

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: 8 May 2017

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

MINOR CORRECTIONS TO DECISIONS

Corrections to various chapters and planning maps

Outcomes: Proposals changed as set out in Schedules 1, 2 and 3

Background

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

[2] Consequently, the Hearings Panel ('the Panel') received an application from the Christchurch City Council ('the Council') on 13 April 2017 seeking minor corrections (the Council memorandum).¹ The Council memorandum included the following:

- (a) Appendix 1 – table of minor corrections to the Christchurch Replacement District Plan (CRDP) chapters;
- (b) Appendix 2 – table of minor corrections to the CRDP planning maps;
- (c) Appendix 3 – consequential amendments required through the addition of "recreation" as a separate permitted activity in the Commercial Core and Commercial Banks Peninsula zones; and
- (d) Appendix 4 – Updated Appendix 15.15.9 Recession Planes.

[3] In addition, on 27 April 2017 we received a further memorandum from the Council withdrawing one part of its 13 April 2017 memorandum.²

[4] We address these matters below.

Jurisdiction to make minor corrections

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

[6] The Council has set out in its memorandum a summary of the jurisdiction for minor corrections, which we adopt.

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

² Memorandum of Counsel for Christchurch City Council withdrawing one part of a minor correction application to the Christchurch Replacement District Plan

Withdrawal of one part of Council’s minor correction application

[7] The Council’s memorandum of 13 April 2017 requested a minor correction to Rule 9.4.4.1.1 P12 c which relates to earthworks within 5m of the base of certain trees. Through the Secretariat, we asked the Council to provide submitters on Chapter 11 with an opportunity to comment on the requested corrections.

[8] In response to feedback from submitters, the Council has requested the withdrawal of this particular request. For reference, we include the request below:

Provision	Correction	Reason the correction is minor
Rule 9.4.4.1.1 P12 c.	Earthworks listed in Rule 8.9.3(a) are exempt from the activity specific standards in Rule 9.4.4.1.1 P12, except for exemptions 8.9.3 (a)(vi)(A) and (B) and 8.9.3(a)(xii).	This amendment is linked with the amendment to 11.3. e (see below) to ensure that Rule 9.4.4.1.1 P12 does apply to utility operators. Without this consequential amendment Chapter 8 would provide an exception for earthworks associated with permitted utilities, even where they were within 5m of the base of protected trees, contradicting Chapter 9.4.

[9] The Council has advised the Panel that it requires further time to consider this amendment and the potential impact on submitters. Should it wish to pursue the correction, the Council has indicated it will include it in a further memorandum to the Panel, anticipated to be received on 12 May 2017.

[10] We accept the withdrawal, as such, no consideration has been given to the above correction.

Deferred matters

[11] During our consideration of the Council’s memorandum we identified three matters that require further clarification from the Council and therefore do not form part of this decision. We will deal with those matters in due course. The affected provisions are:

- (a) Rule 6.8.4.1.4 D1 as it relates to illuminated signs in all Industrial, Specific Purpose Airport and Commercial zones (except Commercial Banks Peninsula). The Council has identified a possible unintended application of the rule and has

requested drafting changes to permit illuminated signs in those areas. We are concerned that the drafting change suggested by the council may have unintended consequences and may not simply fix the alleged error. We give the Council a further opportunity to revisit the drafting;

- (b) Rule 17.9.3.1 as it applies to the Rural Quarry Templeton Zone. We are concerned that the amendment may have unintended consequences and have asked the Council to consult with Fulton Hogan Limited;
- (c) Appendix 9.3.7.2 Heritage Items 1378 and 1379. We are concerned that the addition of reference to ‘and setting’ departs from an agreed outcome between the Council and the Museum Trust Board as recorded by the Hearings Panel in Decision 45 at [286]. We have requested the Council to consult with the Museum Trust Board.

Decision on corrections sought by the Council

[12] Appendix 1 of the Council’s memorandum sets out the minor corrections requested to the CRDP chapters, including the reasons for the corrections sought.

[13] The Council’s position is that the corrections sought are generally to rectify errors or inaccuracies, changes for typographical or grammatical reasons and/or to correct defects in the affected provisions.³

[14] Upon review, we accept the Council’s position, as such, excluding the request that has been withdrawn and the provisions set out at [11], we accept the remaining requests contained in Appendix 1 to the Council’s memorandum for the reasons set out by the Council. We do, however, find it appropriate to provide the following comments on specific requests for corrections where they go beyond simple grammatical and numbering errors.

Definition of Parking Building

[15] The Council memorandum identifies uncertainty that has arisen in the definition and classification of parking facilities in commercial zones in relation to single storey parking

³ at [8] of the Council memorandum.

buildings. The issue being that the current definition makes it unclear how a single storey parking building is to be classified under the District Plan provisions. Presently the definition refers to multi-storey buildings only.

[16] To address this, the Council has recommended a minor amendment to the definition of ‘parking building’ so that it also applies to single storey parking buildings.

[17] We are satisfied that the change to the definition of parking building does not impact on the permitted activity status for parking lots in the Commercial Core and Commercial Local zones. These two activities are sufficiently distinct from one another by definition.

[18] We accept Council’s position that the amendment will assist plan users and administrators and avoid unnecessary costs associated with ongoing interpretation enquiries. The definition is amended as follows (changes shown tracked):

Parking building

means a building that has single or multiple storeys used primarily for parking of motor vehicles and which is not provided to meet demand associated with an activity or development on the same site. It includes parking areas, access and landscaped areas associated with the parking.

Natural Resources

[19] The Council has identified rules in Sub-chapter 6.4 Temporary earthquake recovery activities and Chapter 14 Residential where the term ‘natural resources’ is used. The Council’s position is that it is unclear what ‘natural resources’ includes thereby potentially broadening the scope of these rules.

[20] Noting that Strategic Directions Objective 3.3.9 b. includes a list of what are ‘important natural resources’, the Council seek to amend the rules so they relate to important natural resources only.

[21] The Panel accepts that the corrections to both chapters would bring greater certainty to plan users by removing ambiguity as to which ‘natural resources’ are being referred to. We consider such changes appropriate.

Temporary Christchurch Stadium – Hours of use

[22] The Council seeks to amend rules in the Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) relating to the hours of use of the temporary stadium.

[23] Under the current rules (18.5.4.1.1 P4 - Concerts), use of stadium floodlights for concerts at full illumination level is required to be finished by 22:00 hrs, Sunday to Thursday and by 23:00 hrs Friday and Saturday or any public holiday. The Council seek to amend this so that any concert itself would be required to finish by the same times.

[24] The Council sets out its reasons for this on page 24 of Appendix 1 to its memorandum, stating:

The Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) provisions were carried over from the operative City Plan, however, they were reformatted to fit the new Plan's structure. The activity standards related to the days and hours of operation applicable to all events stipulated that the use of the stadium for events be finished by 22:00 hrs, Sunday to Thursday and by 23:00 hrs Friday and Saturday or any public holiday. Concerts have their own set of standards (18.5.4.1.1 P4) but in terms of days and hours of use relied on the standards in 18.5.4.1.1 P2.

As a result of pre-notification consultation and a request from the Christchurch Stadium Trust, the hours for the use of the stadium for sporting events between Sunday and Thursday were extended from 10 pm to 11 pm in the notified Chapter 18 rules. This was primarily to enable the U20 FIFA world cup events held in Christchurch. The match play times during the cup were dictated largely by international televising requirements while needing to allow for potential overtime play.

While the changes to the hours of stadium use in P2 (Night sporting events and non-sporting events requiring the use of floodlights) were meant to apply to sporting events only, inadvertently, by default they included concerts as well. When the change to the hours of use in P2 was introduced, the shorter 10pm, Monday to Thursday finish time for concerts should have been retained by inserting the original activity standard into P4 (Concerts) rules.

It is requested that the correction is made to P4 activity standards as shown to reinstate the original intent of the temporary stadium rules. A clarification should also be added to P2(b.) to direct plan users to different standards for concerts in P4.

[25] Through the Secretariat, we enquired whether the Christchurch Stadium Trust (the Trust) agreed with the proposed amendment. Subsequently, Council confirmed that following discussions, the Trust agreed to the intended amendments regarding concert hours. In

addition, the Council and the Trust recommended some additional wording to improve clarity and maintain consistency with the rest of the stadium rules.⁴

[26] We accept the amended rules provide greater clarity. Further, given the agreement of the Trust, the amendments are accepted as set out in **Schedule 3**. Parties should note that these supersede the amendments originally sought by the Council which are included in Schedule 2.

Recreation activity in the Commercial Core Zone and the Commercial Banks Peninsula Zone

[27] The Council seeks to insert 'recreation activity' as a separate activity in the Commercial Core Zone and the Commercial Banks Peninsula Zone, setting out the reasons for this in some detail in pages 15 to 17 of Appendix 1 to its memorandum. We do not need to repeat that here.

[28] We accept that Chapter 15 Commercial had relied on the notified definition of 'entertainment activity' (which included the use of land or buildings for recreation), to allow for this activity in the Commercial Core and Commercial Banks Peninsula zones. Entertainment activities being confirmed in Decision 11. This allowance was inadvertently removed when the definition of 'entertainment activity' was subsequently confirmed in Decision 63 to exclude 'recreation activity'.

[29] We accept the Council's reasoning, in that:

Including 'recreation' as a standalone activity would not expand the range of activities permitted in these zones because as defined 'recreation activity' provides for sports and leisure activities, activities already enabled under 'entertainment activity' at notification. Rather it would improve clarity for plan users that recreation activity is an appropriate activity in these zones.

[30] Appendix 3 of the Council's memorandum helpfully sets out the full detail of the consequential amendments required through the addition of 'recreation' as a separate permitted activity in the Commercial Core and Commercial Banks Peninsula zones. We accept these changes and include them in **Schedule 2**.

⁴ Email to the Secretariat from counsel for the Christchurch City Council dated 27 April 2017.

Planning Maps

[31] Appendix 2 of the Council's memorandum includes a number of requests relating to changes to the Planning Maps. We address these below.

[32] The Council has sought to correct mapping errors affecting the zoning of properties at 30 Riccarton Road, 44E Gilberthorpes Road and 198 Milton Road. We accept the reasons for the minor corrections as set out in the Council's Appendix 2. We confirm the following zoning for these properties:

- (a) 30 Riccarton Road - Residential Suburban Density Transition Zone
- (b) 44E Gilberthorpes Road – Residential Suburban Zone
- (c) 198 Milton Road – Residential Medium Density Zone

[33] In addition, the Council seeks to correct the boundaries of the Specific Purpose (Hospital) Zone at Christchurch Hospital, Riccarton Avenue. The Council has helpfully set out the background to the amended zoning of this site. In short:

- (a) On 31 March 2014, the Canterbury Earthquake (Canterbury DHB Land Exchange) Order 2014 directed the Council to amend its district plan to zone land which was subject to a land exchange between the Council and the Canterbury District Health Board.
- (b) On 14 May 2014 Council gave effect to the Order.
- (c) In error, the amended zoning was not carried over into the Stage 3 planning maps notified in July 2015.
- (d) This error was not picked up by Council, the Crown (acting for the Ministry of Health) or the DHB and there were no submissions received on this matter.
- (e) The notified zoning was confirmed for the site in Decision 35.

[34] The areas of land in question are:

- (a) A small triangular part of Hospital Land in the north-west of the site (also designated for Hospital Purposes) which has been omitted from the Specific Purpose Hospital Zone.
- (b) On the north-east of the site, adjoining the Avon River, a small slither of riverside land has not been rezoned for open space purposes but rather it was given a hospital zoning instead.
- (c) There is also a small mis-alignment of the zone boundary with the property boundary along the northern edge of the site.

[35] The Council's corrections memorandum includes a map illustrating these areas. For ease of reference, we include this below.



Blue line – former City Plan boundary of Special Purpose Hospital Zone as amended by the Order
Purple – Replacement District Plan Specific Purpose Hospital

[36] It is the Council's position that the notified zoning did not give effect to the Canterbury Earthquake (Canterbury DHB Land Exchange) Order 2014 which was in force at the time the planning maps were notified.

[37] We accept Council's position, and as such accept the minor correction to the planning maps.

[38] As identified by the Council, a consequential amendment is required to Chapter 10, Designations, Designation M1. The underlying zoning for Designation M1 should now only

refer to Specific Purpose (Hospital) Zone and reference to the Open Space Community Parks zone should be deleted.

[39] We confirm this amendment as set out in **Schedule 1**.

Overall evaluation and conclusions

[40] We are satisfied the corrections fall within our jurisdiction. As such, we accept the minor corrections to the chapters and the Planning Maps included in Appendices 1-4 of the Council's memorandum as set out in **Schedule 1 and 2**, except in relation to:

- (a) Rule 9.4.4.1.1 P12 c, which has been withdrawn;
- (b) Rule 6.8.4.1.4 D1 as it relates to illuminated signs in all Industrial, Specific Purpose Airport and Commercial zones (except Commercial Banks Peninsula), which is deferred;
- (c) Appendix 9.3.7.2 as it relates to Heritage Item 1378 and 1379, which is deferred;
- (d) Rule 17.9.3.1 as it relates to the Rural Quarry Templeton Zone, which is deferred; and
- (e) The amended provision relating to the Temporary Christchurch Stadium which we have now included in **Schedule 3**.

Further minor corrections

[41] Again, we wish to remind parties that during the period that there are outstanding appeals, the Panel's jurisdiction to consider minor corrections under the order in Council remains in force. We note that given that there are now only a few matters awaiting decision by the appeal courts, time is of the essence.

For the Hearings Panel:



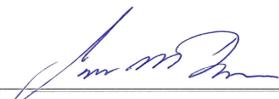
Hon Sir John Hansen
Chair



Environment Judge John Hassan
Panel Member



Jane Huria
Panel Member



Sarah Dawson
Panel Member



Stephen Daysh
Panel Member

Schedule 1

Amend Chapter 10, Designations, Designation M1 as follows (changes shown tracked)

Designation Number	M1
Requiring Authority	Minister of Health
Location	Riccarton Avenue
Roll-over Designation	Yes (with modification)
Legacy Reference	Christchurch City Plan, Volume 3, Part 12 Designations
Lapse Date	5 years from July 2014
Underlying Zone	Special Specific Purpose (Hospital) Zone and Open Space Community Parks Zone
Map Number	38 and 39

Schedules to Decision

Schedule 2

Appendix 1 – Table of Minor Corrections to the CRDP Chapters

APPENDIX 1

TABLE OF MINOR CORRECTIONS TO THE CRDP CHAPTERS

Key:

The base text of the extracts from the Christchurch Replacement District Plan (**CRDP**) are sourced from Schedule 1 of the Panel's decision – Minor Corrections to Decisions as a result of renumbering/restructuring undertaken by the Christchurch City Council dated 17 March 2017.

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

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

Yellow highlighted text indicates terms/phrases that should no longer be identified as a reliant definition.

Hyperlinks are identified through **blue text**.

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
General		
Throughout CRDPPapakāinga/ <u>Kāinga Nohoanga</u> Zone...	Through the Papakāinga hearing the name of the zone was amended to Papakāinga/Kāinga Nohoanga Zone. However, there are some instances where the name has not been updated throughout the CRDP. For consistency reasons, this change should be made.
Chapter 2 Abbreviations and Definitions		
Flood management area	means an area identified on the Planning Maps which is at risk of flooding in a major flood event , where specific minimum floor level rules and earthworks rules apply.	As a result of the Decision on Minor Corrections to Decision 63, an error appeared in the decision text. The word "and" was deleted and needs to be reinstated, and to ensure clarity the word "rules" should be added after "minimum floor level". There are two types of rules within Chapter 5.5 where this definition is primarily used; minimum floor level rules <i>and</i> earthworks rules. They are not the same, and while they both appear in several activity tables, they are always treated as

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR									
<p>Parking building</p>	<p>means a building that has single or multiple storeys used primarily for parking of motor vehicles and which is not provided to meet demand associated with an activity or development on the same site. It includes parking areas, access and landscaped areas associated with the parking.</p>	<p>separate activities.</p> <p>An uncertainty has been identified in the definition and classification of parking facilities in commercial zones as relates to single storey parking buildings. It is unclear from the definitions of parking buildings and parking lots, how a single storey parking building is to be classified under the District Plan provisions. The relevant definitions are set out below as included in the Panel's 17 March 2017 Decision:</p> <p>Parking building means a building with <i>multiple storeys</i> used primarily for parking of motor vehicles and which is not provided to meet demand associated with an activity or development on the same site. It includes parking areas, access and landscaped areas associated with the parking. (our emphasis)</p> <p>Parking lot means stand-alone single level parking facilities at ground level used primarily for parking of motor vehicles and which are not provided to meet demand associated with an activity or development on the same site. It includes parking areas, access and landscaped areas associated with the parking.</p> <p>The activity status for parking lots and parking buildings differs between commercial zones (see table 1 below), primarily due to the different sensitivities of these activities/ facilities in different locations.</p> <p>Table 1: Activity Status for Parking Lots and Parking Buildings in Commercial Zones</p> <table border="1" data-bbox="1323 1230 2098 1394"> <thead> <tr> <th data-bbox="1323 1230 1626 1297">ZONE</th> <th data-bbox="1626 1230 1834 1297">Parking lots</th> <th data-bbox="1834 1230 2098 1297">Parking buildings</th> </tr> </thead> <tbody> <tr> <td data-bbox="1323 1297 1626 1364">Commercial Core</td> <td data-bbox="1626 1297 1834 1364">Permitted</td> <td data-bbox="1834 1297 2098 1364">Restricted discretionary</td> </tr> <tr> <td data-bbox="1323 1364 1626 1394">Commercial Local</td> <td data-bbox="1626 1364 1834 1394">Permitted</td> <td data-bbox="1834 1364 2098 1394">Discretionary</td> </tr> </tbody> </table>	ZONE	Parking lots	Parking buildings	Commercial Core	Permitted	Restricted discretionary	Commercial Local	Permitted	Discretionary
ZONE	Parking lots	Parking buildings									
Commercial Core	Permitted	Restricted discretionary									
Commercial Local	Permitted	Discretionary									

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR		
		Commercial Banks Peninsula	Permitted	Permitted
		Commercial Retail Park	Permitted	Permitted
		Commercial Office	Permitted	Permitted
		Commercial Mixed Use	Permitted	Permitted
		Commercial Central City Business	Restricted discretionary	Restricted discretionary
		Commercial Central City Mixed Use	Discretionary	Discretionary
		Commercial Central City (South Frame) Mixed Use	Discretionary	Discretionary
		<p>As a general principle, parking buildings have a more onerous activity class than parking lots as there are more effects associated with parking buildings (particularly CPTED and streetscape matters) compared with at-grade parking. Parking buildings are more likely to require an assessment of these matters on site-by-site basis, through a consenting process.</p> <p>It is recommended that this ambiguity be clarified through a minor amendment to the definition of "parking building" so that it may also apply to single storey parking buildings.</p> <p>There were no specific submissions on either of these definitions however it is considered there is scope to make this amendment through the Crown submission point seeking to improve plan usability and clarity (#495).</p> <p>This amendment would only affect sites in the Commercial Core and Commercial Local Zones where there is a difference in activity status for parking buildings and parking lots (refer to Table 1). In all other zones, the activity status is the same so</p>		

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
		<p>whether the parking building was deemed a parking building or parking lot by definition, the activity status would remain the same (i.e. the amendment would have nil effect).</p> <p>This clarification would simply assist plan users and administrators and avoid unnecessary costs associated with ongoing interpretation enquiries.</p>
Chapter 4 Papakāinga/Kāinga Nohoanga Zone		
4.2.2.1 P2	<p>Residential activity, including minor residential units, and kaumātua units</p>	<p>The definition of 'minor residential unit' is no longer a defined term in Chapter 2 and therefore should not be identified as a definition in Chapter 4.</p>
Sub-chapter 6.4 Temporary earthquake recovery activities		
6.4.4.2.1 P1	<p>a. Buildings shall not be:</p> <p>i. moved to within 1m of an internal boundary and/or within 3m of any water body, a listed Significant Tree or listed Heritage setting or Heritage item in Chapter 9 of the District Plan, <u>natural resources areas listed as Sites of Ecological Significance (in Sub-chapter 9.1), Natural Landscapes, Features or Character (in Sub-chapter 9.2), or Sites of Ngāi Tahu Cultural Significance (in Sub-chapter 9.5), and any Council</u> owned structure, archaeological sites, or the coastal marine area; ...</p>	<p>As this rule is currently drafted it is unclear what 'natural resources' includes. For example, natural resources could include any piece of land or any plant. The Council considers that it is not appropriate to apply these Temporary earthquake recovery rules so broadly, so as to effectively prevent what the rule is trying to provide for.</p> <p>Strategic Directions Objective 3.3.9 b. includes a list of what are "Important natural resources", which include a number that are already in the relevant rules e.g. waterbodies, listed heritage settings and items, and the coastal marine area. The Council considers it would therefore be more appropriate that the rules more specifically identify the other "important natural resources" included in Objective 3.3.9 that have now been specified in the later decisions on Chapter 9.</p>

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
6.4.4.2.3 RD1	<p>a. The effect of reduced proximity on the amenity and/or operation of any neighbouring sites, water bodies, coastal marine area, archaeological sites, <u>natural resources areas listed as Sites of Ecological Significance (in Sub-chapter 9.1), Natural Landscapes, Features or Character (in Sub-chapter 9.2), or Sites of Ngāi Tahu Cultural Significance (in Sub-chapter 9.5)</u>, or protected heritage items, heritage settings, or significant trees.</p>	<p>As this rule is currently drafted it is unclear what 'natural resources' includes. For example, natural resources could include any piece of land or any plant. The Council considers that it is not appropriate to apply these rules so broadly, so as to effectively prevent what the rule is trying to provide for.</p> <p>Strategic Directions Objective 3.3.9 b. includes a list of what are "Important natural resources", which include a number that are already in the relevant rules e.g. waterbodies, listed heritage settings and items, and the coastal marine area. The Council considers it would therefore be more appropriate that the rules more specifically identify the other "important natural resources" included in Objective 3.3.9 that have now been specified in the later decisions on Chapter 9.</p>

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
Sub-chapter 6.8 General Rules Signs		
<p>6.8.4.1 P15, activity specific standards a. – n.</p>	<p>a. The maximum area of any single billboard shall be 18m². <u>In the case of two sided billboards, the area shall be calculated as being that visible from one direction only provided that such billboards are joined at the apex and are separated by an angle of 30 degrees or less.</u></p>	<p>Billboards are defined separately from other signs, and are not subject to the built form standards in Rule 6.8.4 (these only apply to permitted signs under 6.8.4.1 P1 and P2). Billboards have their own activity specific standards in P15, a. – n. Activity Specific Standard P15 a. states that the maximum area of any single billboard shall be 18m². However it does not address measurement of double sided billboards – meaning that technically they become treated as two billboards. It also does not address the measurement of double sided billboards, where they are separated by a nominal angle.</p> <p>Under former City Plan Rule 10-3.2.7, outdoor advertisements with 30 degree or less separation were treated as double sided, and almost all free standing billboards in the City have been built to this standard. The CRDP rule was intended to continue the permitted status of billboards in Commercial and Industrial zones.</p> <p>However, the omission of an equivalent measurement rule means that almost all existing freestanding billboards no longer comply, and new billboards will not meet the rule. This appears to have been simply overlooked in preparing the amended rules.</p> <p>Rule 6.8.5.1 clarifies measurement of double sided signs, however this does not apply to billboards as they are not subject to the 6.8.5 standards. It also does not address the former 30 degree angle rule.</p> <p>Therefore an equivalent activity specific standard under P15 is needed to clarify the measurement of double sided billboards, and the definition of billboards needs to be identified in two instances.</p>

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
6.8.4.1.4 D1	<p>The following <u>signs</u> in all zones, <u>excluding all Industrial, Specific Purpose Airport, and Commercial zones (except Commercial Banks Peninsula), and other than <u>signs</u> provided for in Rule 6.8.4.1.1 P11 or P15, Rule 6.8.4.1.3 RD2, RD3 or RD5, or Rule 6.8.4.1.5 NC1:</u></p> <p>a. <u>Off-site signs</u>, other than <u>signs</u> provided for by Rule 6.8.4.1 P2, P3, P4, P5, P6, P12, P13 or P16;</p> <p>b. Illuminated <u>signs</u>, including intermittently illuminated <u>signs</u>;</p> <p>c. <u>Signs</u> with moving components;</p> <p>d. <u>Signs</u> with changing images/<u>digital signs</u>; and</p> <p>e. Captive balloons or blimps.</p>	<p>In the iteration of the provisions attached to Mr Blair's evidence in chief, illuminated signs within Industrial, Central City Mixed use, South Frame Mixed Use and all other Commercial zones, were categorised as a permitted activity under Rule 6.8.4.1.1 P1.</p> <p>This status was achieved through a specific exemption in standard D1 for the above zones and had been agreed by the experts following mediation.</p> <p>The mediation report states that Mr Cleese supported such a position because "He believes that illuminated signs are appropriate and anticipated in the commercial and industrial zones".</p> <p>Somehow, through the many different versions of the provisions that were circulated after that point, an incorrect version of D1 was used that did not contain the exemption for commercial and industrial zones. This was unintentional, the exemption was always intended to apply.</p> <p>It was the intention that illuminated signs within these zones would be a permitted activity, this intention is agreed by all parties.</p> <p>If the current drafting is not amended, it will mean that the activity status for flashing or moving lights within these zones will be less restrictive than illuminated signs that do not flash or move. This outcome is not logical.</p>
Chapter 8 Subdivision, Development and Earthworks		
8.9.3 b. i.	i. <u>earthworks</u> for rammed post holes for fencing, planting holes for trees and plants, the maintenance of existing farm tracks and existing farm ponds, the cultivation of existing pasture, or cropping; or ...	During the resolution of the appeal by Ngāi Tahu (CIV-2016-409-001159), the parties identified that the exemption for fence post holes only applied to "rammed" posts. All the parties agreed that the exemption should apply to post holes that were "dug" as well as those that were rammed, as the effects are

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR												
		<p>essentially the same.</p> <p>The parties concurred that addressing this matter was outside the scope of the appeal and was more appropriate to address through the minor corrections process. No third party issues arise as the amendment is more enabling.</p>												
Sub-chapter 9.3 Historic Heritage														
Appendix 9.3.7.2	<table border="1"> <thead> <tr> <th colspan="2">Street Address</th> <th>...</th> </tr> </thead> <tbody> <tr> <td>273-250</td> <td>Grehan Valley Road</td> <td>...</td> </tr> </tbody> </table>	Street Address		...	273-250	Grehan Valley Road	...	<p>The heritage schedule contains a road number error in the street address of this dwelling. The error was in the notified Chapter 9 proposal but has only recently been picked up through checking against the heritage aerial maps and Council's property database.</p>						
Street Address		...												
273-250	Grehan Valley Road	...												
Appendix 9.3.7.2	<table border="1"> <thead> <tr> <th>Street Address</th> <th>...</th> <th>Group</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>Group 1 – Highly Significant</td> </tr> <tr> <td></td> <td></td> <td>Group 2 – Significant</td> </tr> <tr> <td>510</td> <td>Hagley Ave</td> <td>... Highly Significant</td> </tr> </tbody> </table>	Street Address	...	Group			Group 1 – Highly Significant			Group 2 – Significant	510	Hagley Ave	... Highly Significant	<p>The level of significance of this item (highly significant) has dropped off the schedule after closing legal submissions, and before the filing of a revised schedule by Council on 17 October. This is a typographical error, as no changes were made to this listing through the hearing or through Decision 45.</p>
Street Address	...	Group												
		Group 1 – Highly Significant												
		Group 2 – Significant												
510	Hagley Ave	... Highly Significant												
Appendix 9.3.7.2	<p>Former RNZAF Base Wigram</p> <table border="1"> <thead> <tr> <th>Street Address</th> <th>Other Address</th> </tr> </thead> <tbody> <tr> <td>35 Mustang Avenue</td> <td>74 69 Corsair Drive</td> </tr> <tr> <td>35 Mustang Avenue</td> <td>74 69 Corsair Drive</td> </tr> <tr> <td>74 69 Corsair Drive</td> <td>35 Mustang Avenue</td> </tr> </tbody> </table>	Street Address	Other Address	35 Mustang Avenue	74 69 Corsair Drive	35 Mustang Avenue	74 69 Corsair Drive	74 69 Corsair Drive	35 Mustang Avenue	<p>There is a road number error in the address of the Former RNZAF Station Wigram Instructional Building/Control Tower and Setting. This error was in the schedule as at Council's closing legal submissions and was also in the other addresses for Hangar 4 and 5 at Wigram. All three need to be amended to read 69 Corsair Drive. The error has only recently been picked up through checking against Council's property database.</p>				
Street Address	Other Address													
35 Mustang Avenue	74 69 Corsair Drive													
35 Mustang Avenue	74 69 Corsair Drive													
74 69 Corsair Drive	35 Mustang Avenue													

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR																		
Appendix 9.3.7.2	Delete listing for 16 Rue Balguerie (other address is 14 Rue Balguerie) from the schedule.	Heritage NZ has notified the removal of this property from their listings as it has been demolished. This was a shop (Akaroa Photography) on the street frontage of the property. As the building no longer exists, it is considered that the removal of the listing from the appendix is a neutral change of no regulatory effect.																		
Appendix 9.3.7.2	<table border="1"> <thead> <tr> <th colspan="2">Street Address</th> <th>Description</th> <th>...</th> <th>Heritage Aerial Map Number</th> </tr> </thead> <tbody> <tr> <td>1 Charteris Bay Road</td> <td>Diamond Harbour</td> <td>Millhouse and Setting</td> <td>...</td> <td>550 <u>350</u></td> </tr> </tbody> </table>	Street Address		Description	...	Heritage Aerial Map Number	1 Charteris Bay Road	Diamond Harbour	Millhouse and Setting	...	550 <u>350</u>	Typographical error in Heritage Aerial Map reference number, which should read 350, not 550.								
Street Address		Description	...	Heritage Aerial Map Number																
1 Charteris Bay Road	Diamond Harbour	Millhouse and Setting	...	550 <u>350</u>																
Appendix 9.3.7.2	<p>Former Church of St Luke the Evangelist Vicarage and Bell Tower</p> <table border="1"> <thead> <tr> <th>Street Addresses</th> <th>Other Addresses</th> <th>Description</th> <th>...</th> <th>Heritage Item No.</th> <th>Heritage Setting No.</th> </tr> </thead> <tbody> <tr> <td>185 Kilmore Street</td> <td>248 Manchester Street</td> <td>Former Vicarage</td> <td>...</td> <td>315</td> <td>344</td> </tr> <tr> <td>248 Manchester Street</td> <td>185 Kilmore Street</td> <td>Former Church of St Luke Bell Tower,,,,,</td> <td>...</td> <td>1290</td> <td>344 <u>646</u></td> </tr> </tbody> </table>	Street Addresses	Other Addresses	Description	...	Heritage Item No.	Heritage Setting No.	185 Kilmore Street	248 Manchester Street	Former Vicarage	315	344	248 Manchester Street	185 Kilmore Street	Former Church of St Luke Bell Tower,,,,,	...	1290	344 <u>646</u>	The settings for these two items are now physically separate, and were separated in the Heritage Aerial Maps attached to the Council's closing legal submissions dated 17 June 2016. This means they do not need to be treated as a group in the schedule. The second listing's setting now needs a different number. The other addresses for each listing relate to the other Heritage item in the group, so are not required.
Street Addresses	Other Addresses	Description	...	Heritage Item No.	Heritage Setting No.															
185 Kilmore Street	248 Manchester Street	Former Vicarage	315	344															
248 Manchester Street	185 Kilmore Street	Former Church of St Luke Bell Tower,,,,,	...	1290	344 <u>646</u>															

Schedules to Decision

PROVISION	CORRECTION			REASON THE CORRECTION IS MINOR								
Appendix 9.3.7.2	<table border="1"> <thead> <tr> <th>Street Address</th> <th>Other Addresses</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>2 Dorset Street</td> <td>2A, 4, 4A, 6, 8, 10, 12, 14 and 16 Dorset Street</td> <td>Dwellings and Setting, Dorset Street Flats</td> </tr> </tbody> </table>			Street Address	Other Addresses	Description	2 Dorset Street	2A , 4, 4A , 6, 8, 10, 12, 14 and 16 Dorset Street	Dwellings and Setting, Dorset Street Flats	<p>This listing covers eight flats in two blocks. Their addresses were changed recently, and this was only picked up through checking against the Council's property database. Number 2A no longer exists, and a number 4A has been created. The dwellings themselves have not changed, simply the address details.</p>		
Street Address	Other Addresses	Description										
2 Dorset Street	2A , 4, 4A , 6, 8, 10, 12, 14 and 16 Dorset Street	Dwellings and Setting, Dorset Street Flats										
Appendix 9.3.7.2	<table border="1"> <thead> <tr> <th>Street Address</th> <th>Other Addresses</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>338 Lincoln Road</td> <td>1-29/336 Lincoln Road, 338A Lincoln Road, 342 Lincoln Road</td> <td>Former Addington Gaol, Wall and Setting</td> </tr> </tbody> </table>			Street Address	Other Addresses	Description	338 Lincoln Road	1-29/336 Lincoln Road, 338A Lincoln Road, 342 Lincoln Road	Former Addington Gaol, Wall and Setting	<p>The setting of the Gaol has been reduced so it no longer crosses the property at 342 Lincoln Road (the setting was the reason for this address being included originally). The Council's submission no. 3723 in September 2015 records this at Attachment 3 p98 and Attachment 8, p13. Ms Amanda Ohs evidence in chief endorses these amendments to settings at paragraph 15.4. p65. However, this address change was inadvertently not included in the schedule accompanying Council's closing legal submissions dated 17 June 2016. There were no further submissions opposing this submission point.</p>		
Street Address	Other Addresses	Description										
338 Lincoln Road	1-29/336 Lincoln Road, 338A Lincoln Road, 342 Lincoln Road	Former Addington Gaol, Wall and Setting										
Appendix 9.3.7.2	<p>Amend primary address of the 5 Randolph Terrace dwelling and setting to add 3 Randolph Terrace.</p> <table border="1"> <thead> <tr> <th>Street Address</th> <th>Other Addresses</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>3,5 Randolph Terrace</td> <td>12 Reserve Terrace</td> <td>Dwelling and Setting</td> </tr> </tbody> </table>			Street Address	Other Addresses	Description	3 ,5 Randolph Terrace	12 Reserve Terrace	Dwelling and Setting	<p>Typographical error. This property encompasses three addresses and 3 Randolph Terrace was inadvertently left off. This correction was picked up through checking against the Council's property database. Physically it is clear that the dwelling and setting covers the three properties and therefore it is considered this is a neutral change and not one of substance / regulatory effect.</p>		
Street Address	Other Addresses	Description										
3 ,5 Randolph Terrace	12 Reserve Terrace	Dwelling and Setting										
Appendix 9.3.7.2	<table border="1"> <thead> <tr> <th>Street Addresses</th> <th>Description</th> <th></th> <th>Description and/or Name</th> </tr> </thead> <tbody> <tr> <td>17</td> <td>Winchester Street</td> <td>...</td> <td>St Saviours Church at Holy Trinity and Setting</td> </tr> </tbody> </table>			Street Addresses	Description		Description and/or Name	17	Winchester Street	...	St Saviours Church at Holy Trinity and Setting	<p>This wording was in the schedule up to the Council's closing legal submissions but was inadvertently dropped out at that point in an amendment to the description of the item. Paragraph 18.97 of Council's closing legal submissions confirms that the submitter, Church Property Trustees, sought that the name be "St Saviours Church at Holy Trinity" and that</p>
Street Addresses	Description		Description and/or Name									
17	Winchester Street	...	St Saviours Church at Holy Trinity and Setting									

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR												
		the Council accepted this with the addition of a reference to the setting.												
Appendix 9.3.7.2	<table border="1"> <thead> <tr> <th>Street Address</th> <th>Description</th> <th>Heritage Item number</th> <th>Heritage setting number</th> </tr> </thead> <tbody> <tr> <td>11 Rolleston Avenue</td> <td>Roger Duff Wing South and West Facades and Setting</td> <td>1379</td> <td>257</td> </tr> <tr> <td>11 Rolleston Avenue</td> <td>Centennial Wing East Façade and Setting</td> <td>1378</td> <td>257</td> </tr> </tbody> </table>	Street Address	Description	Heritage Item number	Heritage setting number	11 Rolleston Avenue	Roger Duff Wing South and West Facades and Setting	1379	257	11 Rolleston Avenue	Centennial Wing East Façade and Setting	1378	257	Setting 257, which is shared with the Museum proper, has been listed in number form for both items in all versions of the schedule since notification, and has been shown in the Heritage Aerial Map. The words "and Setting" should therefore be added to the descriptions of the items to be consistent with having a setting that is mapped.
Street Address	Description	Heritage Item number	Heritage setting number											
11 Rolleston Avenue	Roger Duff Wing South and West Facades and Setting	1379	257											
11 Rolleston Avenue	Centennial Wing East Façade and Setting	1378	257											
Appendix 9.3.7.2	<table border="1"> <thead> <tr> <th>Street Address</th> <th>Other Addresses</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>142-10/142, 144 Rugby Street</td> <td>1-11/142 1-9/142-Rugby Street</td> <td>Dwelling and Setting, Long Cottage</td> </tr> </tbody> </table>	Street Address	Other Addresses	Description	142-10/142, 144 Rugby Street	1-11/142 1-9/142 -Rugby Street	Dwelling and Setting, Long Cottage	These addresses have been incorrect since notification (subdivision occurred in 1993 leading to later renumbering). The errors were only recently picked up through checking against Council's property database. This change does not change the coverage of the listing, and is not one of substance / regulatory effect.						
Street Address	Other Addresses	Description												
142-10/142, 144 Rugby Street	1-11/142 1-9/142 -Rugby Street	Dwelling and Setting, Long Cottage												
Appendix 9.3.7.2	<p>Reorder Former Community of Sacred Name in the schedule to under "S".</p> <table border="1"> <thead> <tr> <th>Street Address</th> <th>Other Addresses</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Street Address	Other Addresses	Description				Subdivision of the site and consequent address change of the Convent building occurred in December 2014, but was only recently picked up through checking against the Council's property database. The word "Convent" was omitted from the schedule description of the item when notified, but needs to be added to refer clearly to the building rather than to the Community, which was a teaching and nursing order. Again this change does not change the coverage of the listing, and is not one of substance / regulatory effect.						
Street Address	Other Addresses	Description												

Schedules to Decision

PROVISION	CORRECTION			REASON THE CORRECTION IS MINOR
	481 Barbadoes 319 St Asaph Street	181 Barbadoes Street, 298 Tuam Street	Former Community of the Sacred Name Convent and Setting	
Appendix 9.3.7.2	Street Address 136 Barbadoes Street	Other Addresses 140 Barbadoes Street	Description Cathedral of the Blessed Sacrament	In Decision 45 the Panel deleted the setting for the Cathedral. The Cathedral itself is located entirely on 136 Barbadoes Street, whereas 140 Barbadoes Street is part of the address of the former setting. It is now inaccurate to include 140 Barbadoes as an "other address" .
Sub-chapter 9.4 Trees Appendix				
Rule 9.4.4.1.1 P12 c.	Earthworks listed in Rule 8.9.3(a) are exempt from the activity specific standards in Rule 9.4.4.1.1 P12, except for exemptions <u>8.9.3 (a)(vi)(A) and (B) and</u> 8.9.3(a)(xii).			This amendment is linked with the amendment to 11.3. e (see below) to ensure that Rule 9.4.4.1.1 P12 does apply to utility operators. Without this consequential amendment Chapter 8 would provide an exception for earthworks associated with permitted utilities, even where they were within 5m of the base of protected trees, contradicting Chapter 9.4.
Sub-chapter 9.5 Ngāi Tahu values and the natural environment				
9.5.6.3 Table 3	For ID 71, 72, 73, 74: Ellipse			Typographical error.
Chapter 11 Utilities and Energy				
11.3 e.	Chapter 9 (Natural and Cultural Heritage) rules do not apply to utilities , unless otherwise specified in Chapter 9 and/or in the following clauses (including the following): ...			This and the following amendment clarify how Chapters 9 and 11 interact, and in particular when Chapter 9 rules apply to utility operators. This amendment is minor as it does not change the meaning of the clause but expresses it in a clearer manner.

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR						
11.3 e. ii.	Rule 9.4.4.1. applies to the pruning, felling, maintenance or remedial work/treatment to significant trees listed in Appendix 9.4.7.1 , as well as to trees in Appendix 9.4.7.2 and other trees in the public realm parks, public open space and road corridors protected by Rule 9.4.4.1.1 P6, where such work is undertaken by the Council or network utility operators."	There is some uncertainty in the provisions about whether the tree rules apply to utility operators undertaking work in Council parks and open spaces. The amendment clarifies that this is the case, and is more specific in its description of public realm trees to which Rule 9.4.4.1 applies. The wording "parks, public open space and road corridors" matches that in Rule 9.4.4.1.1 P5 and P6, ensuring consistency and clarity in the RDP.						
Sub-chapter 13.6 Specific Purpose (School) Zone								
Appendix 13.6.6.1	Add Halswell West Primary School to the schedule of schools, with an alternative zoning of RS, and renumber the remainder of the schedule.	A notice of requirement was lodged for the Halswell West Primary School and a designation confirmed, outside of the District Plan review process. While the designation and school zoning were shown in the Stage 2 Planning Maps, the school was inadvertently not included in the list in Sub-chapter Specific Purpose (School) zone.						
Sub-chapter 13.10 Specific Purpose (Ruapuna Motorsport) Zone								
13.10.4.2.1 P19, P20, activity specific standards a.	<table border="1" data-bbox="506 874 1290 1201"> <tbody> <tr> <td data-bbox="506 874 584 1070">P19</td> <td data-bbox="584 874 663 1070">...</td> <td data-bbox="663 874 1290 1070">a. Shall be ancillary to the motorised sports facility in the Specific Purpose Ruapuna Motorsport Zone and shall cumulatively occupy <u>an area of</u> no more than 500m² of site area. b. ...</td> </tr> <tr> <td data-bbox="506 1070 584 1201">P20</td> <td data-bbox="584 1070 663 1201">...</td> <td data-bbox="663 1070 1290 1201">a. Shall cumulatively occupy <u>an area of</u> no more than 1500 m² of site area. b. ...</td> </tr> </tbody> </table>	P19	...	a. Shall be ancillary to the motorised sports facility in the Specific Purpose Ruapuna Motorsport Zone and shall cumulatively occupy <u>an area of</u> no more than 500m ² of site area. b. ...	P20	...	a. Shall cumulatively occupy <u>an area of</u> no more than 1500 m ² of site area. b. ...	<p>The reference 'cumulatively occupy' was intended to apply over the zone as a whole, not per site because there are arguably at least two potential sites:</p> <ol style="list-style-type: none"> 1) the motor racing track area; or 2) the speedway. <p>There was no intention in drafting the provisions that more than one of these ancillary activities would be located in this zone. This is not as clear as it could be in the current wording and should therefore be amended as shown for clarity.</p>
P19	...	a. Shall be ancillary to the motorised sports facility in the Specific Purpose Ruapuna Motorsport Zone and shall cumulatively occupy <u>an area of</u> no more than 500m ² of site area. b. ...						
P20	...	a. Shall cumulatively occupy <u>an area of</u> no more than 1500 m ² of site area. b. ...						

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
Chapter 14 Residential		
14.4.1.1 P26, 14.5.1.1 P17, 14.8.1.1 P17, 14.12.1.1 P17,	<p>a. <u>Buildings</u> shall not be:</p> <p>i. moved to within 1m of an internal <u>boundary</u> and/or within 3m of any <u>water body</u>, scheduled tree, listed <u>heritage item</u>, natural resources areas listed as Sites of Ecological Significance (in Sub-chapter 9.1), Natural Landscapes, Features or Character (in Sub-chapter 9.2), or Sites of Ngāi Tahu Cultural Significance (in Sub-chapter 9.5), and any Council owned structure, <u>archaeological sites</u>, or the coastal marine area; ...</p>	<p>It is unclear what 'natural resources' includes, as drafted. For example, natural resources could include any piece of land or any plant. The Council considers that it is not appropriate to apply these rules so broadly, so as to effectively prevent what the rule is trying to provide for.</p> <p>Strategic Directions Objective 3.3.9 b. includes a list of what are "Important natural resources", which include a number that are already in the relevant rules e.g. waterbodies, listed heritage settings and items, and the coastal marine area. The Council considers it would therefore be more appropriate that the rules more specifically identify the other "important natural resources" included in Objective 3.3.9 that have now been specified in the later decisions on Chapter 9.</p>
Chapter 15 Commercial		
15.2.11	15.2.11 Objective - Role of the Central City Commercial Local Zone <u>within the Central City</u>	The Central City Commercial Local Zone was combined with the Commercial Local Zone when the Central City chapter was merged with the parent chapters through the Central City hearing. Therefore, there is no longer a 'Central City Commercial Local Zone' but simply a Commercial Local Zone located in the Central City.

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
15.4 and 15.6	Insert 'recreation activity' as a separate activity in the Commercial Core Zone and the Commercial Banks Peninsula Zone. See Appendix 3 of this memorandum for all amendments required.	<p>The following definition of Entertainment Activity was notified in Stages 1 and 2 of the District Plan Review.</p> <p><i>Entertainment activity means the use of land and/or buildings principally for entertainment, recreation or leisure other than recreation activity and includes public performances and exhibitions, whether a charge is made for admission or not.</i></p> <p>This definition as notified was defective in that it both included, and excluded, recreation activity.</p> <p>This was an issue that was identified, and addressed, through the technical drafting exercise, undertaken with the assistance of the Crown and key submitters in July 2016.⁵ The technical drafting exercise refined the definition and made changes to clarify that it did <i>not</i> include recreation including sports activities, as set out below. This definition was subsequently confirmed through the Panel's Decision 63.</p> <div data-bbox="1323 890 2089 1066" style="border: 1px solid black; padding: 5px;"> <p>Entertainment activity</p> <p>means the use of land and/or buildings principally for entertainment, recreation or leisure other than recreation activity and includes public performances and exhibitions, and amusement activities other than sports, regardless of whether a charge is made for admission or not. It includes public performances, exhibitions, movie and live theatres; and ancillary workshops, storage, office activity and retail activity.</p> <p>[Decision 16, 07-03-2016]</p> </div> <p>Because the Commercial Chapter had relied on the definition of Entertainment Activity as notified, and on the understanding that that definition provided for recreation activity, 'Recreation Activity' itself was not listed as a separate permitted activity in the Commercial Core and Commercial Banks Peninsula Zones.</p>

5 Memorandum of Counsel on behalf of Christchurch City Council Setting out the Results of Technical Drafting, 11 July 2016.

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR				
		<p>As a result of the technical drafting exercise recommendation to exclude recreation and sports activities from the definition of Entertainment Activity, consequential amendments were sought (and confirmed) to the permitted activities rules in the Commercial Core and Commercial Banks Peninsula Zones in order to provide for the recreation and sports activities, which were previously enabled in these zones.</p> <p>This resulted in the addition of the words "and the use of land and buildings for sports" to the permitted entertainment activity in the Commercial Core and Commercial Banks Peninsula Zones as follows:</p> <p>Rule 15.4.1.1 Permitted activities – Commercial Core Zone (Decision 63 version)</p> <table border="1" data-bbox="1364 719 1872 842"> <tr> <td data-bbox="1364 719 1458 842">P7</td> <td data-bbox="1458 719 1872 842"><u>Entertainment facility activity and the use of land and buildings for sports</u></td> </tr> </table> <p>Rule 15.6.1 Permitted activities – Commercial Banks Peninsula Zone (Decision 63 version)</p> <table border="1" data-bbox="1364 943 1897 1034"> <tr> <td data-bbox="1364 943 1458 1034">P8</td> <td data-bbox="1458 943 1897 1034"><u>Entertainment facility activity and the use of land and buildings for sports.</u></td> </tr> </table> <p>Upon reflection and with the benefit of some time, Council considers that the clearer method of reinstating the formerly permitted recreation / sports facilities is to add in 'recreation activity' as a separate activity in these zones. Including 'recreation' as a standalone activity would not expand the range of activities permitted in these zones because as defined 'recreation activity' provides for sports and leisure activities, activities already enabled under 'entertainment activity' at notification. Rather it would improve clarity for plan users that recreation activity is an appropriate activity in these zones.</p>	P7	<u>Entertainment facility activity and the use of land and buildings for sports</u>	P8	<u>Entertainment facility activity and the use of land and buildings for sports.</u>
P7	<u>Entertainment facility activity and the use of land and buildings for sports</u>					
P8	<u>Entertainment facility activity and the use of land and buildings for sports.</u>					

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
		<p>Enabling recreation activities within the Commercial Core and Commercial Banks Peninsula Zones which make up the district and neighbourhood centres is supported by Objective 15.2.2 which identifies that a key function of district and neighbourhood centres is to act as the major focal points for, amongst other things, community activities. Community activities includes recreation activities.</p> <p>The addition of the new activity will require some minor consequential amendments to other rules. These are set out in Appendix 3 to this memorandum.</p>
15.5.1.1 P19, Activity specific standard b. iv.	If a communal outdoor service space, rubbish, and recycling space and waste management area with a minimum area of 10m ² is provided within the site , the outdoor service space, rubbish and recycling space and waste management area may reduce to 3m ² for each residential unit	The definition for 'waste management area' means the area identified on a site for the storage of rubbish and recycling for collection. Therefore this amendment should be made to use the correct terminology, to delete unnecessary words and to align with the relevant definition.
15.5.1.5 NC3 e.	Any application made in relation to arising from Rule NC3(a)-(d) shall not be publicly notified, and shall, absent written approval, be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator.	Minor amendment to wording to achieve consistency with wording in similar rules in other zones, for example 15.4.1.5 (e).
Appendix 15.15.9	Replace the Recession plane diagram C to include the Residential New Neighbourhood Zone. The updated recession plane diagram is attached at Appendix 4 to this memorandum.	Most commercial zones contain a built form standard to manage the effects of development on the sunlight and outlook of adjoining residential zones. ⁶ That standard generally refers plan users to the relevant recession plane diagram in Appendix

⁶ E.g. Rule 15.4.2.5 (Commercial Core Zone), 15.5.2.4 (Commercial Local Zone), 15.6.2.5 (Commercial Banks Peninsula Zone), 15.7.2.5 (Commercial Retail Park Zone), 15.8.2.4 (Commercial Office Zone), 15.9.2.4 (Commercial Mixed Use Zone), 15.10.2.9 (Commercial Central City Business Zone), 15.11.2.6 (Commercial Central City Mixed Use Zone), 15.13.3.4 (Commercial Central City (South Frame) Mixed Use Zone).

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
		<p>15.15.9. Due to an oversight, there is no recession plane diagram for the Residential New Neighbourhood Zone. This means that users will not know which recession plane dial to refer to when giving effect to this rule.</p> <p>The built form characteristics of the RNN Zone (particularly building height, density, setbacks) align most closely with the Residential Medium Density Zone (Recession Plane Diagram C). It is therefore recommended that the Residential New Neighbourhood Zone be added to Recession Plane Diagram C in Appendix 15.15.9.</p> <p>This is considered to be a minor defect that needs to be addressed to make the plan workable.</p>
Chapter 16 Industrial		
16.6.2.3 (a)(i)	Any activity unless specified in ii. – iv-v. below	Cross-referencing error as there are 4 sub-clauses not 3 in this standard and all should be referred to.
16.6.5.2.3 b. ii.	There shall be no development of Lot 2, DP54992 (580 Russley Road) and Lot 1, DP54992 (570 Russley Road) prior to the vesting...	The term 'road' should not rely on the Chapter 2 definition in this instance because it is referring to a specific road. This is consistent with the approach taken throughout the CRDP.
16.6.6.1 P1, activity specific standard a. ii.	Built form standards in Rule 16.6.6.2, and Rule 16-4.6.2 unless specified otherwise in 16.6.6.2.	Cross-referencing error.
16.6.6.1.3 RD2 a.	Any activity listed in Rule 16.6.6.1.1 P1-P4 or Rule 16.6.6.1.3 RD3 that does not meet one or more of the built form standards in Rule 16.6.2 and 16.6.6.2, other than Rule 16.6.6.2.6 or 16.6.6.2.8 ...	There is no Rule 16.6.6.2.8 in the RCDP. The reference should therefore be deleted.

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR			
16.7.3.11.4	<p>Delete assessment matter 16.7.3.11.4 Energy efficiency and sustainability – Industrial Park Zone (Tait Campus), and consequential renumbering of the following assessment matters and cross-references in Chapter 16, as follows:</p> <p>16.7.3.11.54 Parking – Industrial Park Zone (Tait Campus) 16.7.3.11.65 Access – Industrial Park Zone (Tait Campus) 16.7.3.11.76 Stormwater management – Industrial Park Zone (Tait Campus)</p> <p>and</p> <table border="1" data-bbox="510 592 1285 758"> <tr> <td data-bbox="510 592 622 758"></td> <td data-bbox="622 592 927 758">Activity</td> <td data-bbox="927 592 1285 758">The <u>Council's</u> discretion shall be limited to the following matters:</td> </tr> </table>		Activity	The <u>Council's</u> discretion shall be limited to the following matters:	<p>There are no rules in the CRDP that refer to this assessment matter. Therefore to ensure a coherent plan it should be deleted and the numbering of the following provisions updated.</p>
	Activity	The <u>Council's</u> discretion shall be limited to the following matters:			

Schedules to Decision

PROVISION	CORRECTION		REASON THE CORRECTION IS MINOR	
	<p>RD1</p>	<p>a. Any activity listed in Rule 16.6.3.1.1 P1 that does not meet one or more of the built form standards in Rule 16.6.3.2.</p> <p>b. Advice note: Refer to relevant built form standard for provisions regarding notification.</p>	<p>a. As relevant to the built form standard that is not met:</p> <ul style="list-style-type: none"> i. Minimum building setback from road boundaries/ railway corridor – Rule 16.7.1.3 ii. For Rule 16.6.3.2.1, Open space and character- Rule 16.7.3.11.1 iii. For Rule 16.6.3.2.2, Landscaped areas– Rule 16.7.1.7 iv. For Rule 16.6.3.2.2, Landscaping – Rule 16.7.3.11.2 v. Stormwater management – Rule 16.7.3.11.76 vi. For Rule 16.6.3.2.4, Connectivity- Rule 16.7.3.11.3 vii. For Rule 16.6.3.2.4, Parking- Rule 16.7.3.11.54 viii. For Rule 16.6.3.2.4, Access- Rule 16.7.3.11.65 	

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
	<p>RD2</p> <p>c. Any development not complying with a key structuring element on the outline development plan in Appendix 16.8.9.</p> <p>d. Any application arising from this rule shall not be publicly notified.</p>	<p>a. Matters of discretion in Rules 16.6.3.3.1 – Rule 16.7.3.11.65</p>
Chapter 17 Rural		
17.4.1.3	<p><u>c. The activities listed below, except RD1, shall meet the built form standards in Rule 17.4.2, unless otherwise specified.</u></p>	<p>RD1 provides for relevant permitted and restricted discretionary activities where they do not meet one of more built form standards. The intent of the rule is to ensure that activities meet built form standards and if not are assessed against the relevant matter. Unless plan users read RD1 in association with other activities, it may not be clear that this is the case. The Council considers that this can be clarified by including a new statement in the introduction to the restricted discretionary activity table to ensure plan users are aware that these activities must meet built form standards, unless otherwise specified.</p>
17.5.1.3	<p><u>c. The activities listed below, except RD1, shall meet the built form standards in Rule 17.5.2, unless otherwise specified.</u></p>	<p>As above</p>

Schedules to Decision

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR																		
17.6.1.3	<u>c. The activities listed below, except RD1, shall meet the built form standards in Rule 17.6.2, unless otherwise specified.</u>	As above																		
17.7.1.3	<u>c. The activities listed below, except RD1, shall meet the built form standards in Rule 17.7.2, unless otherwise specified.</u>	As above																		
17.9.3.1	<p>a. The maximum site coverage percentage of the net site area and zone area, and the maximum total area, covered by buildings, impervious surfaces and outdoor storage areas shall be as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>Activity</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>For all activities, other than quarrying activities, for buildings, impervious surfaces and outdoor storage areas</td> <td>5% of the net site area or 2,000m², whichever is the lesser.</td> </tr> <tr> <td>ii.</td> <td></td> <td>5% of the zone area.</td> </tr> <tr> <td>iii.</td> <td>For quarrying activities, for buildings only</td> <td>5% of the net site area or 2,000m², whichever is the lesser.</td> </tr> <tr> <td>iv.</td> <td></td> <td>5% of the zone area.</td> </tr> <tr> <td></td> <td>Standard</td> <td></td> </tr> </tbody> </table>		Activity	Standard	i.	For all activities, other than quarrying activities, for buildings, impervious surfaces and outdoor storage areas	5% of the net site area or 2,000m², whichever is the lesser.	ii.		5% of the zone area.	iii.	For quarrying activities, for buildings only	5% of the net site area or 2,000m², whichever is the lesser.	iv.		5% of the zone area.		Standard		<p>The drafting of the site coverage rule for the Rural Quarry Templeton Zone is unclear. Specifically, as drafted (through Decision 34), the zone includes a different site coverage standard for:</p> <p>a. The net site area and the total zone area; and b. Quarrying activities (buildings only) and non-quarrying activities.</p> <p>There is ambiguity as to whether this rule provides a separate site coverage allowance for quarrying activities and non-quarrying activities. This issue was similarly raised in respect of the Rural Quarry Zone site coverage rule with the result that the Panel amended the rule in its Minor Corrections Decision for Decision 34⁷ to clarify that a maximum total site coverage of 5% was permitted by the rule not 5% for quarrying buildings and 5% for non-quarrying activities. It is submitted that a similar amendment is appropriate for the Rural Quarry Templeton Zone.</p> <p>In addition, it is considered that there does not need to be a standard for site coverage over the zone area and a standard for the net site area and that a standard for the zone area would be sufficient and would achieve the same outcome.</p>
	Activity	Standard																		
i.	For all activities, other than quarrying activities, for buildings, impervious surfaces and outdoor storage areas	5% of the net site area or 2,000m², whichever is the lesser.																		
ii.		5% of the zone area.																		
iii.	For quarrying activities, for buildings only	5% of the net site area or 2,000m², whichever is the lesser.																		
iv.		5% of the zone area.																		
	Standard																			

7 Paragraphs 21-22 Minor Corrections Decision (Decision 34) dated

PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
	<p>i. <u>The maximum total site coverage for all activities shall be no more than 5% of the total zone area.</u></p> <p>ii. <u>For the purposes of this rule, site coverage shall include all buildings, impervious surfaces and outdoor storage areas, other than in respect of quarrying activities where it shall only apply to buildings.</u></p>	
Chapter 18 Open Space		
18.4.1.1 P13, activity specific standard a. ii.	ii. <u>Sites</u> specifically set aside by the <u>Council</u> for <u>community facilities</u> and vested <u>classified</u> as a Local Purpose Reserve (Community facility) <u>or similar</u> .	<p>The term 'sites' was inadvertently not identified as a definition in P3 but should be to ensure a consistent approach throughout the CRDP.</p> <p>The use of the term "vested" in these rules would imply that it is the ownership rather than the classification of the reserve that is important. The purpose of these rules, however, was to make more lenient provisions for building size/site coverage if the site on which the community facility is proposed is less than 10,000m² in area, but is specifically set aside for community facilities under the Reserves Act. This correction simply clarifies this position to ensure usability of the CRDP.</p>
18.4.2.6 Table 1, row c.	c. Less than 10,000 m ² in area but on a <u>site</u> specifically set aside by the <u>Council</u> for <u>community facilities</u> and vested <u>classified</u> as a Local Purpose Reserve (Community facility) <u>or similar</u> .	<p>The use of the term "vested" in these rules would imply that it is the ownership rather than the classification of the reserve that is important. The purpose of these rules, however, was to make more lenient provisions for building size/site coverage if the site on which the community facility is proposed is less than 10,000m² in area, but is specifically set aside for community facilities under the Reserves Act. This correction simply clarifies this position to ensure usability of the CRDP.</p>

Schedules to Decision

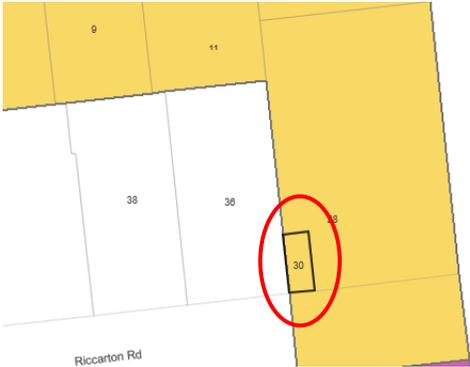
PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
<p>18.5.4.1.1 P2, activity specific standard b. and P4 activity specific standard f.</p>	<p>P2</p> <p>b. Use of the stadium for events shall be completed by 23:00 hrs Monday to Sunday <u>unless otherwise specified in P4, activity specific standard (f.)</u></p> <p>P4</p> <p>f. Use of <u>the stadium for concerts and/or use of</u> stadium floodlights at full illumination level shall be finished by 22:00 hrs, ...</p>	<p>The Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) provisions were carried over from the operative City Plan, however, they were reformatted to fit the new Plan's structure. The activity standards related to the days and hours of operation applicable to all events stipulated that the use of the stadium for events be finished by 22:00 hrs, Sunday to Thursday and by 23:00 hrs Friday and Saturday or any public holiday. Concerts have their own set of standards (18.5.4.1.1 P4) but in terms of days and hours of use relied on the standards in 18.5.4.1.1 P2.</p> <p>As a result of pre-notification consultation and a request from the Christchurch Stadium Trust, the hours for the use of the stadium for sporting events between Sunday and Thursday were extended from 10 pm to 11 pm in the notified Chapter 18 rules. This was primarily to enable the U20 FIFA world cup events held in Christchurch. The match play times during the cup were dictated largely by international televising requirements while needing to allow for potential overtime play.</p> <p>While the changes to the hours of stadium use in P2 (Night sporting events and non-sporting events requiring the use of floodlights) were meant to apply to sporting events only, inadvertently, by default they included concerts as well. When the change to the hours of use in P2 was introduced, the shorter 10pm, Monday to Thursday finish time for concerts should have been retained by inserting the original activity standard into P4 (Concerts) rules.</p> <p>It is requested that the correction is made to P4 activity standards as shown to reinstate the original intent of the temporary stadium rules. A clarification should also be added to P2(b.) to direct plan users to different standards for concerts in P4.</p>

Schedules to Decision

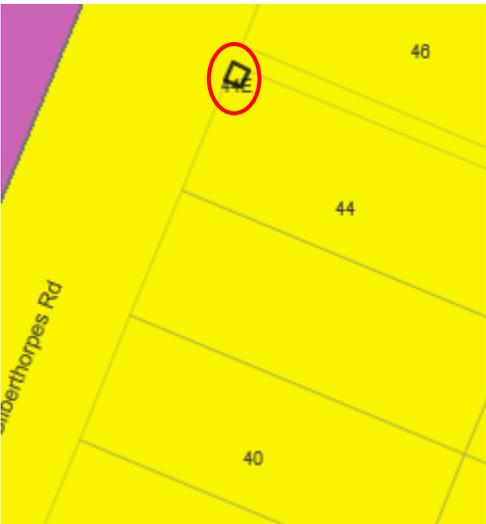
PROVISION	CORRECTION	REASON THE CORRECTION IS MINOR
<p>18.7.2.5 a. i. Standard a.</p>	<p>a. <u>The maximum gross floor area of any single buildings</u> shall have a gross floor area less than be 150m²; or</p>	<p>The wording of standard i. a. may cause confusion in the interpretation of this rule. While the intent of the rule was to limit the maximum floor area of any single building, the current wording of the rule may potentially be interpreted to mean that 150m² is the limit for the combined floor area of all buildings on a site.</p> <p>This was not the intent of the rule, therefore a minor correction to the wording of the rule is requested to ensure that the intent of the rule is clear and certain. In addition the proposed wording aligns with other similar rules.</p>

APPENDIX 2

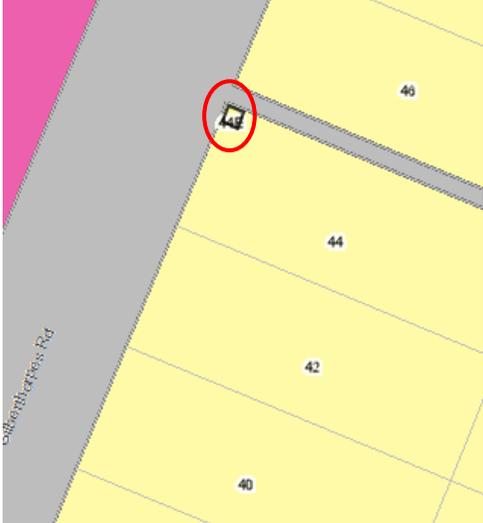
TABLE OF MINOR CORRECTIONS TO THE CRDP PLANNING MAPS

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
<p>Planning Map 31</p>	<p>Show 30 Riccarton Road as zoned Residential Suburban Density Transition Zone on Planning Map 30, the property is outlined in red below:</p> <p>Notified as Residential Suburban Density Transition:</p>  <p>Decision 11 PM31 rezoned 30 Riccarton Road to Commercial Mixed Use:</p>	<p>30 Riccarton Road was notified in Stage 1 as Residential Suburban Density Transition Zone (RSDT).</p> <p>Kilmarnock Enterprises Ltd (#598) sought that 32 Riccarton Road be rezoned from RSDT to Commercial Fringe. This submission was accepted in part through Decision 11 Commercial (part) and Industrial (part) dated 18 December 2015 (Decision 11), which rezoned the site Commercial Mixed Use.</p> <p>The Decision 11 Planning Map decision dated 8 April 2016 confirmed the maps attached to Mr Mark Stevenson's rebuttal evidence. Unfortunately, those maps incorrectly changed the zoning for 30 Riccarton Road (as well as 3 Riccarton Road) as zoned Commercial Mixed Use.</p> <p>The Council considers that a minor correction is required to Planning Map 31, as decided by the Decision 11 planning map decision, to revert 30 Riccarton Road to RSDT as there was no scope within submission #598 to rezone this site and it was not discussed by the Panel in Decision 11.</p>

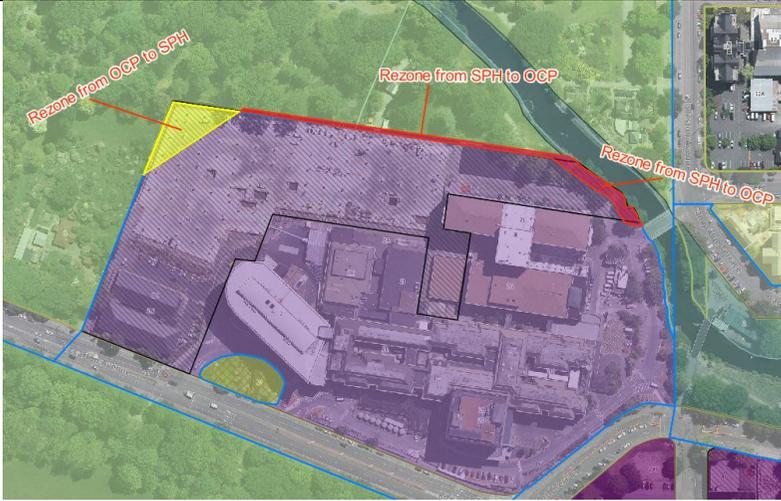
Schedules to Decision

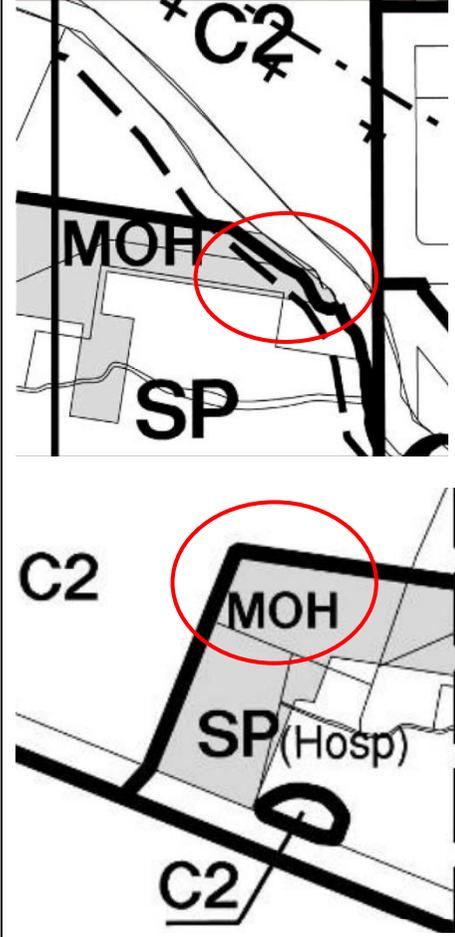
PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		
<p>Planning Map 36</p>	<p>Show 44E Gilberthorpes Road as zoned Residential Suburban on Planning Map 36, the property is outlined in red below:</p> <p>Notified as Residential Suburban:</p> 	<p>44E Gilberthorpes Road was notified in Stage 1 as Residential Suburban.</p> <p>Housing NZ (#RMD126) sought that the specific properties at 24, 26, 28, 30, 32, 34, 34A, 36, 38, 40, 42, 44, 46, 48, 50, 50A, and 52 Gilberthorpes Road (but not 44E Gilberthorpes Road) be rezoned from Residential Suburban to Residential Medium Density (RMD). This submission was accepted in Decision 41 Additional Residential Medium Density Areas dated 6 September 2016 (Decision 41).</p> <p>The property at 44E Gilberthorpes Road was not within the scope of the submission. However the maps provided by the Council and subsequently Decision 61 Minor corrections and Decision as to Planning Maps on the Residential Medium Density Areas (Decision 61) incorrectly shows the site as RMD.</p> <p>The Council considers that a minor correction is required to Planning Map 36, as decided by Decision 61, to show 44E Gilberthorpes Road as Residential Suburban as there was no scope within #RMD126 to rezone this site and it was not discussed by the Panel in Decision 41.</p>

Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
	<p>Decision 61 PM36 rezoned 44E Gilberthorpes Road to Residential Medium Density:</p> 	
<p>Planning Maps 38, 39 and H19</p>	<p>Correct the shape of the Specific Purpose (Hospital) Zone at the main hospital site so it reflects the land owned by Canterbury District Health Board, this area is outlined red in the map below:</p>	<p>On 31 March 2014, the Canterbury Earthquake (Canterbury DHB Land Exchange) Order 2014 directed the Council to amend its district plan to zone land which was subject to a land exchange between the Council and the Canterbury District Health Board⁸. The land relates to the parcels identified as Areas A, B and C circled red on the plan below.</p>

⁸ Canterbury Earthquake (Canterbury DHB Land Exchange) Order 2014, Section 13.

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
	 <p>The affected areas enlargements are shown below:</p>	 <p>On 14 May 2014 Council gave effect to the Order by extending the Special Purpose Hospital Zone over all of the land identified as 'Area A' (0.7025 hectares) above and zoned all of 'Area B' and 'C' as Conservation 2 Zone (0.7025 hectares) in the Christchurch City Plan. This is shown on the City Plan map extracts below.</p>

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
	 <p data-bbox="504 1216 1285 1385">Should the Panel accept the above corrections, a consequential amendment will be required to Chapter 10, Designations, Designation M1. Correct underlying zoning for Designation M1 to only refer to Specific Purpose (Hospital) Zone (note that "Special" needs to be replaced with "Specific")</p>	 <p data-bbox="1303 1232 2112 1391">Unfortunately this amended zoning was not carried over into the Stage 3 planning maps notified in July 2015. This may have been as a consequence of the timing at which the amendments were made to the City Plan to give effect to the Order, and the timing of preparation of the draft planning maps</p>

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR																
	<p>to amend the zone name error) and delete reference to the Open Space Community Parks zone as follows:</p> <p>M1 Christchurch Hospital - Acute Services Building</p> <table border="1" data-bbox="506 395 1290 871"> <tr> <td>Designation Number</td> <td>M1</td> </tr> <tr> <td>Requiring Authority</td> <td>Minister of Health</td> </tr> <tr> <td>Location</td> <td>Riccarton Avenue</td> </tr> <tr> <td>Roll-over Designation</td> <td>Yes (with modification)</td> </tr> <tr> <td>Legacy Reference</td> <td>Christchurch City Plan, Volume 3, Part 12 Designations</td> </tr> <tr> <td>Lapse Date</td> <td>5 years from July 2014</td> </tr> <tr> <td>Underlying Zone</td> <td>Special Specific Purpose (Hospital) Zone and Open Space Community Parks Zone</td> </tr> <tr> <td>Map Number</td> <td>38 and 39</td> </tr> </table>	Designation Number	M1	Requiring Authority	Minister of Health	Location	Riccarton Avenue	Roll-over Designation	Yes (with modification)	Legacy Reference	Christchurch City Plan, Volume 3, Part 12 Designations	Lapse Date	5 years from July 2014	Underlying Zone	Special Specific Purpose (Hospital) Zone and Open Space Community Parks Zone	Map Number	38 and 39	<p>to be notified for the RCDP. This resulted in the notified zoning not giving effect to the Order which was in force at the time the planning maps were notified.</p> <p>This error was not picked up by Council, the Crown (acting for the Ministry of Health) or the DHB and there were no submissions received on this matter.</p> <p>The extract below shows the <i>City Plan</i> zoning (as amended by the Order) overlain with the new <i>District Plan</i> zoning as notified. From this you can see that a small triangular part of Hospital Land in the north-west of the site (also designated for Hospital Purposes) has been omitted from the Specific Purpose Hospital Zone. On the north-east of the site, adjoining the Avon River, a small slither of riverside land has not been rezoned for open space purposes (OWM) but rather it was given a hospital zoning instead. The blue line indicates where the hospital zoning should have ended. There is also a small mis-alignment of the zone boundary with the property boundary along the northern edge of the site.</p>  <p><i>Blue line</i> – former City Plan boundary of Special Purpose Hospital Zone <i>Purple</i> – Replacement District Plan Specific Purpose Hospital</p>
Designation Number	M1																	
Requiring Authority	Minister of Health																	
Location	Riccarton Avenue																	
Roll-over Designation	Yes (with modification)																	
Legacy Reference	Christchurch City Plan, Volume 3, Part 12 Designations																	
Lapse Date	5 years from July 2014																	
Underlying Zone	Special Specific Purpose (Hospital) Zone and Open Space Community Parks Zone																	
Map Number	38 and 39																	

Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		<p><i>Zone</i> <i>Black Hatching – Replacement District Plan designation for the Acute Services Hospital Building</i></p> <p>On 19 April 2016, the Greater Christchurch Regeneration Act 2016 revoked the Order which had directed the zone changes (s146 and Schedule 6 of the Order). Panel Decision 43 (not yet fully operative) confirmed the zoning of the Specific Purpose Hospital Zone as notified.</p>  <p>Decision 35 (fully operative on 22 February 2017) confirmed the zoning of Christchurch Hospital and adjoining land as follows:</p>

Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		 <p>Council and the Crown are in agreement that the zoning should be amended as initially directed by Canterbury Earthquake (Canterbury DHB Land Exchange) Order 2014 on the basis that it was an error that this zoning was not carried over into the District Plan as notified. No other parties are considered affected by the zone change.</p>
<p>Planning Map 39 & H24</p>	<p>Show part of 198 Milton Street (Pt Lot 4 DP 11177) as RMD, this land is shaded red in the map below:</p> 	<p>This part of 198 Milton Road was notified as Open Space Community Park (OCP) zone, which was an error carried over from the former City Plan. The land is a privately owned residential property, therefore, an OCP zoning is not appropriate on any part of the section. No submissions were lodged by the owner or the Council to correct the zoning.</p> <p>However, the Council considers that this is a defect in the CRDP and an amendment is required to correct it by zoning the land RMD. The amended zoning will better reflect the residential use and private ownership of the land in question.</p>

APPENDIX 3

Consequential amendments required through the addition of recreation as a separate permitted activity in the Commercial core and Commercial Banks Peninsula zones

15.4 Commercial Core Zone

Rule 15.4.1.1 Permitted activities

Activity	Activity specific standards
P1 Any new building or addition to a building , for any permitted activity listed in Rule 15.4.1.1 P2 to P234 .	Nil
P2 Department store, supermarket , unless specified below. (refer to Rule 15.4.1.4 D2)	
P3 Retail activity excluding supermarket and department store , unless otherwise specified	a. The maximum tenancy size shall be 500m ² GLFA in a Neighbourhood Centre . This clause does not apply to the Key Activity Centre at Spreydon/Barrington.
P4 Trade supplier	
P5 Second-hand goods outlet	
P6 Commercial services	
P7 Entertainment activity and the use of land and buildings for sports	
P8 Recreation activity	
P89 Food and beverage outlet	
P910 Gymnasium	
P101 Office	a. The maximum tenancy size shall be 500m ² GLFA in a District Centre or Neighbourhood Centre .
P142 Guest accommodation	a. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nTw+C_{tr}}$.
P123 Community facility	Nil
P134 Health care facility : a. outside the 50 dB Ldn Air Noise Contour as defined on the Planning Maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the Planning Maps, with no accommodation for overnight care.	

Schedules to Decision

Activity	Activity specific standards
<p>P145 Education activity:</p> <p>a. outside the 50 dB Ldn Air Noise Contour as defined on the Planning Maps; and</p> <p>b. inside the 50 dB Ldn Air Noise Contour as defined on the Planning Maps, limited to trade and industry training activities.</p>	
<p>P156 Preschool:</p> <p>a. outside the 50 dB Ldn Air Noise Contour.</p>	
<p>P167 Care facility:</p> <p>a. outside the 50 dB Ldn Air Noise Contour.</p>	
<p>P178 Spiritual activity</p>	
<p>P189 Public artwork</p>	
<p>P492 Public transport facility</p>	
<p>P202 1</p> <p>Residential activity</p>	<p>a. The activity shall be:</p> <ol style="list-style-type: none"> i. located above ground level; or ii. located to the rear of any activities listed in Rule 15.4.1.1 P1 – P178 on the ground floor frontage to the street, excluding: <ol style="list-style-type: none"> A. any pedestrian entrance including lobby and/or reception area associated with residential activity; or B. the Brougham Street and Buchan Street frontages of the site at 350 Colombo Street in Sydenham (Sec 1 SO19055). <p>b. Clause (a)(ii) shall not apply to the Commercial Core Zone at North Halswell (as identified in Appendix 15.15.3), where all residential activity shall be above ground level.</p> <p>c. The activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, car parking areas, garages and balconies) per unit of:</p> <ol style="list-style-type: none"> i. Studio 35m² ii. 1 bedroom 45m² iii. 2 bedrooms 60m² iv. 3 or more bedrooms 90m² <p>d. Each residential unit shall be provided with:</p>

Schedules to Decision

Activity		Activity specific standards																
		<p>i. an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area;</p> <p>ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre; and</p> <p>iii. any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres.</p> <p>e. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, located immediately outside and accessible from an internal living area of the residential unit.</p> <table border="1" data-bbox="762 925 1350 1272"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>6m²</td> <td>1.5 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m²</td> <td>1.5 metres</td> </tr> <tr> <td>iii.</td> <td>More than 3 bedrooms</td> <td>15m²</td> <td>1.5 metres</td> </tr> </tbody> </table> <p>f. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nTw}+C_{tr}$.</p> <p>g. The activity shall not be located within the 50 dB Ldn Air Noise Contour as shown on the Planning Maps.</p>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m ²	1.5 metres	ii.	2 or 3 bedroom	10m ²	1.5 metres	iii.	More than 3 bedrooms	15m ²	1.5 metres
	Type	Area	Dimension															
i.	Studio, 1 bedroom	6m ²	1.5 metres															
ii.	2 or 3 bedroom	10m ²	1.5 metres															
iii.	More than 3 bedrooms	15m ²	1.5 metres															
P242	Emergency service facilities	Nil																
P223	Parking lot																	
P234	High technology industrial activity																	

Rule 15.4.1.2 Controlled activities

C1	Any activity listed in Rule 15.4.1.1 P1-P234 requiring consent under Rule 15.4.2. (b) . Any application arising from this rule shall not be limited or publicly notified.
-----------	---

Rule 15.4.1.3 Restricted discretionary activities

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>a. Any activity listed in Rule 15.4.1.1 P201 that does not meet one or more of the activity specific standards a. – e.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Residential activity - Rule 15.13.2.3</p> <p>b. Activity at ground floor level – Rule 15.13.2.2</p>
RD2	<p>Any activity listed in Rule 15.4.1.1 P1-P234 and Rule 15.4.1.3 RD3 to RD7, that do not meet one or more of the built form standards in Rule 15.4.2.1 c. and Rules 15.4.2.2 – 15.4.2.9, unless otherwise specified.</p> <p>Advice note: Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the built form standard that is not met:</p> <p>a. Urban design – Rule 15.13.1.</p> <p>b. Maximum building height – Rule 15.13.3.1</p> <p>c. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2</p> <p>a. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.13.3.3</p> <p>b. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4</p> <p>c. Outdoor storage areas – Rule 15.13.3.5</p> <p>d. Landscaping and trees – Rule 15.13.3.6</p> <p>e. Water supply for fire fighting – Rule 15.13.3.8</p> <p>f. Minimum building setback from the railway corridor - Rule 15.13.3.10</p> <p>g. Refer to Rule 15.13.4 for the matters of discretion for area specific standards.</p>
RD3	<p>a. Yard-based supplier</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Centre vitality and amenity – Rule 15.13.2.4</p>
RD4	<p>a. Service station</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	
RD5	<p>a. Drive-through services</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Drive-through services – Rule 15.13.3.12</p>
RD6	<p>a. Any activity listed in Rule 15.4.1.1 P3 – P101 that do not meet the activity specific standards.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Maximum tenancy size – Rule 15.13.2.1</p> <p>b. Centre vitality and amenity - Rule 15.13.2.4</p>

Schedules to Decision

	Activity	The Council's discretion shall be limited to the following matters:
RD7	<p>a. <u>Parking building</u></p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	a. Urban design – Rule 15.13.1 .

15.4.1.5 Non-complying activities

	Activity
NC1	Any <u>residential activity</u> or <u>guest accommodation</u> that does not meet Rules 15.4.1.1 P142 activity specific standard a. or P201 activity specific standard f.

15.4.2.1 Urban design

	Activity status	Applicable to	Matters of control or discretion
a.	Permitted activity	<p>Any new <u>building</u> or addition to a <u>building</u> for activities listed in Rule 15.4.1.1 P1 to P234 that does not exceed:</p> <ul style="list-style-type: none"> i. 4,000m² GLFA where located in a <u>District Centre</u> as identified in Table 15.1; or ii. 1,000m² GLFA where located in a <u>Neighbourhood Centre</u> identified in Table 15.1. 	Nil
b.	Controlled activity	<p>Any new <u>building</u> or addition to a <u>building</u> for activities listed in Rule 15.4.1.1 P1 to P234 that exceed permitted standards a. i or ii and is certified by a qualified urban design expert on a <u>Council</u> approved list as meeting each of the urban design provisions / outcomes in Rule 15.13.1 Urban design (a)(i)-(ix).</p> <p>Certification shall include sufficient detail to demonstrate how the relevant urban design provisions / outcomes in Rule 15.13.1 have been met.</p>	<p>The <u>Council's</u> control is restricted to the following matters:</p> <ul style="list-style-type: none"> a. That the new <u>building</u> or addition to a <u>building</u> is built in accordance with the urban design certification.
c.	Restricted discretionary activity	Any new <u>building</u> or addition to a <u>building</u> that is not a permitted or controlled activity under Rule 15.4.2.1 (a) or (b).	<p>The <u>Council's</u> discretion is restricted to the following matter:</p> <ul style="list-style-type: none"> a. Urban design – Rule 15.13.1

Schedules to Decision

	Activity status	Applicable to	Matters of control or discretion
d.	Any application arising from this rule shall not be limited or publicly notified.		

Advice notes:

3. ...

P123 [Community facility](#); P134 [Health care facility](#); P145 [Education activity](#); P156 [Preschool](#); P167 [Care facility](#); P178 [Spiritual activity](#); P242 [Emergency service facility](#).

15.4.2.3 Building setback from road boundaries/Streetscene

(a)(i)(D) This rule shall not apply to emergency service facilities (P242)

Schedules to Decision

15.6 Commercial Banks Peninsula Zone

15.6.1.1 Permitted activities

	Activity	Activity specific standards
P1	In Lyttelton or Akaroa, the use of an existing building for activities listed in Rule 15.6.1.1 P3-P242 .	Nil
P2	The erection of a building , relocatable building or relocation of a building , external additions, alterations, and repairs for activities listed in Rule 15.6.1.1 P3- P242 at Governors Bay, Diamond Harbour, Church Bay and Little River.	Nil
P3	Retail activity	i. Nil
P4	Second-hand goods outlet	
P5	Supermarket	
P6	Commercial services	
P7	Office	
P8	Entertainment activity and the use of land and buildings for sports.	
P9	Recreation activity	
P9 <u>10</u>	Gymnasium	
P10 <u>1</u>	Community facility	
P11 <u>2</u>	Health care facility outside the Lyttelton Port Influences Overlay Area defined on the Planning Maps	
P12 <u>3</u>	Education activity outside the Lyttelton Port Influences Overlay Area defined on the Planning Maps	a. The following shall apply in Lyttelton only: <ul style="list-style-type: none"> i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nTw}+C_{tr}$. ii. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw}+C_{tr}$.
P13 <u>4</u>	Care facility outside the Lyttelton Port Influences Overlay Area defined on the Planning Maps	a. The following shall apply in Lyttelton only: <ul style="list-style-type: none"> i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nTw}+C_{tr}$. ii. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw}+C_{tr}$.
P14 <u>5</u>	Preschool outside the Lyttelton Port Influences Overlay Area	a. The following shall apply in Lyttelton only:

Schedules to Decision

	Activity	Activity specific standards								
	defined on the Planning Maps	<ul style="list-style-type: none"> i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nTw}+C_{tr}$. ii. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw}+C_{tr}$. 								
P156	Public artwork	j. Nil								
P167	Residential activity outside the Lyttelton Port Influences Overlay Area	<ul style="list-style-type: none"> a. The activity shall: <ul style="list-style-type: none"> i. be located above ground floor level or at the rear of a commercial activity. In Akaroa this shall only apply to sites fronting Beach Road between Rue Jolie and Bruce Terrace; and ii. have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, car parking area, garages and balconies) per unit of: <ul style="list-style-type: none"> A. Studio 35 m² B. 1 bedroom 45 m² C. 2 bedrooms 60 m² D. 3 or more bedrooms 90 m²; and b. Each residential unit shall be provided with: <ul style="list-style-type: none"> i. an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area; ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre; and iii. any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5 metres. c. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as follows, located immediately outside and accessible from an internal living area of the residential unit. <table border="1" data-bbox="778 1899 1311 2007"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>6m²</td> <td>1.5 metres</td> </tr> </tbody> </table> 		Type	Area	Dimension	i.	Studio, 1 bedroom	6m ²	1.5 metres
	Type	Area	Dimension							
i.	Studio, 1 bedroom	6m ²	1.5 metres							

Schedules to Decision

	Activity	Activity specific standards								
		<table border="1"> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m²</td> <td>1.5 metres</td> </tr> <tr> <td>iii.</td> <td>3 or more bedrooms</td> <td>15m²</td> <td>1.5 metres</td> </tr> </table> <p>d. In Lyttelton:</p> <p>i. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw}+C_{tr}$.</p> <p>ii. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nTw}+C_{tr}$.</p>	ii.	2 or 3 bedroom	10m ²	1.5 metres	iii.	3 or more bedrooms	15m ²	1.5 metres
ii.	2 or 3 bedroom	10m ²	1.5 metres							
iii.	3 or more bedrooms	15m ²	1.5 metres							
P178	Guest accommodation outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>a. In Akaroa:</p> <p>i. Guest accommodation shall be located above ground floor level or to the rear of a commercial activity on Beach Road, between Rue Jolie and Bruce Terrace, except for a pedestrian entrance/ ground floor lobby/ reception area.</p> <p>b. In Lyttelton:</p> <p>i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr,2m,nTw}+C_{tr}$.</p> <p>ii. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw}+C_{tr}$.</p>								
P189	Public transport facility	Nil								
P1920	Emergency service facilities									
P201	Parking building									
P242	Parking lot									
P223	Port activities , within that part of Lyttelton south west of the intersection of Norwich Quay and Oxford Street.									

15.6.1.3 Restricted discretionary activities

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Activities listed in Rule 15.6.1.1 P3-P242 and Rule 15.6.1.3 RD2 that do not meet one or more of the built form	As relevant to the standard that is not met: <p>a. Maximum building height – Rule 15.13.3.1</p>

Schedules to Decision

	Activity	The Council's discretion shall be limited to the following matters:
	standards in Rule 15.6.2 , unless otherwise specified. Advice note: Refer to relevant built form standard for provisions regarding notification.	<ul style="list-style-type: none"> b. Site coverage – Rule 15.13.3.7 c. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2 d. Minimum separation from the internal boundary with a residential zone (for non-compliance with Rule 15.5.2.3) – Rule 15.13.3.3 e. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4 f. Outdoor storage areas – Rule 15.13.3.5 g. Water supply for fire fighting – Rule 15.13.3.8 h. Minimum building setback from the railway corridor - Rule 15.13.3.10
RD2	<ul style="list-style-type: none"> a. Activities listed in Rule 15.6.1.1 P142-P145, P167 and P178 that do not meet one or more of the activity specific standards in Rule 15.6.1.1, unless otherwise specified. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> k. For Rule 15.6.1.1 P167 Residential activity – <ul style="list-style-type: none"> i. Residential activity - Rule 15.13.2.3 ii. Activity at ground floor level – Rule 15.13.2.2 b. For Rules 15.6.1.1 P142-P145 and P178 - Rule 15.13.2.3 (f)
RD3	<ul style="list-style-type: none"> a. Activities listed in Rule 15.6.1.1 P3 to P242 in Lyttelton or Akaroa which involve the erection of a building, relocatable building or relocation of a building, external additions or alterations to a building, which meet the activity specific standards in Rule 15.6.1.1 and built form standards in Rule 15.6.2. b. Any application arising from this rule shall not be limited or publicly notified. c. This rule shall not apply where the development is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades. 	<ul style="list-style-type: none"> a. Urban design – Rule 15.13.1. b. Lyttelton Design Guidelines (Appendix 15.15.6) and Akaroa Design Guidelines (Appendix 15.15.7). c. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3. d. The extent to which development provides lane ways and linkages in the locations identified on the Lyttelton Master Plan Overlay (Appendix 15.15.8) as "Indicative pedestrian lane way and linkages" and an active frontage onto these lane ways.

15.6.1.4 Discretionary activities

	Activity
D1	Activities listed in Rule 15.6.1.1 P3 to P242 in Lyttelton or Akaroa which involve the erection of a building, relocatable building or relocation of a building , external additions or alterations to a building , which do not meet one or more of the built form standards in Rule 15.6.2 or activity specific standards in Rule 15.6.1.1 .

Schedules to Decision

	Activity
	Advice note: Refer to relevant built form standard for provisions regarding notification.

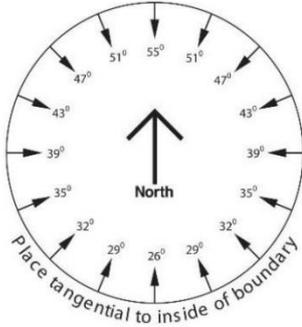
15.6.2.6 Outdoor storage areas

- b. This rule shall not apply to activities permitted in accordance with [Rule 15.6.1.1 P223](#).

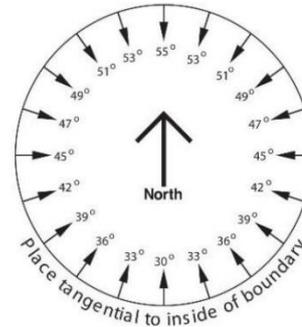
APPENDIX 4

Updated Appendix 15.15.9 Recession Planes

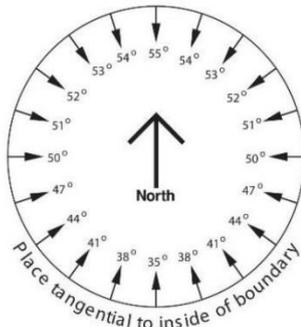
Appendix 15.15.9 Recession Planes



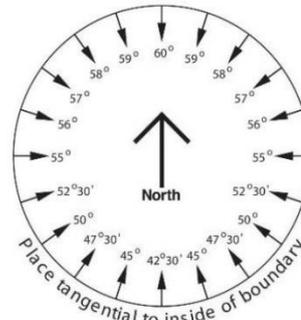
- A Applicable to all buildings:
- in the Residential Suburban Zone
 - on sites in other non residential zones that adjoin the Residential Suburban Zone



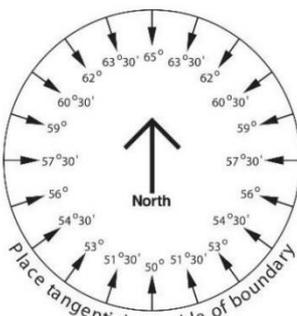
- B Applicable to all buildings:
- Residential Suburban density overlay
 - On sites on other non residential zones that adjoin the Residential Suburban density overlay area



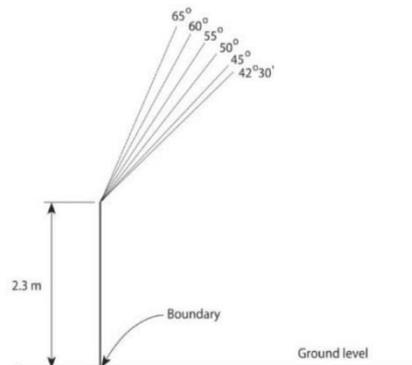
- C Applicable to all buildings:
- in the Residential Medium Density Zone
 - in the Residential New Neighbourhood Zone
 - on sites in other non residential zones that adjoin the Residential Medium Density Zone and Residential New Neighbourhood Zone



- D Applicable to all buildings:
- in the medium density higher height limit zones
 - on sites in other non residential zones that adjoin the medium density higher height limit zones
 - in the medium density higher height limit zones (except those buildings over 11 metres in height)
 - on sites in other non residential zones that adjoin the medium density (except those buildings over 11 metres in height)
 - in the central city that adjoin an Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Otakaro Zone



- E Applicable to all buildings:
- over 11 metres in height in the medium density higher height limit zones
 - over 11 metres in height on sites in other non residential zones that adjoin the medium density higher height limit zones
 - in the central city that adjoin a residential zone



Note: North is true north

Schedule 3

Amend Rule 18.5.4.1.1 as follows (changes shown tracked)

P2	Night sporting events and non-sporting events requiring the use of flood lights and excluding concerts	a. All events, excluding sports practice and training sessions, shall:
P3	Sports practice and training sessions including the use of limited floodlighting	<p>i. be limited to 25 events in any rolling twelve month period; and</p> <p>ii. be limited to a capacity of 25,000 seated patrons;</p> <p>b. Use of the stadium for events shall be completed by 23:00 hrs Monday to Sunday;</p> <p>c. The noise generated by all events (excluding crowd noise and concerts) shall not exceed 65 dB L_{Aeq};</p> <p>d. Use of stadium floodlighting for events is limited to no more than two nights in any week starting Monday.</p> <p>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;</p> <p>f. Use of stadium floodlights at full illumination level shall be finished by 23:00 hrs 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;</p> <p>g. Stadium floodlights shall be directed towards the pitch;</p> <p>h. All events shall have an event day operational plan prepared in accordance with Rule 18.5.4.2.5.</p>
P4	Concerts	<p>a. Shall be limited to a capacity of 34,000 patrons;</p> <p><u>b. Use of the stadium for concerts shall be finished by 22:00 hrs, Sunday to Thursday and by 23:00 hrs Friday and Saturday or any public holiday;</u></p> <p>c.b. May include one concert practice session per concert;</p> <p>d.e. The noise generated by concerts shall not exceed 85 dB L_{Aeq};</p> <p>e.d. Use of stadium floodlighting for events is limited to no</p>

		<p>more than two nights in any week starting Monday.</p> <p>f.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;</p> <p>g.f. Use of stadium floodlights for concerts at full illumination level shall be finished by 22:00 hrs, Sunday to Thursday and by 23:00 hrs 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;</p> <p>h.g. Stadium floodlights shall be directed towards the pitch;</p> <p>i.h. All events shall have an event day operational plan prepared in accordance with Rule 18.5.4.2.5.</p>
--	--	--