. e. The adequacy and appropriateness of measures proposed to reinstate the open space affected by the works post construction including but not limited to landscaping or grassing where applicable.

18.4.2.3 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 18.7, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rules 18.4.2.1 P1 – P19 that does not meet one or more of the built form standards, unless otherwise specified.	As relevant to the built form standard that is not met: a. For rules 18.4.3.1 and 18.4.3.2 - Setback from boundaries – Rule 18.7.16. b. Building height – Rule 18.7.18. c. Water supply for firefighting – Rule 18.7.20.
RD2	Any activity listed in Rule 18.4.2.1 P3 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Traffic generation and access – Rule 18.7.3. c. Public amenities – Rule 18.7.6.
RD3	Any activity listed in Rules 18.4.2.1 P5 – P7 that does not meet one or more of the activity specific standards. Any application for this activity will not require written approvals and shall not be limited or publicly notified.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Traffic generation and access – Rule 18.7.3.
RD4	Any activity listed in Rule 18.4.2.1 P9 that does not meet one or more of the activity specific standards.	a. Building footprint, site coverage and impervious surfaces – Rule 18.7.22.
RD5	Any activity listed in Rules 18.4.2.1 P12 and P14 that does not meet one or more of the activity specific standards. Any application for activity P12 will not require written approvals and shall not be limited or publicly notified.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2.
RD6	Any activity listed in Rule 18.4.2.1 P13 that does not meet one or more of the activity specific standards. Any application for this activity will not require written approvals and shall not be limited or publicly notified.	a. Landscaping and trees – Rule 18.7.13.
RD7	Any activity listed in Rule 18.4.2.1 P16 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Matters of Discretion - 6.1.4.3 (General rules - Noise)
RD8	<i>[Deferred to Chapter 6 General Rules]</i>	a. <i>[Deferred to Chapter 6 General Rules]</i>

Activity		The Council's discretion shall be limited to the following matters:
RD10	Any activity listed in Rule 18.4.2.1 P4 that does not meet one or more of the activity specific standards. Any application arising from non-compliance with this rule will only require written approval from the trustees of The Isaac Conservation Wildlife Trust or its successors.	a. Minor and major sports facilities - Rule 18.7.1 (e.)

18.4.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any activity that does not comply with built form standard 18.4.3.4.
D2	Shooting ranges located closer than 1 kilometre from the Peacock Springs Conservation Area as shown in Appendix 17.9.1.

18.4.2.5 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	Motorised sports activity / facility.
NC3	Sensitive activities within the Air Noise Contour (50 dB Ldn) as defined on the Planning Maps.
NC4	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</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 within 12 metres of a foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National grid transmission line or within 10 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a National grid transmission line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</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 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.

18.4.3 Built form standards – Open Space McLeans Island Zone

18.4.3.1 Road boundary setback

The minimum building setback from any road boundary shall be 25 metres.

18.4.3.2 Internal boundary setback

The minimum building setback from an internal boundary with any zone excluding the Transport Zone shall be 20 metres.

18.4.3.3 Building height

The maximum height of any building shall be 20 metres.

18.4.3.4 Building footprint, site coverage and impervious surfaces

- a. The maximum footprint of a single building (excluding playground equipment) shall be 1,000 m², unless otherwise specified in the activity specific standards in Rule 18.4.2.1.
- b. The maximum percentage of any site covered by buildings shall be 3%.
- c. The maximum percentage of any site covered by impervious surfaces (excluding buildings, walkways, tracks, and cycle ways) shall be 5%.

18.4.3.5 Water supply for firefighting

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

Any application made in relation to this rule shall not be publicly notified or limited notified other than to the New Zealand Fire Service Commission.

18.5 Rules - Open Space Natural Zone

18.5.1 *[This number is not used]*

18.5.2 Activity status tables – Open Space Natural Zone

18.5.2.1 Permitted activities

The activities listed below are permitted activities in the Open Space Natural Zone if they meet any activity specific standards set out in the following table and the built form standards in Rule 18.5.3.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 18.5.2.2, 18.5.2.3, 18.5.2.4 and 18.5.2.5.

Activity		Activity specific standards:
P1	Conservation activities.	Nil.
P2	Recreation activity and/or recreation facility.	Nil.
P3	Park management activity and/or park management facility.	Nil.
P4	Public amenity.	a. Any public amenity building containing toilets and/or changing rooms shall be set back a minimum of 20 metres from the boundary with any residential zone.
P5	Public artwork.	Nil.
P6	Customary harvesting.	Nil. Note: this rule does not override the requirements to obtain permission of the landowner or administrator for any customary harvesting of taonga species.
P7	Farming and farm buildings.	a. Any farm buildings shall be limited to a maximum of 300 m ² of gross floor area.
P8	Existing forestry.	Nil.
P9	Residential unit /activity.	Except as specified in P14, shall be limited to: a. Sites greater than 10,000 m ² . b. One residential unit on any site for caretaker and site management purposes only. The residential unit shall not be located within the Air Noise Contour (50 dB Ldn) as shown on the planning maps.
P10	Guest accommodation.	Shall be limited to: a. Tramping huts with a maximum 100 m ² of gross floor area; b. The use of existing building/s on the site; and

Activity		Activity specific standards:
		c. Camping grounds restricted to tents.
P11	Farm stay.	Shall be limited to: <ul style="list-style-type: none"> a. The use of and existing building/s on the site; b. New building with a maximum floor area of 100 m²; and c. Camping grounds restricted to tents.
P12	Planting of exotic vegetation or native plants of non-local origin.	Shall be limited to: <ul style="list-style-type: none"> a. Planting and screening of public amenities and/or parking areas; b. Re-introduction of native species no longer occurring naturally in the Christchurch area (these species are to be procured from the next most appropriate source where they still occur naturally); c. Oversowing with exotic grasses; d. Victoria, Elizabeth, Halswell Quarry and Bottle Lake parks for botanical display, species conservation, historic, Sister City Gardens (Halswell Quarry Park) or amenity purposes; e. Conservation activities; and f. Planting for soil conservation and shelter purposes.
P13	The following additional activities in the Open Space Natural Zone at Ferrymead: <ul style="list-style-type: none"> i. Golf course, ii. Golf driving range, iii. Paintball, iv. Restaurant and café, v. Conference and function facilities. 	Nil.
P14	The following additional activities within a building listed as a heritage item: <ul style="list-style-type: none"> i. ancillary office activity; ii. ancillary retail activity; iii. food and beverage outlet; iv. gymnasium; v. conference and function facilities; vi. community facility; vii. residential activity; viii. cultural facility. 	<ul style="list-style-type: none"> a. Residential activity shall be limited to no more than two residential units. b. Irrespective of anything to the contrary in this Plan, any activities within a heritage item or heritage setting shall be exempt from compliance with rules 7.2.3.1-7.2.3.6 in relation to parking and loading – Open Space Zones. <p>Note: Refer also to Rule 9.3.3.5 for rules relating to historic heritage places.</p>

Activity	Activity specific standards:
P15 Rural tourism activity and facility.	<ul style="list-style-type: none"> a. The floor area of any building and/or impervious surfaces used shall be limited to a maximum of 150 m²; b. All ancillary retail activity shall be limited to a maximum of 50 m² of floor area.
P16 Community market.	<ul style="list-style-type: none"> a. All community markets not involving any noise amplified activity shall comply with noise provisions in Rule 6.1.4.1.1.1 and Table 1. b. Any community market involving noise amplified activity shall comply with noise provisions in Rule 6.1.4.2.4 as if it were a temporary activity.
P17 Parking areas.	<ul style="list-style-type: none"> a. On sites adjoining a Residential Zone, trees shall be provided adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced. b. In addition to the above: <ul style="list-style-type: none"> i. one tree shall be planted for every 5 car parking spaces; and ii. trees shall be planted within or adjacent to the car parking area at the front of the site. <p>For guidance and information on tree species, refer to General Rules and Procedures, Appendix 6.11.6, Part B.</p>
P18 Heli-landing areas (Banks Peninsula only – refer Appendix 2.1).	<ul style="list-style-type: none"> a. Any heli-landing areas shall be limited to sites greater than 3000 m² and located more than 450 metres from any Residential Large Lot, Residential Small Settlement, Papakāinga, Residential Banks Peninsula or Commercial Banks Peninsula Zone. b. There shall be no: <ul style="list-style-type: none"> i. more than 12 flights (24 helicopter movements) in any calendar year; ii. more than five days of flights (helicopter movements) in any one month period; iii. more than three flights (six helicopter movements) in any one week; and iv. helicopter movements taking place within 25 metres of any residential unit unless that residential unit is owned or occupied by the applicant. c. Any helicopter movements shall occur only between 0800 and 1800. d. A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the Council if requested.
P20 Emergency service facilities.	Nil.
P21 Maintenance and upgrade of existing flood and/or bank erosion	Nil.

Activity	Activity specific standards:
P22 Exotic tree planting for the purposes of flood protection and/or bank erosion mitigation, where undertaken by the Council, Canterbury Regional Council or the Crown.	Nil.

18.5.2.2 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.

Activity	The Council's control shall be limited to the following matters:
C1 New buildings and structures (including stopbanks) for the purposes of flood and/or bank erosion mitigation and/or protection, where undertaken by the Council, Canterbury Regional Council or the Crown.	<ul style="list-style-type: none"> a. The visual impact of the proposed flood protection or bank erosion works on open space and any neighbouring sites and public places, and any mitigation proposed. b. The potential effects during construction of the flood protection or bank erosion works both within and surrounding the site, including increased erosion and sedimentation, noise, dust and traffic, and any mitigation proposed. c. The adequacy and appropriateness of measures proposed to reinstate the open space affected by the works post construction including but not limited to landscaping or grassing where applicable.

18.5.2.3 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 18.7, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 Any activity listed in Rules 18.5.2.1 P1 – P22 that does not meet one or more of the built form standards in Rule 18.5.3, unless otherwise specified.	<p>As relevant to the built form standard that is not met:</p> <ul style="list-style-type: none"> a. For rules 18.5.3.1 and 18.5.3.2 - Setback from boundaries – Rule 18.7.16. b. Building height – Rule 18.7.18. c. Recession planes – Rule 18.7.19. d. Water supply for firefighting – Rule 18.7.20.

Activity		The Council's discretion shall be limited to the following matters:
		e. Building footprint, site coverage and impervious surfaces - Rule 18.7.22
RD2	Any activity listed in Rule 18.5.2.1 P4 that does not meet one or more of the activity specific standards.	a. Public amenities - Rule 18.7.6. b. In the Open Space Natural Zone at Riccarton Bush, Outstanding natural features and landscapes - Rule 9.2.8.1.
RD3	Any activity listed in Rules 18.5.2.1 P7, P10 and P11 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. In the Open Space Natural Zone at Riccarton Bush, Outstanding natural features and landscapes - Rule 9.2.8.1.
RD4	Any activity listed in Rules 18.5.2.1 P9 and P14 that does not meet one or more of the activity specific standards.	a. Residential activities – Rule 18.7.12. b. In the Open Space Natural Zone at Riccarton Bush, Outstanding natural features and landscapes - Rule 9.2.8.1.
RD6	Any activity listed in Rule 18.5.2.1 P12 that does not meet one or more of the activity specific standards. Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.	a. Planting of exotic vegetation – Rule 18.7.9.
RD8	Any activity listed in Rule 18.5.2.1 P15 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities - Rule 18.7.2. b. Traffic generation and access – Rule 18.7.3. c. Hours of operation – Rule 18.7.4.
RD9	Any activity listed in Rule 18.5.2.1 P16 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Matters of Discretion - 6.1.4.3 (General rules - Noise)
RD10	Any activity listed in Rule 18.5.2.1 P17 that does not meet one or more of the activity specific standards.	a. Parking areas and public transport facilities – Rule 18.7.5.
RD11	Minor sports facility.	a. Minor and Major Sports Facilities – Rule 18.7.1
RD12	<i>[Deferred to Chapter 6 General Rules]</i>	a. <i>[Deferred to Chapter 6 General Rules]</i>
RD13	Any activity listed in Rules 18.5.2.3 RD1 -RD11 located within the Coastal Environment overlay area.	a. Matters of discretion for activities in the Coastal Environment in 9.6.3.

18.5.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any building that does not comply with built form standard 18.5.3.5.
D2	Major sports facility – golf courses only.
D3	Plantation forestry.

18.5.2.5 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	Motorised sport activity / facility.
NC3	Major sports facility other than golf courses.
NC4	Any activity listed in Rule 18.5.2.1 P18 that does not meet any one or more of the activity specific standards.
NC5	Sensitive activities within the Air Noise Contour (50 dB Ldn) as defined on the Planning Maps.
NC6	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</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 within 12 metres of a foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National grid transmission line or within 10 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a National grid transmission line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p> <p>Notes:</p> <ul 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.

	Activity
NC7	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or within 5 metres of the centre line of a 33kV and the Heathcote to Lyttelton 11kV electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV, 33kV and the Heathcote to Lyttelton 11kV electricity distribution line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> The electricity distribution lines are shown on the planning maps. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activities in the vicinity of or electricity distribution lines must comply with the NZECP 34:2001.

18.5.3 Built form standards – Open Space Natural Zone

18.5.3.1 Road boundary setback

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

	Applicable to	Standard
a.	All sites, unless specified below	5 metres
b.	All sites in Banks Peninsula (refer Appendix 2.1)	7.5 metres
c.	Sites fronting a State Highway	20 metres

18.5.3.2 Internal boundary setback

The minimum building setback from an internal boundary setback shall be as follows:

	Applicable to	Standard
a.	All sites, unless specified below	6 metres

	Applicable to	Standard
b.	All sites in Banks Peninsula (refer Appendix 2.1), except as specified in c. below	3 metres
c.	Any buildings, balconies or decks on sites adjacent to a designated railway corridor	4 metres from the designated railway corridor

18.5.3.3 Building height

The maximum height of any building shall be as follows:

	Applicable to	Permitted
a.	All sites, unless specified below	5 metres
b.	All buildings in Banks Peninsula (refer Appendix 2.1)	6 metres

18.5.3.4 Recession planes

Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal site boundary in accordance with the diagrams in 18.8.3 - Appendix 1.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

18.5.3.5 Building footprint and site coverage

The maximum building footprint and site coverage shall be as follows:

	Applicable to	Standard
a.	All sites, unless specified below	a. Buildings shall have a gross floor area less than 150 m ² ; or b. As otherwise specified in the Activity Specific Standards for Permitted activities in 18.5.2.1.
b.	All sites in Banks Peninsula (refer Appendix 2.1)	a. Site coverage shall not exceed 10% of the net site area or 250 m ² whichever is the lesser; or b. As otherwise specified in the Activity Specific Standards for Permitted activities in 18.5.2.1.

18.5.3.6 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 made in relation to this rule shall not be publicly notified or limited notified other than to the New Zealand Fire Service Commission.

18.6 Rules - Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone

18.6.1 *[This number is not used]*

18.6.2 Activity status tables – Open Space Water and Margins Zone and the Avon River Precinct/Te Papa Ōtākaro Zone

18.6.2.1 Permitted activities

The activities listed below are permitted activities in the Open Space Water and Margins Zone and the Avon River Precinct/Te Papa Ōtākaro Zone if they meet any activity specific standards set out in the following table and the built form standards in Rule 18.6.3.

Note that for provisions on building setbacks from water bodies reference should be made to the requirements in Chapter 6, General Rules, Rules in 6.6.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 18.6.2.2, 18.6.2.3, 18.6.2.4 and 18.6.2.5.

Activity		Activity specific standards:
P1	Conservation activities.	Nil.
P2	Recreation activity on the surface of water.	Shall be limited to non-motorised craft except as provided for in P3 below.
P3	Use of motorised craft.	Shall be limited to: <ul style="list-style-type: none"> a. the Waimakariri River; b. Lake Ellesmere/Te Waihora for the purposes of customary harvesting, recreational and commercial fishing, game bird shooting, and park management activities; c. Lake Forsyth/Wairewa; d. the Styx River between Kainga and Marshlands Roads at speeds not exceeding 5 knots; e. the Avon River in association with rowing events at Kerrs Reach; and f. emergency, safety or maintenance purposes only on: <ul style="list-style-type: none"> i. the Styx River above/west of Marshland Road; and ii. other rivers or lakes unless specified above.
P4	Recreation activities and/or recreation facilities.	a. Any recreation facilities shall be limited to those not requiring the construction of any new buildings other than public amenities permitted in P7 below.

Activity		Activity specific standards:
P5	Recreational fishing.	Nil.
P6	Commercial fishing (Lake Ellesmere/Te Waihora only).	Nil. Note: Commercial fishing activities may also require a permit under other legislation.
P7	Public amenities.	a. Any visitor information centres, public toilets, and/or changing rooms shall: <ul style="list-style-type: none"> i. be located within existing buildings in the zone; or ii. located in a new building with a gross floor area not exceeding 100 m².
P8	Ancillary office activity.	a. Shall: <ul style="list-style-type: none"> i. be located in an existing building; and ii. cumulatively occupy no more than 100 m² or 25% of the gross floor area of all buildings on a site, whichever is the lesser.
P9	Ancillary retail activity.	a. Shall: <ul style="list-style-type: none"> i. be located in an existing building; and ii. cumulatively occupy no more than 100 m² or 25% of the gross floor area of all buildings on a site, whichever is the lesser.
P10	Food and beverage outlet.	a. Shall be located in an existing building. b. The maximum gross leasable floor area per tenancy shall be 150 m ² . c. The activity shall only operate between the hours of 0700 and 1900 on sites adjacent to a residential zone.
P11	Park management activities.	Nil.
P12	Amenity tree planting (Lake Ellesmere/Te Waihora only).	a. Any amenity tree planting shall be limited to areas outside the 1.8 metre buffer contour (land side) as shown on the planning maps.
P13	Farming.	a. Shall be limited to: <ul style="list-style-type: none"> i. a land-based farming activity (including the maintenance of existing drains and water bodies) which does not require the erection of any building or structure.
P14	Opening and closing of the seaward outlet of Lake Forsyth/Wairewa and Lake Ellesmere/Te Waihora to maintain lake levels (when carried out by or under the supervision of the City or Regional Councils).	Nil.

Activity		Activity specific standards:
P15	Public artwork.	Nil.
P16	Parking area.	a. Any parking area shall be limited to: <ul style="list-style-type: none"> i. a maximum of six car parks; and ii. one parking area for every 10,000 m² of the site.
P17	The following additional activities within a building listed as a heritage item: <ul style="list-style-type: none"> i. gymnasium; ii. conference and function facilities; iii. guest accommodation; iv. community activity; v. residential activity; and vi. cultural facility 	a. Residential activity shall be limited to no more than two residential units. b. Irrespective of anything to the contrary in this Plan, any activities within a heritage item or heritage setting shall be exempt from compliance with Rules in 7.2.3 in relation to parking and loading – Open Space Zones. Note: Refer also to Rule 9.3.3 for rules relating to historic heritage places.
P18	Customary harvesting.	Nil. Note: this rule does not override the requirement to obtain permission of the landowner or administrator for any customary harvesting of taonga species.
P19	Heli-landing areas (Banks Peninsula only - refer Appendix 2.1).	a. Any heli-landing areas shall be limited to sites greater than 3000 m ² and located more than 450 metres from any Residential Large Lot, Residential Small Settlement, Papakāinga, Residential Banks Peninsula or Commercial Banks Peninsula Zone; b. There shall be no: <ul style="list-style-type: none"> i. more than 12 flights (24 helicopter movements) in any calendar year; ii. more than five days of flights (helicopter movements) in any one month period; iii. more than three flights (six helicopter movements) in any one week; iv. helicopter movements taking place within 25 metres of any residential unit unless that residential unit is owned or occupied by the applicant; c. Any helicopter movements shall occur only between 0800 and 1800; d. A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the City Council if requested.
P20	Emergency services.	a. Any emergency services shall be located in an existing building.

Activity		Activity specific standards:
P21	Any works related to the operation or maintenance of transport infrastructure in the Transport Zone outside the water body setbacks specified in Rule 6.6.2.2.	Nil.
P22	Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works, where undertaken by the Council, Canterbury Regional Council or the Crown.	Nil.
P23	Exotic tree planting for the purposes of shelter, soil conservation, flood protection and/or bank erosion mitigation, where undertaken by the Council, Canterbury Regional Council or the Crown.	Nil.
P24	Cultural facility / activity.	Unless specified in P17, shall be limited to: a. The site at 85 Armagh Street (Lot 3 DP 82831), 282 Durham Street (Lot 1 DP 82831) and 66 Chester Street West (Lot 2 DP 82831).
P25	Entertainment facility / activity.	a. Shall be limited to the site at 85 Armagh Street (Lot 3 DP 82831), 282 Durham Street (Lot 1 DP 82831) and 66 Chester Street West (Lot 2 DP 82831).

18.6.2.2 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.

Activity		The Council's control shall be limited to the following matters:
C1	New buildings and structures (including stopbanks) for the purposes of flood and/or bank erosion mitigation and/or protection, where undertaken by the Council, Canterbury Regional Council or the Crown.	<ul style="list-style-type: none"> a. The visual impact of the proposed flood protection or bank erosion works on open space and any neighbouring sites and public places, and any mitigation proposed. b. The potential effects during construction of the flood protection or bank erosion works both within and surrounding the site, including increased erosion and sedimentation, noise, dust and traffic, and any mitigation proposed. c. The adequacy and appropriateness of measures proposed to reinstate the open space affected by the works post

Activity	The Council's control shall be limited to the following matters:
	construction including but not limited to landscaping or grassing where applicable.

18.6.2.3 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 18.7, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 Any activity listed in Rule 18.6.2.1 P7 that does not meet one or more of the built form standards in Rule 18.6.3.	a. For rules 18.6.3.1, 18.6.3.2 and 18.6.3.5 - Setback from boundaries – Rule 18.7.16. b. Outdoor storage – Rule 18.7.17. c. Building height – Rule 18.7.18. d. Recession planes – Rule 18.7.19. e. Water supply for firefighting – Rule 18.7.20.
RD2 Any activity listed in Rules 18.6.2.1 P2 and P3 that does not meet one or more of the activity specific standards.	a. Activities on the surface of water bodies – Rule 18.7.10.
RD3 Any activity listed in Rules 18.6.2.1 P8 – P10 located in an existing building that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. Traffic generation and access – Rule 18.7.3. c. Parking areas and public transport facilities – Rule 18.7.5. d. Hours of operation – Rule 18.7.4.
RD4 Any activity listed in Rule 18.6.2.1 P12 that does not meet one or more of the activity specific standards.	a. Planting of exotic vegetation – Rule 18.7.9. b. Additional matters for Open Space Water and Margins Zone – Rule 18.7.15. c. Te Waihora (Lake Ellesmere), Wairewa (Lake Forsyth), and Kaitorete Spit - Open Space Water and Margins Zone – Rule 18.7.11.
RD5 Any activity listed in Rule 18.6.2.1 P13 that does not meet one or more of the activity specific standards.	a. Additional matters for Open Space Water and Margins Zone – Rule 18.7.15. b. Te Waihora (Lake Ellesmere), Wairewa (Lake Forsyth), and Kaitorete Spit - Open Space Water and Margins Zone – Rule 18.7.11.
RD6 Any activity listed in Rule 18.6.2.1 P16 that does not meet one or more of the activity specific standards.	a. Parking areas and public transport facilities – Rule 18.7.5.

Activity		The Council's discretion shall be limited to the following matters:
RD7	Any activity listed in Rule 18.6.2.1 P17 that does not meet one or more of the activity specific standards.	a. Residential activities – Rule 18.7.12.
RD8	[Deferred to Chapter 6 General Rules]	a. [Deferred to Chapter 6 General Rules]
RD9	<p>The future Pavilion building/s at 794 Colombo Street (784m² site, legally described as Pt RES 16) limited to:</p> <ul style="list-style-type: none"> a. a maximum of 250 m² site coverage; and b. the following activities and facilities: <ul style="list-style-type: none"> i. community facilities; ii. recreation activities and facilities (including commercially operated recreation facilities/ activities); iii. food and beverage outlets; and iv. ancillary office and retail activities. 	<ul style="list-style-type: none"> a. Setback from boundaries - Rule 18.7.16. b. Outdoor storage – Rule 18.7.17. c. Building height – Rule 18.7.18. d. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. e. Additional matters for Open Space Water and Margins Zone and Avon River Precinct Zone – Rule 18.7.15.
RD10	Any activity listed in Rules 18.6.2.3 RD1 - RD9 located within the Coastal Environment overlay area.	a. Matters of discretion for activities in the Coastal Environment in 9.6.3.

18.6.2.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Any activity listed in Rule 18.6.2.1 P7 which requires the construction of a new building or additions to a building that does not meet one or more of the activity specific standards.
D2	Any activity listed in Rules 18.6.2.1 P4, P8, P9, P10, P13 and P20 which requires the construction of a new building, except as specified in Rules 18.6.2.3 RD9.

18.6.2.5 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 18.6.2.1 P21 that does not meet one or more of the activity specific standards.
NC3	Sensitive activities within the Air Noise Contour (50 dB Ldn) as defined on the Planning Maps.
NC4	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> within 12 metres of the centre line of a 110kV or 220kV National grid transmission line or within 12 metres of a foundation of an associated support structure; or within 10 metres of the centre line of a 66kV National grid transmission line or within 10 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a National grid transmission line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p> <p>Notes:</p> <ol style="list-style-type: none"> The National grid transmission lines are shown on the planning maps. 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. 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.
NC5	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or within 5 metres of the centre line of a 33kV and the Heathcote to Lyttelton 11kV electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV, 33kV and the Heathcote to Lyttelton 11kV electricity distribution line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> The electricity distribution lines are shown on the planning maps. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to

Activity	
	electricity distribution lines. Buildings and activities in the vicinity of or electricity distribution lines must comply with the NZECP 34:2001.
NC6	Motorised sport activity / facility.

18.6.3 Built form standards – Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone

18.6.3.1 Road boundary setback

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

	Applicable to	Standard
a.	All sites unless specified below	5 metres
b.	Sites fronting a State Highway	20 metres
c.	Within the Avon River Precinct Zone	Nil

18.6.3.2 Internal boundary setback

The minimum building setback from an internal boundary shall be as follows:

	Applicable to	Standard
a.	All sites unless specified below	10 metres
b.	In the Avon River Precinct Zone, any activity on sites adjacent to Central City Residential only	Nil
c.	Any buildings, balconies or decks on sites adjacent to a designated railway corridor	4 metres from the designated railway corridor
d.	In the Bromley wildlife conservation area (on and around the oxidation ponds) bounded by Cuthberts, Dyers, Breezes and Bexley Roads, Linwood Avenue, and the Coastal Marine Area	20 metres

18.6.3.3 Building height

The maximum height of any building shall be 5 metres.

18.6.3.4 Recession planes

Where a site adjoins a Residential Zone, no part of any building shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal site boundary in accordance with the diagrams in Appendix 18.8.3.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

18.6.3.5 Outdoor storage

- a. Any outdoor storage area shall not be located within the minimum setbacks specified in Rules 18.6.3.1 and 18.6.3.2 except that this rule shall not apply to the Avon River Precinct Zone.
- b. Outdoor storage areas shall be screened from adjoining sites and roads by either planting, wall(s), fence(s), or any combination of these to at least 1.8 metres in height along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3 metres.

18.6.3.6 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 made in relation to this rule shall not be publicly notified or limited notified other than to the New Zealand Fire Service Commission.

18.7 Matters of discretion

18.7.1 Minor and major sports facilities

- a. Whether any reduced site size will:
 - i. Provide sufficient separation to mitigate the effects of activities, buildings and car parking on open space and adjoining residents;
 - ii. Provide adequate public access and connectivity;
 - iii. Promote a safe physical environment and reflect principles of Crime Prevention through Environmental Design (CPTED);
 - iv. Enable a mixed or multifunctional use of land and facilities, and/or an adaptable design to increase the capacity of the open space and the recreation facility;
 - v. Create benefits in terms of satisfying the needs of the local community, particularly where there is an identified deficiency, or specialised recreational needs.
- b. Whether the scale of the facility is in keeping with the local context and character of the surrounding environment.
- c. Whether any natural and historic heritage areas, and/or significant trees will be protected.
- d. In addition, in the case of Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton, whether the facility:
 - i. will displace the permitted recreational boating, marine recreation activities and/or associated facilities;
 - ii. will have adverse impacts on access to the boat launching facilities and/or the coastal marine area.
- e. In addition, in the case of Open Space McLeans Island Zone, whether the facility and associated activities will adversely affect conservation activities, including the captive bird breeding programme, within the Peacock Springs Conservation Area (identified in Appendix 17.9.1, Chapter 17, particularly in terms of noise disturbance.
- f. In addition, in the case of the Open Space Natural Zone, whether:
 - i. indigenous flora and fauna and their habitats will be maintained and/or enhanced;
 - ii. the proposal will enable people to experience the natural environment;
 - iii. it is necessary for the activity and/or facility to be located within an open space natural environment;
 - iv. the facility supports recreation and/or tourism activities and provides necessary services such as public toilets.

18.7.2 Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities

- a. Whether the activity/facility has a practical or functional need to be located within the open space and/or recreation facility.
- b. Whether the activity/facility and/or its scale will:
 - i. Significantly reduce open space or impede access to it;
 - ii. Displace recreation facilities or activities;
 - iii. Be compatible with open space functions and recreation activities;
 - iv. Have a layout and design that is appropriate to the locality, context, character and/or natural values of the area;
 - v. Adversely impact on the amenity of adjoining open space and residents, including visual impacts, noise, glare, nuisance and traffic effects;
 - vi. Promote a safe physical environment and reflect principles of Crime Prevention through Environmental Design (CPTED).
- c. The extent to which the ground level area of the building interacts with pedestrians and pedestrian linkages.
- d. Whether the activity will provide economic benefits enabling the ongoing operation and maintenance of recreation facilities and/or open spaces.
- e. The extent to which the activity/facility maintains existing or future public access connections to walking/cycling track networks including alignment with the Christchurch City Council Public open space Strategy 2010-2040.

18.7.3 Traffic generation and access

- a. Whether traffic generation and vehicle access will adversely affect the character and amenity of the surrounding area and/or safety and efficient functioning of the road network.
- b. The ability to cater for increased traffic generation taking into account:
 - i. The classification and formation of the connecting road network; and
 - ii. The hourly, daily and weekly pattern of vehicle movements;
 - iii. The ability to provide safe vehicle access and adequate on-site car parking and circulation;
 - iv. Traffic Management plans.
- c. Any adverse effects in terms of noise, vibration, dust, nuisance, glare and fumes that are incompatible with the amenity of the open space and/or adjoining residents.

18.7.4 Hours of operation

- a. The extent to which the hours of operation:
 - i. will result in adverse effects on the amenity of open space and/or residents, including noise, glare, nuisance, disturbance, loss of security and privacy; and
 - ii. support the retention and viability of the use within a historic heritage item.

18.7.5 Parking areas and public transport facilities

- a. Whether the parking area or public transport facility will:
 - i. Significantly reduce open space and/or displace recreation activities;
 - ii. Give rise to nuisance effects;
 - iii. Be designed and landscaped to mitigate visual effects. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species.
 - iv. Promote a safe physical environment and reflect principles of Crime Prevention through Environmental Design (CPTED).
 - v. Allow for better utilisation and improve the amenity of the open space and/or facilities within.
- b. Whether the facility has a practical need to be located within open space.
- c. In the case of Major sports facility on that part of Elmwood Park located at 83D Heaton Street (Lot 1, DP 12727), whether the reduced on-site car parking will create extra demand for parking in the surrounding streets and/or adversely affect the efficiency and safety of the road network, and/or the amenity values of the surrounding environment.

18.7.6 Public amenities

- a. For public amenity buildings containing toilets and/or changing rooms, whether the reduced setback will:
 - i. detract from amenity of adjoining residents and give rise to nuisance effects;
 - ii. promote a safe physical environment and reflect principles of CPTED.
- b. For other public amenity buildings/structures, whether the building/structure will:
 - i. be of scale that detracts from the open space qualities, particularly the natural character of waterway margins;
 - ii. have a layout and design that is appropriate to the locality, context and character of the area;
 - iii. allow for better utilisation and improve the amenity of the open space.

- c. The extent to which the design and landscaping mitigates visual effects. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species.
- d. In the case of the Open Space McLeans Island zone, whether adequate disposal of effluent can be provided, and whether buildings can be protected from flood risk.
- e. The extent to which indigenous flora and fauna and their habitats will be damaged or destroyed and whether any replacement planting or habitat is proposed.
- f. The extent to which the removal of vegetation and/or proposed planting recognises Ngāi Tahu/Manawhenua cultural values such as biodiversity or mahinga kai.

18.7.7 Surface water management structures and birdstrike risk

[Deferred to Chapter 6 General Rules]

18.7.8 Activities and development within the Open Space Metropolitan Facilities Zone – Temporary Christchurch Stadium

- a. For night sporting events that exceed capacity limits specified for permitted activities in 18.3.5.1.1:
 - i. The duration of the activity and its timing;
 - ii. The nature of the activity including its value and/or benefit (economically, socially and/or culturally) to the wider community;
 - iii. The availability or otherwise of alternative venues with an appropriate capacity;
 - iv. The impact on nearby residential properties and occupants;
 - v. The cumulative effect of the activity.
- b. For concerts that exceed noise levels specified for permitted activities in 18.3.5.1.1:
 - i. The proximity of sensitive land uses;
 - ii. The levels of noise predicted to be received at residential properties in the vicinity and elsewhere, and the scale and nature of associated effects;
 - iii. Relevant standards and guidelines for noise effects assessment;
 - iv. The duration of the activity and its timing;
 - v. The nature of the activity including its value and/or benefit (economically, socially and/or culturally) to the wider community;
 - vi. The availability or otherwise of alternative venues with an appropriate capacity;
 - vii. The effectiveness of methods of control and mitigation proposed in the Event Management Plan;
 - viii. Sound system design and calibration;

- ix. Any proposals made by the applicant to reduce noise generation, including:
 - A. reduction of noise at source;
 - B. screening of boundaries.
- c. For any other permitted activity which does not meet the provisions of the Development Plan in Appendix 18.8.2, the activity specific standards specified for permitted activities in 18.3.5.1.1, or the built form standards in 18.3.5.2:
 - i. The impact on nearby residential properties and occupants;
 - ii. The cumulative effect of the activity;
 - iii. The necessity for the location as opposed to elsewhere on site where it may be permitted;
 - iv. The duration, timing and frequency of the activity;
 - v. The nature of the activity including its value and/or benefit (economically, socially and/or culturally) to the wider community.

18.7.9 Planting of exotic vegetation

- a. The extent to which planting of exotic vegetation:
 - i. Will adversely affect natural habitats, including their restoration and enhancement;
 - ii. Could be substituted with appropriate endemic native plants;
 - iii. Will create a risk of the species spreading to adjoining land;
 - iv. Has benefits in terms of control of localised erosion;
 - v. Provides a temporary shelter for endemic native plants.
- b. Whether there will be opportunities to remove the exotic plants and replace with endemic native plants and the likely timeframes.
- c. The extent of adverse effects on the functioning and indigenous vegetation of the wetlands adjoining Te Waihora (Lake Ellesmere).
- d. In the context of the historic parks design, whether exotic vegetation would maintain the predominant character of existing planting.
- e. The extent to which the activity will impact on Ngāi Tahu/Manawhenua cultural values, including biodiversity and mahinga kai.

18.7.10 Activities on the surface of water bodies

- a. The size and speed of any vessels to be used and the extent to which activities on the surface of the water body will adversely affect:
 - i. The natural values of water bodies and their margins;
 - ii. Margin and bank stability and the likelihood of erosion;

- iii. Wildlife, including disturbance to nesting, feeding or spawning sites;
- iv. Residents in adjoining Residential or Rural zones, particularly in terms of noise impacts;
- v. Public access to the water body and create potential congestion where vessels are loaded and unloaded.
- vi. Ngāi Tahu/Manawhenua cultural values, including biodiversity and mahinga kai.

18.7.11 Te Waihora (Lake Ellesmere), Wairewa (Lake Forsyth), and Kaitorete Spit - Open Space Water and Margins Zone

- a. The extent to which the activities will impact tangata whenua's cultural values, customary harvesting rights, the viability of the lakes as a source of mahinga kai, and the health of their ecology.
- b. The ability to prevent nutrients and pollutants from entering the lakes.
- c. Whether the activities are consistent with the established cultural significance of the lakes to iwi.
- d. The extent to which activities are designed to avoid sediment and contaminants from entering the lakes and coastal waters.
- e. The extent to which activities are designed to avoid inducing erosion, subsidence or landslip.
- f. Whether the opening and closing of Te Waihora (Lake Ellesmere) and Wairewa (Lake Forsyth) manages lake water levels in a way which avoids, remedies or mitigates adverse effects on the character and the cultural, ecological and amenity values of the lakes.
- g. The extent to which public vehicle access to Kaitorete Spit and the margins of Te Waihora (Lake Ellesmere), other than to formed roads or authorised vehicle tracks, and except for emergency services, farming, and scientific research, will adversely affect the natural character, indigenous ecosystems, human safety or the amenity values of the lake margins and the adjacent land.

18.7.12 Residential activity

- a. Whether a dwelling or additional dwelling(s) is needed for custodial or management purposes, or other purposes.
- b. The extent to which available open space would be reduced by proposed buildings and their surrounds and adversely affect the range of recreational activities undertaken on the site.
- c. Whether the scale of residential accommodation would have adverse effects on the visual quality of the environment, residential amenities and traffic generation.
- d. The extent of the visual impacts of such development as seen from any residential zone or street frontage.

18.7.13 Landscaping and trees

- a. The extent to which the proposed landscaping and tree planting:
 - i. achieves a high level of on-site amenity while minimising the visual effects of activities and buildings on the surroundings;
 - ii. supports the growth of vegetation and its protection through the provision of space, or other methods e.g. barriers;
 - iii. recognises Ngāi Tahu/Manawhenua values through the use of indigenous species.
- b. Whether any lesser landscaping (or mounding, in the case of the Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park,)) would increase actual or perceived noise, odour and visual detraction.
- c. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed, including the species used.

18.7.14 Additional matters for Hagley Park

- a. Whether there are alternative convenient locations, venues or buildings outside Hagley Park where the activity/ facility could locate.
- b. Whether the scale of the proposed activity/facility is in proportion to the need generated by the recreational and sporting activities taking place within the park.
- c. The extent to which the activity/facility impacts on:
 - i. the ability to accommodate future outdoor recreation and sporting activities;
 - ii. the existing landscape qualities, including vistas, views into the park, water body margins, woodlands and group planting, and avenues of trees; and
 - iii. the botanical and heritage features within the park.
- d. The length of time, where relevant, and the season in which the proposed activity/facility is proposed to be in operation and measures proposed to reinstate the area upon vacating the site.

18.7.15 Additional matters for Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone

- a. The extent to which the proposal may have adverse effects on the water body and margins, ecosystems, water quality and the ability to drain stormwater.
- b. Whether the proposal may have adverse effects on wildlife by way of disturbance to nesting or feeding sites.
- c. The extent to which any building within the water body margins may affect public access to and along the water body.
- d. Whether the proposal will have adverse impacts on the visual, natural or heritage character of the water body and/or margins and their value to the public.

- e. The extent of the visual impact of the proposed development's scale and its appropriateness having regard to the purpose of the zone.
- f. Whether the proposed building or structure forms an integral part of the Avon River Precinct/Te Papa Ōtākaro in which case regard will be had to any approved Park Master plan.
- g. The extent to which the activity will impact on Ngāi Tahu/Manawhenua cultural, biodiversity and mahinga kai values.

18.7.16 Setback from boundaries

- a. The extent to which a reduced internal boundary setback will result in:
 - i. Adverse visual effects on open space and/or adjoining residents;
 - ii. Potential for activities within the building to give rise to disturbance to neighbours or nuisance effects;
- b. The extent to which a reduced road setback will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites, including consideration of:
 - i. Compatibility with the appearance, layout and scale of other buildings and sites in the surrounding area;
 - ii. The classification and formation of the road, and the volume of traffic using it in the vicinity of the site.
- c. Whether the scale and height of the building/s is compatible with the layout, scale and appearance of other buildings within the site and/or on adjoining sites.
- d. The extent to which the provision of planting or screening will mitigate adverse effects of the encroachment. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species.
- e. Whether the development is designed and laid out to promote a safe environment and reflects principles of Crime Prevention through Environmental Design (CPTED).
- f. The extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.
- g. Whether a reduced setback from the railway corridor will enable buildings, balconies or decks to be constructed and/or maintained without requiring access above, on, or over the railway corridor.

18.7.17 Outdoor storage

- a. The extent to which planting or screening will mitigate any adverse visual effects of outdoor storage. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species;

- b. The extent to which the materials or goods stored within the setback have an adverse visual effect.

18.7.18 Building height

- a. The extent to which the increased building height will result in:
 - i. Visual dominance;
 - ii. Loss of privacy and outlook for adjoining residents;
 - iii. Incompatibility with the character and scale of buildings within and surrounding the site;
 - iv. Adverse visual effects that are mitigated by landscaping. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species.
- b. Whether the increased height will result in any benefits in terms of retention of open space, significant trees or the satisfaction of specialised recreational needs.
- c. Whether the development is designed and laid out to promote a safe environment and reflects the principles of Crime Prevention through Environmental Design (CPTED).
- d. In addition, in respect of the Canterbury Museum and Robert McDougall Art Gallery site (Rolleston Avenue), the extent to which the increased building height:
 - i. reflects or complements adjoining or nearby areas of important public or open spaces;
 - ii. impacts on the use of adjoining public open space (e.g. shadowing and wind funnelling);
 - iii. impacts on the definition or containment of any adjoining public open space;
 - iv. visually dominates nearby focal points or features (e.g. statues, memorials, water features or specimen trees);
 - v. impacts on any vistas or pedestrian linkages.

18.7.19 Recession Planes

- a. The extent to which the recession plane intrusion will result in:
 - i. Overshadowing and reduced sunlight admission, taking account the location of residential units on adjoining sites and the position of main living areas and outdoor living spaces;
 - ii. Loss of privacy and outlook for adjoining residents;
 - iii. Visual dominance;
 - iv. Compatibility with the character and scale of buildings within and surrounding the site;
 - v. Adverse visual effects that can be mitigated by landscaping. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species.

- b. Whether the recession plane intrusion will create any benefits in terms of retention of open space or the satisfaction of specialised recreational needs.

18.7.20 Water supply for firefighting

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

18.7.21 Additional matters for Hagley Park - building footprint, site coverage and impervious surfaces

- a. The extent to which the maximum building footprint, site coverage and/or impervious surfaces coverage are exceeded and whether the extent proposed is necessary to meet the needs of existing and future recreational and sporting activities provided for within Hagley Park.
- b. Whether there are opportunities for co-location within existing facilities within the park or locating the activity/facility on alternative sites outside the park.
- c. Whether the scale of development will detract from the amenity and historic values of the park, public use and enjoyment of the green open spaces, and whether an appropriate balance of open space will be retained.
- d. The extent to which the proposal will result in loss of the existing heritage landscaping and planting.
- e. Whether any landscaping proposed:
 - i. will be sufficient to mitigate the environmental effects of the development; and
 - ii. will complement the existing landscape qualities and botanical values of the park.

18.7.22 Building footprint, site coverage and impervious surfaces

- a. Whether the proposal is consistent with the role and function of the open space and/or recreation facility;
- b. Whether the scale of development will detract from amenity values, public use and enjoyment of the open space and/or recreation facility.
- c. Whether the location, layout and design is consistent with urban design principles.
- d. Whether the scale, design, materials, and external appearance are appropriate to the receiving environment.
- e. Whether the development is designed and laid out to promote a safe environment and reflects principles of Crime Prevention through Environmental Design (CPTED).
- f. Whether appropriate public access and connectivity is provided;

- g. The extent to which any adverse visual effects can be mitigated by effective use of planting. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species.
- h. The extent to which mixed or multifunctional use of land and facilities, and adaptable design increases the capacity of the open space and recreation facility;
- i. The extent to which the proposal meets a recreational need of the community, particularly where there is an identified deficiency, or a specialised recreational need.

18.7.23 Plantation forestry

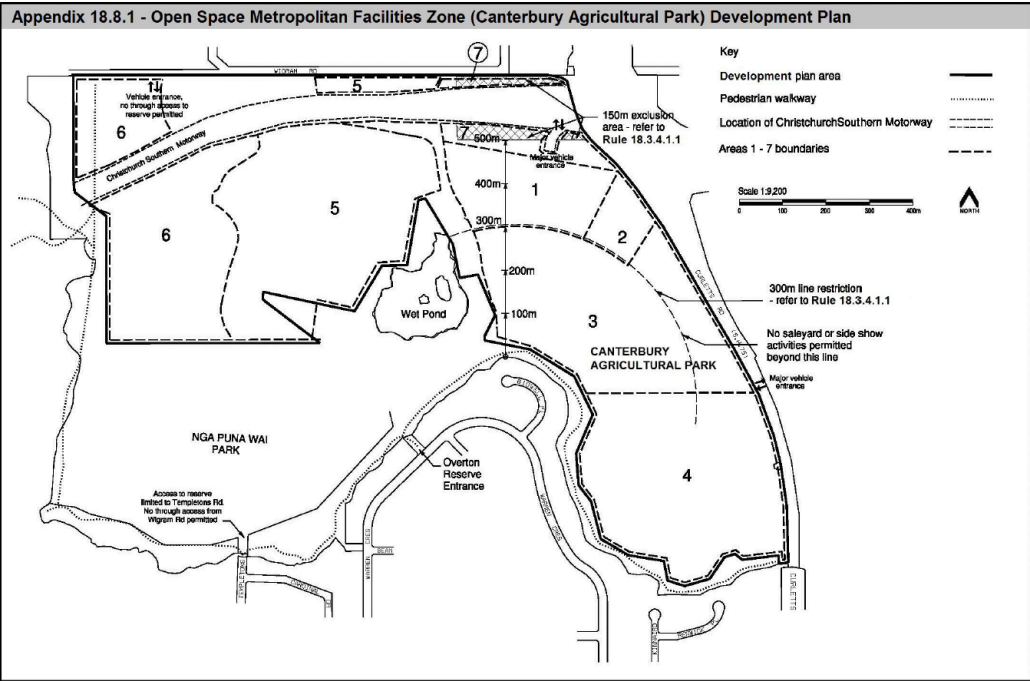
- a. Whether the plantation forestry promotes best practice in terms of any recognised industry standards or guidelines and any management plan for the operation.
- b. The effects of the plantation forestry on the open space character and amenity taking into account:
 - i. The scale and extent of the proposed forestry and any cumulative effects taking into account existing forestry in the vicinity.
 - ii. Any adverse effects of tracking or roading, including visibility, scarring, the extent to which existing contours are followed and any proposed measures to remedy or mitigate the effects.
 - iii. Any adverse effects on the landscape values of the site and surrounding environment.
 - iv. The relationship of the planted area to existing landforms, including ridgelines.
- c. The effects of forestry activities, in particular harvesting, on infrastructure and the surrounding environment amenity, in terms of traffic generation and safety, noise, dust and nuisance and proposed management methods to mitigate the potential effects.
- d. Any benefits generated by the forestry in relation to carbon sequestration and reduction of greenhouse gases.
- e. The potential for the spread of wilding trees and any management plans to contain or eradicate wilding trees.

18.7.24 Recreation facilities

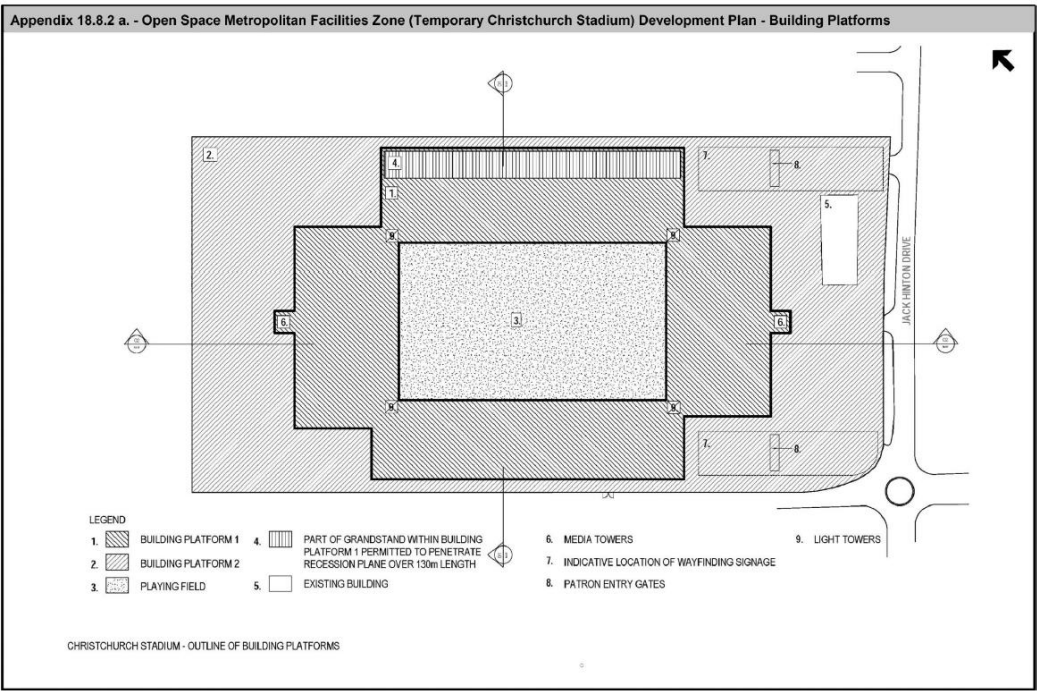
- a. Whether the recreation facility:
 - i. Is consistent with the role and function of the Open Space Zone it is proposed in;
 - ii. Will displace the permitted recreation facilities and activities;
 - iii. Has a practical or functional need to be located within the open space;
 - iv. Will displace recreational boating, marine recreation activities or facilities at the Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton, and/or adversely affect public access to the coastal area.

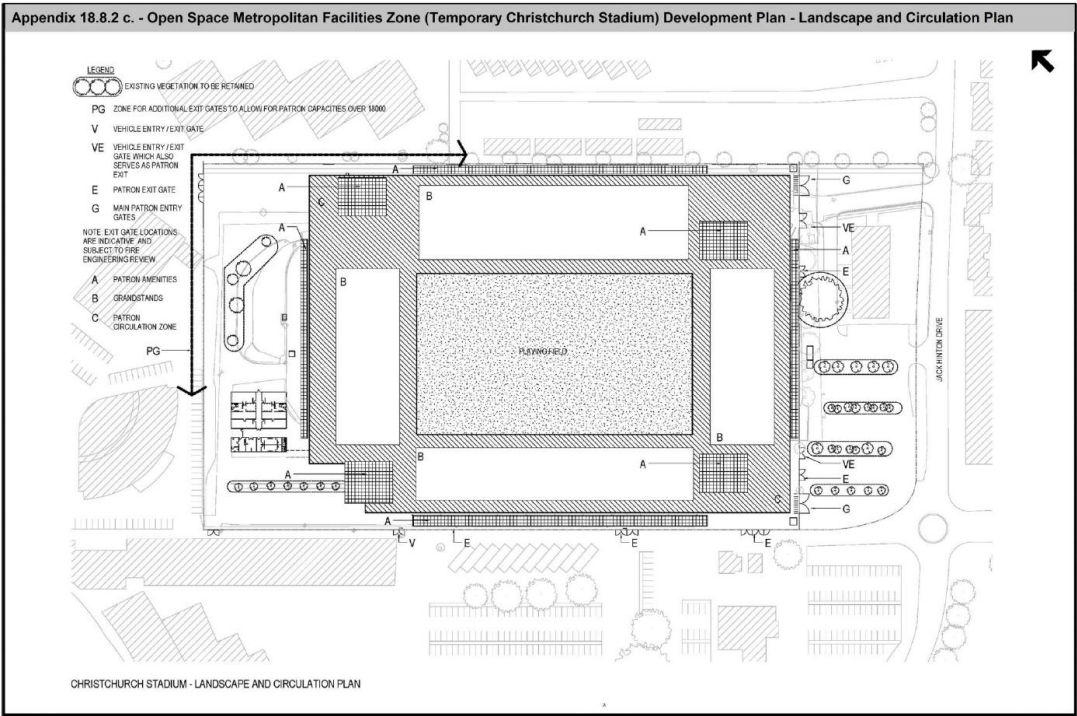
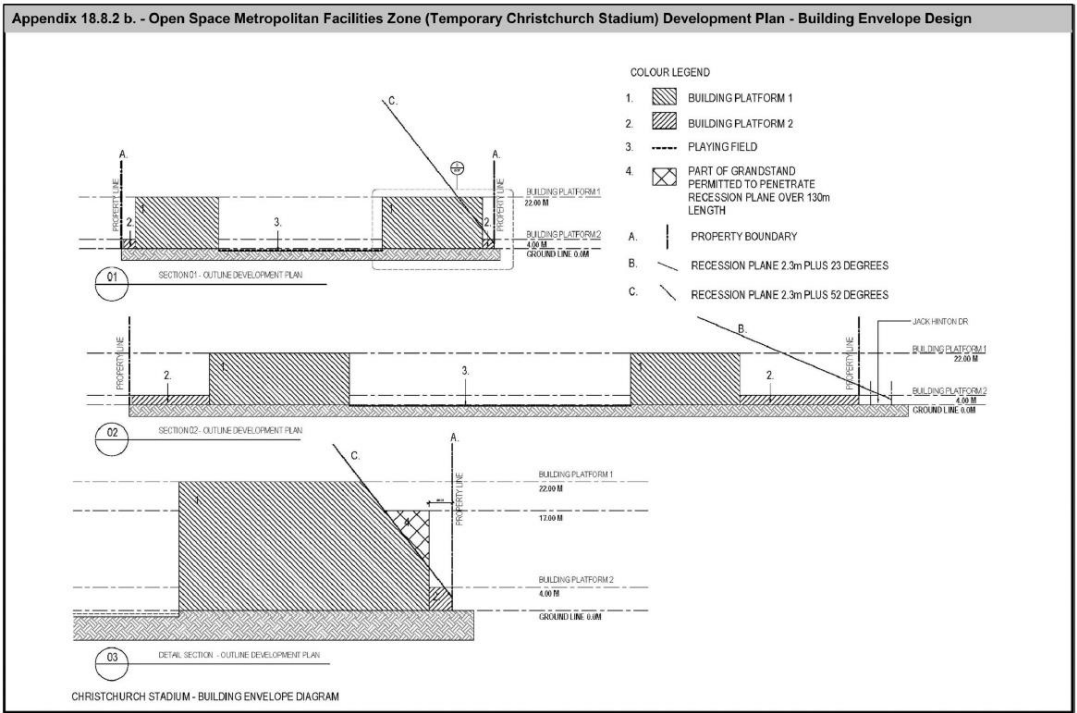
18.8 Appendices

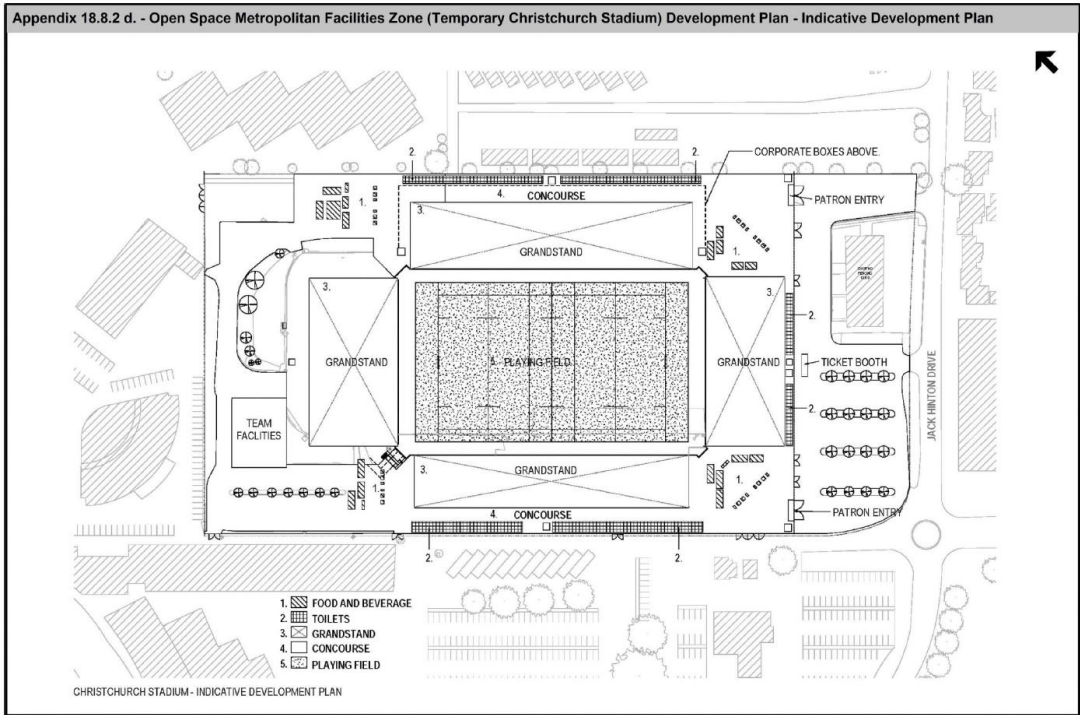
Appendix 18.8.1 — Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park) Development Plan



Appendix 18.8.2 - Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) Development Plan

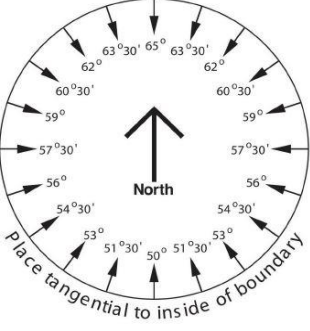
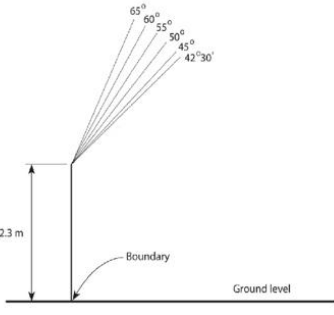




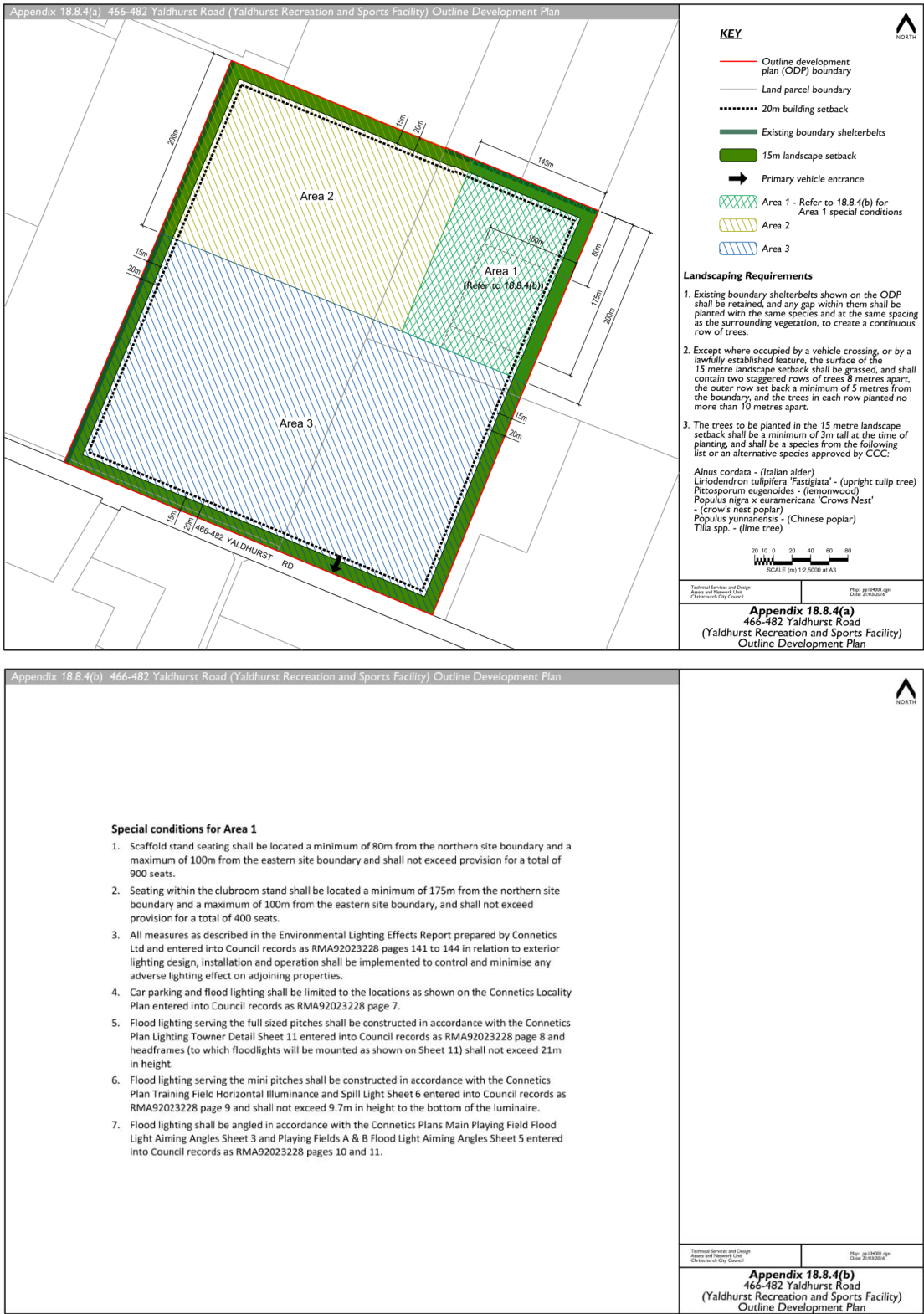


Appendix 18.8.3 - Recession Planes

<p>A. Applicable to all buildings:</p> <ul style="list-style-type: none">On sites in non-residential zones that adjoin the Residential Suburban Zone, Residential Small Settlement Kainga Overlay Areas 1 and 2 and Spencerville Overlay Area.	<p>B. Applicable to all buildings:</p> <ul style="list-style-type: none">On sites in non-residential zones that adjoin the Residential Density Transition Zone and Residential Hills Zone.

<p>C. Applicable to all buildings:</p> <ul style="list-style-type: none"> On sites in non-residential zones that adjoin the Residential Medium Density Zone 	<p>D. Applicable to all buildings:</p> <ul style="list-style-type: none"> On sites in non-residential zones that adjoin the Residential Medium Density Zone Higher Height Limit Overlay areas On sites in non-residential zones that adjoin the Residential Medium Density Zones (except those buildings over 11 metres in height)
	
<p>E. Applicable to all buildings.</p> <ul style="list-style-type: none"> Over 11 metres in height on sites in non-residential zones that adjoin the Residential Medium Density Zone Higher Height Limit Overlay areas, Central City Residential Zone, Guest accommodation Zone, and Accommodation and Community Facilities Overlay. 	<p>Note: North is true north</p>

Appendix 18.8.4 - Yaldhurst Recreation and Sports Facility Development Plan



Amend Chapter 8: Subdivision, Development and Earthworks as follows:

Delete and add text for Appendix 8.6.14 as set out below.

Appendix 8.6.14 – ~~27 Hunters Road~~ This number is not used.

Planning Maps

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] – 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] - 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