

IN THE MATTER OF 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: 15 December 2016

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

MINOR CORRECTIONS TO DECISION 56

**Chapter 6: General Rules and Procedures (Part) – excluding Noise,
Airport matters, and Hagley Park and Chapter 15: Commercial – Lyttelton
Master Plan Overlay Area**

Background

[1] The Hearings Panel ('the Panel') issued its decision on Chapter 6 General Rules and Procedures (Part) – excluding Noise, Airport matters, and Hagley Park on 10 November 2016.

[2] Applications were received for minor corrections to the Provisions from Christchurch City Council ('Council/CCC'), the Crown, Christchurch International Airport Limited ('CIAL'), Carter Group Limited and others ('Carter Group'), Transpower and Orion.¹

[3] 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. All corrections to the provisions are contained in Schedule 1 to this decision. The Council also sought minor corrections or clarification relating to the Decision.

[4] This decision also completes our determination of matters concerning the proposed Lyttelton Master Plan Overlay Area and related rules addressed, but not fully determined, in Decision 12. This is according to the jurisdiction under which Decision 12 was determined, in that it completes that decision.

Provisions

Council application

[5] We turn first to a matter raised by the Crown relating to a comprehensive review as requested by the Panel at paragraph 210 of this Decision.² We issued a minute dated 2 December but that has now been overtaken by a further application on behalf of Christchurch City to align the numbering and structure of the Christchurch Replacement District Plan ('CRDP').³ The Council have confirmed to us that the Crown concur in that application. In that application the Council seeks a direction that they are to complete the CRDP numbering and structural review and amend the CRDP accordingly. We give such a direction and in accordance with the timeline accepted by the Council this work is to be completed by Friday 17 February 2017. This is done by way of a minor correction pursuant to Clause 16 of the OIC.

¹ Memoranda of Counsel requesting corrections to Decision 56: Christchurch City Council, dated 21 November 2016; the Crown, dated 25 November 2016; Christchurch International Airport Limited, dated 25 November 2016; Carter Group Limited, Scentre New Zealand Limited, Bunnings Limited and NPT Limited, dated 25 November 2016; Transpower New Zealand, dated 25 November 2016.

² Decision 56: Chapter 6 General Rules and Procedures (Part) – excluding Noise, Airport matters, and Hagley Park at [210].

³ Application on behalf of Christchurch City Council to align the numbering and structure of the Christchurch Replacement District Plan, dated 5 December 2016.

[6] In carrying out that work it is possible the Council will identify some other minor errors that may require correction across the whole plan. We grant leave to the Council to file a memorandum seeking such corrections 10 working days after 17 February 2017.

[7] In Schedule 1 to the Council's application dated 21 November 2016, the requests relating to 6.2.4.1, 6.6.5.2 (pages 85 and 147 of the Decision) and 14.10.1.1 should be included in this work by the Council. We do not accept those changes in this decision.

[8] Except where specifically mentioned below, all requests contained in the Council's Schedule 1 of their application dated 21 November 2016 have been accepted and included in our Schedule 1.

Impervious surfaces

[9] The Council notes that Decision 56 changes the description of the impervious surfacing and fences in Rule 6.6.4.2 P5 and P6.

[10] The Council seeks clarification in relation to these changes. It also seeks that the Panel amend the decision to revert to the activity descriptions in the revised proposal to avoid the duplication between P2 and P5/P6 and to retain the permitted standard for new impervious surfacing and fences.

[11] We accept this as a minor error and have made the changes sought by the Council subject to clarification of the drafting.

[12] The Council further notes that the revised version did not include restrictions on impervious surfacing in natural area water body setbacks (Rule 6.6.6). These rules apply to the open space, natural and open space coastal zones. At paragraph 17 of their application they note the reasons why controls were not included in these areas.

[13] We accept those reasons and also accept there was an error on our part to introduce those impervious surfacing controls to Rule 6.6.6. We have accordingly deleted those provisions.

Commodore Airport Hotel

[14] The Council seeks confirmation that the land at 455 Memorial Avenue should be zoned RGA Zone on the planning maps. We confirm that is the case.

310 Sawyer's Arms Road (Papanui Club)

[15] In our Decision 17 this land was zoned Residential Suburban ('RS'). However, in Stage 3 the Papanui Club Incorporated sought the land either be re-zoned to Guest Accommodation Zone to enable future guest accommodation on this site or that it be scheduled and that the schedule activity listing be extended to provide for guest accommodation.

[16] This was opposed by the Council and no evidence was presented to the Panel to support the submission. Again for the avoidance of doubt we advise the Council that the RS zoning shown on planning map 18 for this site correctly incorporates the Panel's Decision.

Consequential amendments to Decision 10

[17] This relates to the Redwood Hotel at 340 Main North Road and the Racecourse Hotel at 116–118 Racecourse Road. In Stage 1 (confirmed through Decision 10) the sites were notified as Residential Suburban. In Stage 2 they were later notified with scheduled activity overlay.

[18] Decision 56 now confirms Residential Guest Accommodation zoning over these two sites in place of the Stage 1 zoning and scheduling. We accept the Council's minor correction request and make consequential amendments to remove the Stage 1 zoning from these two sites.

6.6.5.5 PR 1 (Page 147)

[19] We do not accept the request for correction. We are satisfied the matter is adequately addressed in the introductory text within the Rule.

6.8.4.1 P 8 b.i. (Page 166) and 6.8.4.1 P8 b.iv. (Page 166)

[20] In relation to 6.8.4.1 P 8 b.i. we do not accept the correction sought. We are satisfied that the decision version is clear that the exception to the rule sought by the Council is clearly indicated by the words ‘other than...’ in clause b. The same applies to 6.8.4.1 P8 b.iv.

CIAL/Carter Group

Rule 6.8.5.2

[21] CIAL refer us to a signed joint memorandum recording agreement with the Council and the Canterbury Earthquake Recovery Authority, on behalf of the Crown, dated 10 March 2016. The purpose of the joint memorandum was to address the signage rule relating to signage and traffic safety.

[22] The Rule above was agreed in a way which meant it was triggered only when all three criteria in B are met, i.e. when (B)i and (B)ii and (B)iii are all met the Rule will apply.

[23] CIAL and Carter Group point to the fact that the conjunctive “and” has been replaced in the Decision Version by “or”.

[24] In response the Council opposed this as a minor error saying it was a conscious decision of the Panel.

[25] In fact it was an error on the part of the Panel in overlooking the contents of the signed joint memorandum and no change was intended. Accordingly, we reinsert Rule 6.8.5.2 in its agreed form with the conjunctive “and” as opposed to the disjunctive “or”.

Airport-related signage in the special purpose airport zone

[26] Similarly in the same consent memorandum the parties agreed on the insertion of a Rule P13. In our Decision we stated that we did not consider such a Rule was necessary. The Rule permits signs within the Special Purpose Airport Zone which fall within the activities covered by the scope of the CIAL’s designation.

[27] CIAL has now pointed out that the removal of the agreed Rule means Outline Plans would need to be prepared for every airport-related sign. We note this would add significant cost and consenting issues contrary to the OIC.

[28] Despite the position now taken by the Council, contrary to the memorandum, in saying the Rule is no longer needed we are satisfied that we have made an error. It is a minor error and we correct it by inserting P13.

Transpower New Zealand Limited/Orion New Zealand Limited

[29] Both submitters expressed concern with the water body setbacks Rule 6.6.3 h. They expressed concern that the provisions in the Decision Version are ambiguous. We accept the concerns expressed by both these submitters but do not totally agree with their solution.

[30] Rather we have made amendments that satisfactorily address those concerns.

Scheduled Spiritual Activities

[31] This related to a submission to schedule properties adjoining Scheduled Spiritual Activities for the same activity.⁴ At [81] Page 21 of our decision we found:

We do not consider that appropriate, we accept the Council's evidence and submissions and in relation to the above properties reject the churches' submission.

[32] The Council points out that the submission applied to more properties than we have listed in the decision. For the avoidance of doubt we confirm we decline to schedule all those adjoining properties for which the extension of the scheduled activity was sought.

Paragraph 86

[33] We accept the correction sought to correct a typographical error: "...the National Water conservation (Te Waihora/Lake Ellesmere) Order 1990 (WCO)."

⁴ The submitters are listed at footnote 29 at page 18 of our decision.

Paragraph 102

[34] In this paragraph at page 25 we recorded that “no opening or closing submissions on these issues were lodged with the Panel”. The council has correctly pointed out that we should have added the words “by Kennaway Park”. We accept the correction sought and add those words.

Schedule 3

[35] The Council point out we omitted the name of Mr Stuart Camp from this Schedule. Mr Camp both filed evidence and appeared at the hearing and that should be added to Schedule 3.

Amalgamation of Chapter 6.4

[36] At [210] of Decision 56 we directed the Council to prepare the amalgamated Chapter 6.4 Temporary Earthquake Recovery Activities and submit it for our approval. The Council provided this through the Secretariat. We approve the amalgamated chapter. The amalgamated chapter will be included in our Supplementary Decision for Decision 58 Definitions, subject to any changes we make for reasons of clarity and consistency.

Chapter 15: Commercial - Lyttelton Master Plan Overlay Area

[37] There is a minor follow up matter we now determine arising from Decision 11 (Chapter 15 Commercial & Chapter 16 Industrial) and Decision 7 Transport. Decision 11 deferred to Decision 7. It concerns determination of the proposed App 15.9.10 Lyttelton Master Plan Overlay Area and proposed Rule 15.5.2.1(P17 and P18) relating to the Lyttelton Farmers Market.⁵ Decision 12 was issued on 22 December 2015. The relevant passages from that decision are at [11], and [62] – [65], as follows:

Submissions relating to the Lyttelton Farmers Market

[11] Submission on the Stage 1 Commercial Proposal relating to the Lyttelton Farmers Market (Rule 15.5.2.1 P17 & P18 and Appendix 15.9.10 — Lyttelton master plan overlay area) were deferred from the Stage 1 Commercial and Industrial proposals hearing, to be heard and considered

⁵ Decision 11, at [6](e), (f).

as part of this Stage 2 Transport decision. Our consideration and determination of this matter is set out at [62]–[65] of this decision.

Lyttelton Farmers Market

[62] In both the Notified Version (P14) and the Revised Notified Version (P15), ‘community markets’ **are** proposed to be a permitted activity. Mr Falconer advised us, in relation to Lyttelton, that a farmers market currently operates every Saturday from 10 a.m. to 1 p.m. on London Street, between Canterbury and Oxford Streets. The road is temporarily closed to vehicles, and stalls are temporarily established on the street. Several submitters specifically support the Lyttelton Farmers Market. We heard from Ms Everingham and Ms Hindin for Project Lyttelton (2548). They also read out a statement from Mr Minehan for the Lyttelton Harbour Business Association (107, 769).

[63] Ms Everingham **outlined** the value, in her view, of the Lyttelton Farmers Market to the Lyttelton community, including its role in revitalising the community after the earthquakes, providing both economic opportunities and a focal point for the local community. Mr Minehan’s statement also confirmed support for the market being able to continue operations and again emphasised its role as a focal point to the community and its contribution to Lyttelton’s recovery.

[64] In contrast, Ms Ross (1052) made a submission seeking that community markets and other events in the Transport Zone be discretionary rather than permitted. Ms Ross did not appear at the hearing, but filed a written statement. In her statement she outlined concerns about the effect that the market has, as a result of the road closure, for example on parking and on access for local residents. For completeness, we note that Ms Ross also raised concerns about matters that are outside our consideration, such as the naming of the market and traffic management plans.

[65] The evidence of Mr Falconer is that there are a number of other processes and approvals outside the District Plan that community markets located on roads require, including approval from the Council under both the Public Places Bylaw 2008/Trading and Events in Public Places Policy 2010 and the Traffic and Parking Bylaw 2008. We accept the evidence of Mr Falconer that the issues raised by Ms Ross are adequately addressed through other approval processes. We find that additional regulation through the Plan is unnecessary and would add additional transaction costs and reliance on resource consent processes for community markets, contrary to Objective 3.3.2(a)(i) of the Strategic Directions Chapter.

[38] Decision 12 determines that rules relating to temporary activities (i.e. those referenced in the proposed Master Plan and then proposed Rule 15.5.2.1 P17 and P18) are unnecessary. However, it does not explicitly determine the outcome for the proposed App 15.9.10 Lyttelton Master Plan Overlay Area (although the rejected rules reference that Master Plan). We now complete our determination of these matters.

[39] As we directed by Minute dated 2 December 2016, the Council filed a memorandum, on 9 December 2016, assisting with background matters, reporting on related submissions, and proposing an update to the relevant Masterplan Appendix 15.9.10 and related modifications to the rules.⁶ Having considered the memorandum, we are satisfied that all matters concerning submissions and evidence are addressed in our finding in Decision 11.

[40] In view of that decision's findings in rejecting the then proposed rules in favour of the Master Plan approach, we also find appropriate the Council's updated Appendix 15.9.10 (in Attachment B to its memorandum). In particular, it modifies the notified Appendix 15.9.10 by deleting the 'temporary activities' area to reflect Decision 11 and otherwise updates the extent of zoning as Commercial Banks Peninsula and Open Space Community Park again to reflect the planning maps decided by the Panel.


[41] In addition, the Council's memorandum proposed an update to restricted discretionary activity rule 15.6.1.2 RD3 to add a further matter of discretion as follows:

- d. The extent to which development provides shares space streets and linkages in the locations identified on the Lyttelton - Suburban Centre Master Plan Overlay (Appendix 15.15.7) as "indicative pedestrian lane way and linkages", and an active frontage onto these shared space streets.

[42] On this aspect, we see some drafting difficulties, including the use of words in a manner inconsistent with how these have been defined in the CRDP. Therefore, we prefer and confirm (subject to some minor drafting tweaks) the wording of the Notified Version rather than what the Council has proposed above.

⁶ Memorandum of counsel for Christchurch City Council in relation to Appendix 15.9.10 and associated provisions, Commercial (Stage 1 and 2) and Transport (Stage 2), dated 9 December 2016.


For the Hearings Panel:



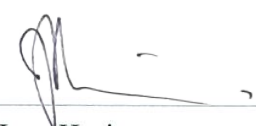
Hon Sir John Hansen
Chair




Environment Judge John Hassan
Deputy Chair



Ms Sarah Dawson
Panel Member



Ms Jane Huria
Panel Member



Mr Stephen Daysh
Panel Member

SCHEDULE 1**Corrections to Decisions 56**

Correction	Reason
Chapter 6.3 Outdoor lighting	
Amend 6.3.3 e. to read: <i>e. Illuminated signage is also subject to the controls on illuminated signage in sub chapter 6.8.</i>	Formatting consistency
Chapter 6.5 Scheduled activities	
Amend the third column of Rule 6.5.5.1 a. ix. to read: <i>Residential Central City</i>	Typographical error
Chapter 6.6 Water body setbacks	
Amend Policy 6.6.2.1.2 to the extent set out in Attachment A to this schedule.	Formatting error
Amend 6.6.3 e. to read: <i>The activity status tables, rules and standards in the following chapters also apply to activities in water body setbacks, where relevant:</i> 5 <i>Natural Hazards;</i> 6 <i>The other sub-chapters of General Rules and Procedures;</i> 7 <i>Transport;</i> 8 <i>Subdivision, Development and Earthworks;</i> 9 <i>Natural and Cultural Heritage;</i> 11 <i>Utilities and Energy; and</i> 12 <i>Hazardous Substances and Contaminated Land.</i>	Correction to chapter number
Amend the first sentence of 6.6.3 h. to read: h. <i>The following activities are exempt from Rules 6.6.4 - 6.6.6, except where specified in i. below:</i>	Correct a cross-referencing error
Amend the advice note in Rules 6.6.4.2 P7, 6.6.5.2 P8, 6.6.6.2 P5 to read: <i>Advice Note:</i> 1. <i>Authorisation for culvert crossings is required from the Council's stormwater and land drainage assets unit.</i>	To reflect recent updates at the Council.
Amend the following part of Rule 6.6.5.3 RD1 as follows: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> The Council's discretion shall be limited to the following matters: All water body classifications a. Natural hazards – Rule 6.6.7.1 b. Natural values – Rule 6.6.7.2 c. </div>	Typographical error

Correction			Reason
Amend Rules 6.6.4.2 and 6.6.5.2 P5 and P6 to read:			Refer to minor corrections decision
P5	Impervious surfaces	<p>a. The total area of impervious surfaces shall not exceed 10% of the water body setback area within any site in any zone, except an open space zone or the Transport Zone where impervious surfaces are not restricted.</p>	
P6	Fences	<p>a. Shall not be built over any part of a water body.</p> <p>b. Shall allow access to the water body for maintenance purposes.</p> <p>c. Shall not be located closer to the water body bank than 3 metres or 1/3 of the normal water body setback distance whichever is the greater.</p> <p>d. Shall consist of no greater than 20% solid structure.</p> <p>Exceptions:</p> <p>1. Temporary fencing or construction hoarding remaining on a site for less than three months are exempt from the activity specific standards.</p> <p>2. Where a legal road, esplanade reserve or esplanade strip exists between the water body and the fence, the activity specific standards shall not apply.</p>	
Amend Rule 6.6.6.2 P4 to read:			
P4	Fences	<p>a. Shall not be built over any part of a water body.</p> <p>b. Shall allow access to the water body for maintenance purposes.</p> <p>c. Shall not be located closer to the water body bank than 3 metres or 1/3 of the normal water body setback distance whichever is the greater.</p> <p>d. Shall consist of no greater than 20% solid structure.</p> <p>Exceptions:</p> <p>1. Temporary fencing or construction hoarding remaining on a site for less than three months are exempt from the activity specific standards.</p> <p>2. Where a legal road, esplanade reserve or esplanade strip exists between the water body and the fence, the activity specific standards shall not apply.</p>	

Correction					Reason
Amend 6.6.6.1 to read:					
	Water body classification	Setback width	Area of effect	Activities controlled	
i.	Downstream waterway	30 metres	Measured from the banks of waterways indicated on the Planning Maps (see Appendices 6.11.5.2 and 6.11.5.3 for interpretation of “bank”)	Earthworks; Buildings and other structures; Maintenance and enhancement	
ii.	Upstream waterway	20 metres		Earthworks; Buildings and other structures; Maintenance and enhancement	
iii.	Environmental asset waterway	20 metres		Earthworks; Buildings and other structures; Maintenance and enhancement	
iv.	Network waterway	5 metres	Measured from the banks of waterways falling under the definition of “network waterway”	Earthworks; Buildings and other structures; Maintenance and enhancement	
v.	Hill waterway	20 metres	Measured from the centreline of waterways falling under the definition of “hill waterway”	Earthworks; Buildings and other structures; Maintenance and enhancement	
vi.	Environmental asset standing water body	20 metres	Measured from the banks of water bodies indicated on the Planning Maps (see Appendix 6.11.5.2 and 6.11.5.3 for interpretation of “bank”)	Earthworks; Buildings and other structures; Maintenance and enhancement	
vii.	Banks Peninsula waterway	20 metres	Measured from the banks of rivers and streams on Banks Peninsula that are not classified on the Planning Maps and do not fit the definition of hill waterways	Earthworks; Buildings and other structures; Plantation forestry; Maintenance and enhancement	
Amend Rule 6.6.6.3 RD2 to read:					

Correction			Reason
RD2	<p>a. New buildings or other structures not provided for by Rule 6.6.6.2 P2 - P5; and/or</p> <p>b. Buildings or other structures listed in Rule 6.6.6.2 P2 - P5 that do not meet one or more of the activity specific standards;</p> <p>other than activities provided for by Rule 6.6.6.4 D1 or Rule 6.6.6.5 PR1.</p> <p>Any application arising from RD2 b., for activities listed in Rule 6.6.6.2 P4 or P5 in the setback of a network waterway or hill waterway, shall not be limited or publicly notified.</p>		
Amend activity specific standard c. of Rule 6.6.6.2 P4 as follows:			Incorrect wording
<p>c. <i>Shall not be located closer to the water body bank than 3m or 1/3 of the normal water body setback width, whichever is the greater.</i></p>			
Amend 6.6.3 by adding a new clause j. to read:			
<p>j. <i>For earthworks within a water body setback in the vicinity of a National Grid transmission line or a 66kV electricity distribution line, a 33kV electricity distribution line, or the 11kV (Heathcote to Lyttelton) electricity distribution line, the Rules in 8.5A.2 apply.</i></p>			
Chapter 6.8 Signs			
Add an additional permitted activity (P17) to Rule 6.8.4.1 as follows:			Refer to minor corrections decision
	Activity	Activity specific standard	
P17	<i>Signage within the Specific Purpose (Airport) Zone within the scope of designation D1</i>	<i>Nil</i>	
Amend activity specific standard b. of Rule 6.8.4.1 P5 to read:			Correct a cross-referencing error
<p>b. <i>Relevant built form standards in Rule 6.8.5.2.</i></p>			
Amend activity specific standard c. of Rule 6.8.4.1 P6 to read:			Correct a cross-referencing error
<p>c. <i>Relevant built form standards in Rule 6.8.5.2.</i></p>			
Amend activity specific standard d. of Rule 6.8.4.1 P15 to read:			Consistent terminology
<p>d. <i>Any billboard shall not be directly visible from any site within a residential zone.</i></p>			
Amend Rule 6.8.5.2 b. as follows:			Correcting an unintentional drafting error
<p>b. <i>No sign shall be located adjacent to a state highway or arterial road where all of the following criteria are met:</i></p> <p>i. <i>the road has a speed limit of 70km per hour or greater; and</i></p> <p>ii. <i>the sign is located within a road boundary building setback required by a built form standard for the relevant zone; and</i></p>			

Correction	Reason		
<p>iii. <i>the sign is located within 100 metres (in urban zones) or 200 metres (in rural or open space zones) in front of any official regulatory or warning sign or traffic signal.</i></p>			
Chapter 6.10 Works for the purposes of earthquake recovery			
<p>Amend the second paragraph in 6.10.1 to read:</p> <p><i>This sub-chapter relates only to the management of works undertaken by the Crown, in order to complete clearance of earthquake damaged buildings and structures, site remediation, infrastructure repair, and maintenance of properties owned by the Crown, which are located on the Port Hills, at Cashmere, Huntsbury, St Martins, Hillsborough, Avoca Valley, Heathcote, Mt Pleasant, Redcliffs, Sumner, Taylors Mistake and Boulder Bay, and around Lyttelton Harbour.</i></p>	For added clarity of the provisions		
Chapter 14 Residential			
<p>Amend the second column of Rule 14.2.3.3 (3) to read: <i>All buildings on the Woolston Fire Station and Training Centre site at 929 Ferry Road, Lot 1 DP72727.</i></p>	Typographical error		
<p>Amend Policy 14.1.6.7 b. to read:</p> <p>b. <i>In the Residential Guest Accommodation Zone, provide for the ongoing operation, intensification or redevelopment of existing guest accommodation sites, compatible with the character and amenity of adjoining residential zones.</i></p>	Drafting clarity		
<p>Amend 14.1A b. to read:</p> <p>b. <i>In relation to the Residential Guest Accommodation Zone, each site has been grouped into Group A, B and C sites in Appendix 14.15.11, depending on its residential context. For any activities (other than guest accommodation (P1) and permitted activities on the YMCA site (P3)), the applicable rules for permitted and restricted discretionary activities are those that apply in the zone listed for that site in Appendix 14.15.11, including activity specific standards, built form standards and matters of discretion.</i></p>	Drafting clarity		
<p>Amend Rule 14.10.1.2 RD1 to read:</p> <p><i>Any activity listed in Rule 14.10.1.1 P1 that does not meet activity specific standard a.</i></p>	Reference to P3 removed as it does not have any activity specific standards		
<p>Amend Rule 14.10.1.2 RD2 to read:</p> <p><i>Any activity listed in Rule 14.10.1.1 P1 that does not meet activity specific standard b.</i></p>	Removed reference to P3 as it does not have any activity specific standards		
<p>Amend Rule 14.10.2.1 Urban design to read:</p> <p>a. <i>New buildings, and additions to existing buildings, including all accessory buildings, fences and walls associated with that development, shall not result in:</i></p> <table border="1" data-bbox="209 1798 1050 1951"> <tr> <td data-bbox="209 1798 389 1951">All sites</td><td data-bbox="389 1798 1050 1951"> <p>a. <i>any new building with a GFA greater than 500m²; or</i></p> <p>b. <i>any new building with a building length greater than 15 metres which is located within 30 metres of a site boundary; or</i></p> </td></tr> </table>	All sites	<p>a. <i>any new building with a GFA greater than 500m²; or</i></p> <p>b. <i>any new building with a building length greater than 15 metres which is located within 30 metres of a site boundary; or</i></p>	Removal of duplicate wording
All sites	<p>a. <i>any new building with a GFA greater than 500m²; or</i></p> <p>b. <i>any new building with a building length greater than 15 metres which is located within 30 metres of a site boundary; or</i></p>		

Correction				Reason
	c. any addition to an existing building with a building length greater than 10 metres which is located within 30 metres of a site boundary.			
Amend Rule 14.10.2.8 Built form standards by replacing two references to 16.1.6 with 6.11.6.				Correct reference
Amend the table in Appendix 14.15.11 as follows:				To reflect updated zone name
Group C Sites (sites adjoining Residential Central City Zone)				
Amend the table in Appendix 14.15.11 as follows:				To reflect the correct legal address for GA21
GA21	YHA Worcester Street	5 Worcester Street	Lot 1 DP 496200	
Amend the introductory text to the table in Appendix 14.15.11 in schedule 1 as follows:				Drafting clarity
The following table sets out the groupings for Residential Guest Accommodation Zone sites for the purpose of determining the applicable zone rules for permitted and restricted discretionary activities (other than for guest accommodation (P1) and permitted activities on the YMCA site (P3)).				
Chapter 15 Commercial				
Amend Rule ‘15.2.3.7’ in Schedule 2 of the Decision as follows:				Correct rule reference
15.4.2.7 Landscaping and trees				
Amend Rule 15.6.1.2 RD3 to read:				Refer to minor corrections decision
RD3	Activities listed in Rule 15.6.1.1 P3 to P21 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 . Any application arising from this rule shall not be limited or publicly notified. This rule shall not apply where the development is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades.	a. Urban design – Rule 15.13.1. b. Lyttelton Design Guidelines (Appendix 15.15.6) and Akaroa Design Guidelines (Appendix 15.15.5). 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 15.15.7) as “Indicative pedestrian lane way and linkages” and an active frontage onto these lane ways.		
Insert Appendix 15.15.7 Lyttelton Suburban Centre Master Plan Overlay into Chapter 15, as set out in Attachment A.				Refer to minor corrections decision

Attachment A

Amend the table in Policy 6.6.2.1.2 to read:

	<i>Water body classification (The characteristics of each water body classification are described in Appendix 6.11.5.1)</i>	<i>Functions of the water body setback</i>
i.	<i>All</i>	<p><i>a. Providing a buffer zone for natural erosion, sedimentation and land movement in the weak saturated soils that border water bodies; and minimising the risk that these processes pose to buildings or other structures.</i></p> <p><i>b. Minimising flood risk and damage by providing flood storage capacity, dispersal and effective land drainage; and managing risk and damage from structures that transfer flood hazard.</i></p> <p><i>c. Improving water quality and catchment-wide ecosystem health by filtering potential contaminants.</i></p> <p><i>d. Allowing space for riparian planting where possible in a continuous corridor to improve ecological values, and bank and slope stability.</i></p> <p><i>e. Providing access for the maintenance of water bodies and any associated hazard protection works.</i></p>
ii.	<i>Downstream waterway</i>	<p><i>a. Maintaining or enhancing habitat for terrestrial and aquatic animals and plants.</i></p> <p><i>b. Encouraging the establishment, retention and maintenance of significant appropriate riparian vegetation.</i></p> <p><i>c. Contributing to the open space character and amenity of the surrounding area.</i></p> <p><i>d. Supporting customary uses including mahinga kai within the water body, its margins and catchment.</i></p> <p><i>e. Providing recreational opportunities for the public where this is consistent with the other functions of the water body setback.</i></p>
iii.	<i>Upstream waterway</i>	
iv.	<i>Environmental asset waterway</i>	<p><i>a. Maintaining or enhancing habitat for terrestrial and aquatic animals and plants.</i></p> <p><i>b. Encouraging the establishment, retention and maintenance of appropriate riparian vegetation.</i></p> <p><i>c. Contributing to the open space character and amenity of the immediate area.</i></p>
v.	<i>Network waterway</i>	<p><i>a. Where feasible, creating or enhancing ecological corridors for terrestrial and aquatic animals and plants.</i></p>
vi.	<i>Hill waterway</i>	<p><i>a. Contributing to the open space character and amenity of the surrounding area.</i></p>

	<i>Water body classification</i> <i>(The characteristics of each water body classification are described in Appendix 6.11.5.1)</i>	<i>Functions of the water body setback</i>
		<i>b. Maintaining or enhancing habitat for terrestrial and aquatic animals and plants.</i>
vii.	<i>Environmental asset standing water body</i>	<i>a. Providing habitat for a wide range of terrestrial and aquatic animals and plants.</i> <i>b. Encouraging the establishment, retention and maintenance of appropriate riparian vegetation.</i> <i>c. Contributing to the open space character and amenity of the surrounding area.</i> <i>d. Supporting customary uses including mahinga kai within the water body, its margins and catchment.</i> <i>e. Providing recreational opportunities for the public where this is consistent with the other functions of the water body setback.</i>
viii.	<i>Banks Peninsula waterway</i>	<i>a. Providing interim protection of values for waterways on Banks Peninsula that have not yet been classified.</i> <i>b. Maintaining or enhancing habitat for terrestrial, and aquatic animals and plants.</i> <i>c. Encouraging the establishment, retention and maintenance of appropriate riparian vegetation.</i> <i>d. Contributing to the open space character and amenity of the immediate area.</i>

Insert the following as Appendix 15.15.7 Lyttelton Suburban Centre Master Plan Overlay in Chapter 15 Commercial

