

Chapter 18 Open Space

18.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The provisions in this chapter give effect to the [Chapter 3](#) Strategic Directions Objectives.
- c. This chapter relates to a wide range of open spaces within [Christchurch District](#), including small corner parks, large parks accommodating recreation space, playing fields and associated facilities, built up urban parks, and open spaces focusing on the natural environment, biodiversity and landscapes, including freshwater bodies. The objectives, policies, rules, standards and assessment criteria in this chapter seek to manage activities in those areas through seven different open space zones, being the Open Space Community Parks Zone, the Open Space Metropolitan Facilities Zone, the Open Space McLeans Island Zone, the Open Space Natural Zone, and the Open Space Water and Margins Zone, the Avon River Precinct/Te Papa Ōtākaro Zone, and the Open Space Coastal Zone.

18.2 Objectives and Policies

18.2.1 Objectives

18.2.1.1 Objective — Provision of open spaces and recreation facilities

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

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

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

18.2.1.3 Objective – Character, quality, heritage and amenity

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

18.2.2 Policies

18.2.2.1 Policy – The role of open space and recreation facilities

- a. Provide, restore and enhance a network of private and [public open spaces](#) and [recreation facilities](#) that cater for a range of roles, functions and activities as identified in Table 18.2.2.1 below.
- b. Avoid activities that do not have a practical or functional need to be located within open space.
- c. Provide for the redevelopment of privately owned open spaces no longer required for [recreation activities](#) in accordance with the rules of the zone most compatible with the surrounding environment.
- d. Maintain and enhance, where appropriate, public access connections to walking and cycling track networks, and recognise and provide for collaborative projects by multiple parties.

Table 18.2.2.1

a.	Open Space Community Parks Zone	<p>These spaces enable formal and informal recreation activities, while complementing and enhancing neighbourhood and Central City amenity values, and ensure provision of:</p> <ol style="list-style-type: none"> i. Small public spaces with landscaping and seating located and designed to promote interaction within the local community; ii. Accessible neighbourhood parks with a predominance of open space and relatively flat topography capable of accommodating amenity tree planting, landscaping, small-scale public amenities, playground equipment and informal playing fields; iii. Large parks accommodating sports fields and smaller-scale recreation facilities, public amenities, landscaping, large trees and potential capacity for multifunctional use; iv. In the case of the sites at 466-482 Yaldhurst Road and that part of Elmwood Park located at 83D Heaton Street (Lot 1, DP 12727) accommodating major sports facilities and recreation facilities; and v. Heritage and urban parks, such as Hagley Park and Latimer and Cranmer Squares, which have important heritage values, scenic, botanical, educational, cultural and/or recreational values and provide for entertainment.' vi. In the case of the Open Space Community Parks Zone (Templeton) at 333 Pound Road (shown as "RuQ or OCP (Templeton)" on Planning Maps 29 and 36), a golf course, recreation activities, community facilities and associated activities only if all of the following are satisfied prior to 31 December 2021:
----	---------------------------------	---

		<p>A. the recreation reserve status applying to the site at 189 – 273 Pound Road (shown as “OCP or RuQ (Templeton)” on Planning Map 29) is uplifted and placed upon the land within the zone;</p> <p>B. any resource consent(s) to clear or fell indigenous vegetation, as required to undertake a quarrying activity within the Rural Quarry Templeton Zone at 189 – 273 Pound Road (shown as “OCP or RuQ (Templeton)”), is/are granted; and</p> <p>C. any quarrying activity undertaken within the Rural Quarry Templeton Zone at 189 – 273 Pound Road (shown as “OCP or RuQ (Templeton)” occurs in conjunction with development of an international standard golf course on the land at 333 Pound Road shown as “RuQ or OCP (Templeton)” on planning maps 29 and 36.</p>
b.	Open Space Metropolitan Facilities Zone	<p>These spaces accommodate public and private major sports facilities, larger recreation facilities, marine recreation facilities, and motorised sports facilities on sites that provide:</p> <ol style="list-style-type: none"> Sufficient land area to accommodate large-scale buildings and structures, car and cycle parking areas and, where necessary, buffer areas to minimise reverse sensitivity; Sufficient area to facilitate marine recreation activities, recreational boating and associated facilities while maintaining and enhancing public access to the coastal marine area for recreation; Capacity for multifunctional use, co-location of complementary or compatible activities and for hosting city, regional, national and international events which provide entertainment to residents and visitors.
c.	Open Space McLeans Island Zone	<p>This zone accommodates recreation activities and animal conservation activities requiring larger-scale buildings or areas of land and/or benefiting from natural, relatively isolated surroundings, and provides for:</p> <ol style="list-style-type: none"> A predominance of open space; and Separation from residential activities and sensitive activities; while Recognising the environmental context of the area which is flood prone, close to active rural quarrying activities and the airport, and which accommodates conservation elements.
d.	Open Space Natural Zone	<p>These spaces recognise extensive natural, ecological, scenic and outdoor recreation areas and ensure:</p> <ol style="list-style-type: none"> Protection and enhancement of biodiversity, landscape,

		<p>cultural and historic heritage values;</p> <p>ii. The natural open space environment is accessible and can be experienced through a range of compatible recreation activities, and/or recreation facilities and tourist activities and/or tourist facilities;</p> <p>iii. Rural activities and buildings are compatible and appropriate to the location and proposed use.</p>
e.	Open Space Water and Margins Zone	<p>These are spaces that include the surface of water and margins of rivers, lakes, and wetlands, which are managed to ensure:</p> <p>i. Protection and enhancement of the natural qualities and habitats of surface water bodies and their margins, including Lake Te Waihora (Ellesmere), Lake Wairewa (Forsyth), the Waimakariri River, and the Bromley wildlife conservation area associated with the sewage treatment facility;</p> <p>ii. Maintenance and enhancement of public access, where appropriate, through esplanade reserves and strips;</p> <p>iii. Provision for sports and recreational use of water bodies, where this does not compromise other values, including the use of motorised water craft on specific water bodies;</p> <p>iv. Provision for customary harvesting.</p>
f.	Open Space Avon River Precinct (Te Papa Ōtākaro) Zone	<p>This zone is an area alongside the Avon River/Te Papa Ōtākaro which provides for the restoration and enhancement of the established and important public open space of the Avon River Precinct/Te Papa Ōtākaro as a:</p> <p>i. People, walking and cycle-focused river edge that provides a continuous and connective link through the Central City;</p> <p>ii. Place that provides leisure opportunities and enhances the city's distinctive identity while protecting and enhancing the natural qualities and habitats of the river and its margins.</p>
g.	Open Space Coastal Zone	<p>This zone protects the natural environment of the sandy beaches and rocky shorelines of the Christchurch City coast from Waimakariri River to Taylors Mistake, while providing for:</p> <p>i. restoration and enhancement of indigenous vegetation and habitats of indigenous fauna, including the extensive network of dunes along the open coast;</p> <p>ii. compatible coastal recreation activities, public access to the coast and natural hazard defences; and</p> <p>iii. existing surf lifesaving, yacht club and coastguard facilities that contribute to the social and cultural wellbeing and</p>

		health and safety of the community.
--	--	-------------------------------------

18.2.2.2 Policy - Multifunctional use, accessibility and recovery

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

18.2.2.3 Policy - Safety

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

18.2.2.4 Policy - Water bodies and their margins

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

18.2.2.5 Policy - Environmental effects

- a. Ensure activities and the scale, layout, and design of open spaces and/or the facilities within them are appropriate to the locality and context, and any adverse effects on the [amenity values](#) of neighbours, Ngāi Tahu cultural values, [conservation activities](#) and programmes, and the wider community are managed, through:
 - i. providing sufficient separation distances and limiting the [height](#) of [buildings](#);
 - ii. limiting the floor area and [site coverage](#);
 - iii. requiring [landscaping](#) and screening;
 - iv. mitigating adverse noise, glare, dust and traffic effects;
 - v. restricting the types, duration, hours of operation and frequency of activities;
 - vi. minimising disturbance of natural landforms, cultural landscapes identified in the [District Plan](#), ecosystems or [indigenous biodiversity](#), including fauna habitats;
 - vii. avoiding impacts on mahinga kai;
 - viii. requiring [building setbacks](#) from the banks of [water bodies](#);
 - ix. encouraging the planting and maintenance of [indigenous vegetation](#) in the [setback](#) margins of [water bodies](#); and
 - x. controlling the volume and depth of [filling](#) and [excavation](#) within the [water body](#) setbacks, and removal of vegetation.
- b. Ensure the scale, layout and design of facilities, [buildings](#) and structures is consistent with the role and function of the open space, and its anticipated level of spaciousness and character.
- c. Minimise potential impacts of development within the open space zones on the operation of the Christchurch International Airport by avoiding development which could give rise to [reverse sensitivity](#) effects.
- d. Protect the [National Grid](#) and identified [electricity distribution lines](#) by avoiding [buildings](#), structures and [sensitive activities](#) in the open space zones within [setback](#) corridors.

18.2.2.6 Policy - Flood protection

- a. Recognise and provide for flood hazard mitigation and protection works when undertaken by the [Council](#), the Canterbury Regional Council or the Crown having regard to potential adverse effects.

18.2.2.7 Policy - Electricity transmission and distribution infrastructure

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

18.2.2.8 Policy – Access to and along the coast

- a. Ensure public access to and along the coast, including for public use and appreciation:

- i. is maintained and enhanced, including Ngāi Tahu Manawhenua access to mahinga kai and other customary uses, wāhi tapu and wāhi taonga;
- ii. does not adversely affect the relationship of Ngāi Tahu Manawhenua with their ancestral lands, water and sites;
- iii. is maintained and enhanced in places where existing access is provided; and
- iv. does not give rise to the destruction of features of the coastal environment or detract from the amenity of the coastal environment.

18.2.2.9 Policy – Coastal baches at Taylors Mistake, Hobsons Bay and Boulder Bay

- a. Provide for a new [bach](#) area at Taylors Mistake to enable the relocation and/or replacement of existing [baches](#) that are removed from their existing location for reasons that may include risk from hazards; impact on or to improve recreational public access; or to restore the natural character values of the coastline.

18.3 How to interpret and apply the rules

- a. The rules that apply to activities in the various open space zones are contained in the tables (including activity specific standards) and built form standards within:
 - i. Rule [18.4](#) – Open Space Community Parks Zone;
 - ii. Rule [18.5](#) – Open Space Metropolitan Facilities Zone;
 - iii. Rule [18.6](#) – Open Space McLeans Island Zone;
 - iv. Rule [18.7](#) – Open Space Natural Zone;
 - v. Rule [18.8](#) – Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone; and
 - vi. Rule [18.9](#) – Open Space Coastal Zone
- b. Area specific rules also apply to activities within:
 - i. the Open Space Community Parks Zone and Open Space Metropolitan Facilities Zone in the following areas:
 - A. Open Space Community Parks Zone (Templeton) – Rule [18.4.3](#);
 - B. Canterbury Agricultural Park (as identified in Appendix [18.11.1](#)) – Rule [18.5.3](#); and
 - C. Temporary Christchurch Stadium (as identified in Appendix [18.11.2](#)) – Rule [18.5.4](#).
 - ii. the Open Space Coastal Zone in the following areas:
 - A. Coastal Bach Overlay (as identified in Appendix [18.11.5](#)) – Rule [18.9.1](#)
- c. The activity status tables and standards in the following chapters also apply to activities in all open space zones:

- 4 [Hazardous Substances and Contaminated Land](#);

- 5 [Natural Hazards](#);
- 6 [General Rules and Procedures](#);
- 7 [Transport](#);
- 8 [Subdivision, Development and Earthworks](#);
- 9 [Natural and Cultural Heritage](#); and
- 11 [Utilities and Energy](#).

- d. Open Space Metropolitan Facilities zoned sites specified in Table 1 below, which are no longer required for [recreation activities](#) and [major sports facilities](#), shall be subject to the provisions of the underlying zones set out in the table:

Table 1: Metropolitan Facilities — underlying zones

Privately owned Metropolitan Facilities	Underlying Zone
<ul style="list-style-type: none"> i. Christchurch Park ii. Rugby Park iii. Wilding Park iv. Kearneys Park (currently known as Linfield Cultural Recreational Sports Club) 	Residential Suburban Zone – Rule 14.4
<ul style="list-style-type: none"> iv. Shirley Golf Course v. Avondale Golf Course vi. Waimairi Beach Golf Course 	Residential Suburban Zone – Rule 14.4
<ul style="list-style-type: none"> vii. Riccarton Racecourse viii. Addington Racecourse ix. Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena) 	Residential Suburban Density Transition Zone – Rule 14.4
<ul style="list-style-type: none"> x. Lancaster Park Stadium, 40 Stevens Street 	Industrial General Zone – Rule 16.4

- e. Reference should also be made to any other applicable rules or constraints within other legislation or ownership requirements including the following:
- i. [Reserves Act](#);
 - ii. [Wildlife Act](#);
 - iii. [Conservation Act](#);

- iv. Regional Rules under Canterbury Regional Council Plans.
- v. [Ngāi Tahu Claims Settlement Act 1998](#) – refer to Chapter 1, Section 3 which sets out the Statutory Acknowledgement for Wairewa (Lake Forsyth) and Te Tai o Mahaanui (Selwyn-Banks Peninsula Coastal Marine Area).
- vi. [Christchurch City Council Traffic and Parking Bylaw 2008](#);
- vii. [Christchurch City \(Reserves\) Empowering Act 1971](#);
- viii. [The Heritage New Zealand Pouhere Taonga Act 2014](#) in relation to any modification or destruction of [archaeological sites](#).
- ix. [The Council Marine and River Facilities Bylaw 2008](#);
- x. [Canterbury Regional Council Navigation Safety Bylaw 2016](#);
- xi. [Canterbury Regional Council Flood Protection and Drainage Bylaw 2013](#);
- xii. The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 2001\)](#) apply to land use activities and vegetation under or near transmission lines and include restrictions on the location of structures and activities;
- xiii. [Summit Road \(Canterbury\) Protection Act 2001](#) - Note: Any development may be affected by the provisions of the Summit Road (Canterbury) Protection Act 2001 which applies to land above Summit Road and within 30m vertically below Summit Road and Dyers Pass Road (refer to Summit Road (Canterbury) Protection Act and Gazette notice). You are advised to contact the Summit Road Protection Authority for more information. The extent of the subject area is shown on the planning maps.

18.4 Rules – Open Space Community Parks Zone

18.4.1 Activity status tables – Open Space Community Parks Zone

18.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Open Space Community Parks Zone if they meet the activity specific standards set out in the following table and the built form standards in Rule 18.4.2.
- b. Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 18.4.1.2, 18.4.1.3, 18.4.1.4, 18.4.1.5 and 18.4.1.6.

Activity	Activity specific standards:
P1 Recreation activity and/or recreation facility , other than as provided for under the following rules: <ol style="list-style-type: none"> a. Rule 18.4.1.1 P24, Rule 18.4.1.3 RD13 (Major sports facility); b. Rule 18.4.1.1 P7 (Golf course); c. Rule 18.4.1.1 P14 and P24 (Gymnasium); d. Rule 18.4.1.5 NC2 (Motorised sports facility). 	<ol style="list-style-type: none"> a. On sites less than 5,000 m² in area, parking areas shall be limited to: <ol style="list-style-type: none"> i. One per site; and ii. A maximum of 6 car parking spaces per parking area. b. For Hagley Park, permanent parking areas are restricted to the existing formed car parks.
P2 Park management activity and /or park management facility .	Nil.
P3 Conservation activity .	Nil.
P4 Environmental education programmes.	<ol style="list-style-type: none"> a. Shall be limited to education programmes that: <ol style="list-style-type: none"> i. are ancillary to research activities and conservation activities; or ii. increase awareness of the natural environment and conservation issues, historic heritage, and Ngāi Tahu cultural knowledge.
P5 Public amenities .	<ol style="list-style-type: none"> a. Any building containing toilets and/or changing rooms shall have a minimum setback of 20 metres from the boundary with any rural or residential zone. b. In the case of Hagley Park (excluding Botanic Gardens) any visitor information centre shall be limited to one such facility.
P6 Public artwork .	Nil.
P7 Major sports facility , limited to: <ol style="list-style-type: none"> a. a golf course, including ancillary club rooms. 	<ol style="list-style-type: none"> a. Shall be limited to: <ol style="list-style-type: none"> i. Sites greater than 10,000 m² in area.

Activity	Activity specific standards:
P8 <u>Guest accommodation.</u>	a. Unless specified in P14, shall be limited to camping grounds at the following locations: <ul style="list-style-type: none"> i. South Brighton Domain Camping Ground; ii. Spencer Park; iii. Hibburt Christian Camping Ground; iv. Okains Bay Camping Ground; v. Pigeon Bay Camping Ground; vi. Duvauchelle Camping Ground; and vii. Orton Bradley Park.
P9 <u>Ancillary office.</u>	a. On all <u>sites</u> except as specified in b. below, all <u>ancillary offices</u> shall: <ul style="list-style-type: none"> i. Be limited to <u>sites</u> greater than 10,000 m² in area; and ii. Cumulatively occupy no more than 250 m² of <u>gross floor area</u>; or 10% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser. b. For the Canterbury Museum and Robert McDougall Art Gallery (Rolleston Avenue): <ul style="list-style-type: none"> i. any <u>office</u> shall be <u>ancillary</u> to the management of the museum and/or art gallery.
P10 <u>Ancillary retail activity.</u>	a. On all <u>sites</u> except as specified in b. below, all <u>ancillary retail activity</u> shall: <ul style="list-style-type: none"> i. Be limited to <u>sites</u> greater than 10,000 m² in area; and ii. Cumulatively occupy no more than 250 m² of <u>gross floor area</u> or 10% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser. b. For the Canterbury Museum and Robert McDougall Art Gallery (Rolleston Avenue): <ul style="list-style-type: none"> i. the maximum total floor area utilised for <u>ancillary retail activities</u> shall be limited to: <ul style="list-style-type: none"> A. 600 m² for the Museum; B. 250 m² for the Art Gallery; and ii. the maximum floor area for any individual <u>retail activity</u> shall not exceed 200 m².
P11 <u>Food and beverage outlet.</u>	a. Shall be limited to <u>sites</u> greater than 10,000 m ² in area, except that this limit shall not apply to the Canterbury Museum and Robert McDougall Art Gallery <u>site</u>

Activity	Activity specific standards:
	<p>(Rolleston Avenue).</p> <p>b. Shall cumulatively occupy no more than 250 m² of <u>gross floor area</u> or 10% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser.</p>
<p>P12 <u>Residential unit/Residential activity.</u></p>	<p>a. Except as specified in P14, shall be located:</p> <ul style="list-style-type: none"> i. within an existing <u>residential unit</u>; or ii. within a new <u>residential unit</u> provided that: <ul style="list-style-type: none"> A. it is used for caretaker and site management purposes only; and B. it is located on a <u>site</u> greater than 10,000 m²; and C. it is not located within the Air Noise Contour (50 dB <u>L_{dn}</u>); and D. there is only one <u>residential unit</u> on any <u>site</u>;
<p>P13 <u>Community facility.</u></p>	<p>a. Shall be limited to:</p> <ul style="list-style-type: none"> i. <u>Sites</u> greater than 10,000 m²; or ii. Sites specifically set aside by the <u>Council</u> for <u>community facilities</u> and vested as a Local Purpose Reserve (Community facility).
<p>P14 The following additional activities within a <u>building</u> listed as a <u>heritage item</u>:</p> <ul style="list-style-type: none"> a. <u>gymnasium</u>; b. conference and function facilities; c. <u>guest accommodation</u>; d. <u>residential activity</u>; and e. <u>cultural activity</u>. 	<p>a. <u>Residential activity</u> shall be limited to no more than two <u>residential units</u> except as specified in b. below.</p> <p>b. There shall be no <u>residential activity</u> or <u>guest accommodation</u> within Hagley Park.</p> <p>c. Irrespective of anything to the contrary in this Plan, any activities within a <u>heritage item</u> or <u>heritage setting</u> shall be exempt from compliance with:</p> <ul style="list-style-type: none"> i. Rules in 7.4.3 in relation to parking and loading – Open Space Zones <p>Advice note: Refer also to Rule 9.3.4 for rules relating to scheduled <u>historic heritage</u> .</p>
<p>P15 <u>Cultural activity.</u></p>	<p>a. Unless specified in P14, shall be limited to:</p> <ul style="list-style-type: none"> i. <u>Sites</u> greater than 10,000 m² in area; and ii. The Canterbury Museum and Robert McDougall Art Gallery <u>site</u> (9-11 Rolleston Avenue, legally described as Pt Res 25 and Lot 1 DP 45580).
<p>P16 <u>Community market.</u></p>	<p>a. All <u>community markets</u> not involving any <u>sound amplified activity</u> shall comply with noise provisions in Rule 6.1.5.2.1 and Table 1.</p> <p>b. All <u>community markets</u> involving <u>sound amplified activity</u> shall comply with noise provisions in Rule</p>

Activity	Activity specific standards:
	6.1.6.2.3 as if it were a temporary activity.
P17 <u>Farm buildings.</u>	a. Any new <u>farm buildings</u> shall: <ul style="list-style-type: none"> i. be limited to the Orton Bradley Park <u>site</u> (1 Charteris Bay Road); and ii. not exceed 500 m² in <u>gross floor area</u>.
P18 <u>Customary harvesting.</u>	Nil. Advice note: this rule does not override the requirements to obtain permission of the landowner or administrator for any <u>customary harvesting</u> of taonga species.
P19 <u>Heli-landing areas (Banks Peninsula only - refer Appendix 2.1).</u>	a. Any <u>heli-landing areas</u> shall be limited to <u>sites</u> greater than 3,000 m ² and located more than 450 metres from any Residential Large Lot, Residential Small Settlement, Papakāinga, Residential Banks Peninsula or Commercial Banks Peninsula Zone. b. There shall be no: <ul style="list-style-type: none"> i. more than 12 flights (24 <u>helicopter movements</u>) in any calendar year; ii. more than five days of flights (<u>helicopter movements</u>) in any one month period; iii. more than three flights (six <u>helicopter movements</u>) in any one week; and iv. <u>helicopter movements</u> taking place within 25 metres of any <u>residential unit</u> unless that <u>residential unit</u> is owned or occupied by the applicant. c. Any <u>helicopter movements</u> shall occur only between the hours of 08:00 and 18:00. d. A log detailing the time and date of each <u>helicopter movement</u> shall be maintained and made available for inspection by the <u>Council</u> if requested.
P20 <u>Emergency service facilities.</u>	Nil.
P21 <u>Community gardens.</u>	Nil.
P22 Rural cottage industry at Orton Bradley Park including: <ul style="list-style-type: none"> a. <u>Rural produce manufacturing</u>, including cheese making; 	a. Shall be limited to the Orton Bradley Park <u>site</u> at 1 Charteris Bay Road, Diamond Harbour. b. All produce sales shall be limited to produce grown and manufactured within the entire Orton Bradley Park <u>site</u> , ¹ including the Rural Banks Peninsula zoned land.

¹ Legal description: Pt RSs 124,124,129,129,129,14054,14055,1521,1740,1740 Canterbury Dist, RSs 1775,1776 Canterbury Dist, Pt RSs 1815,1815 Canterbury Dist, RSs 18285,1829,1830,1841,1842,1843,1844,1875 Canterbury Dist, Pt RS 1875 Canterbury Dist, RS 18865 Canterbury Dist, Pt RSs 19617,2100 Canterbury Dist, RS 2101 Canterbury Dist, Pt RS 22547 Canterbury Dist, RSs 22548,22549,22559,22804,23287 Canterbury Dist, Pt RS 23288 Canterbury Dist, RSs 23289,23346,23688 Canterbury Dist, Pt RSs 23689,23712,23924,23924 Canterbury Dist, RS 2644 Canterbury Dist, Pt RSs 265,30478,30478 Canterbury Dist, RS 30974 Canterbury Dist, Pt RSs 33763,34040,34040 Canterbury Dist, RSs 34041,34042,34043 Canterbury Dist, Pt RSs

Activity	Activity specific standards:
<ul style="list-style-type: none"> b. Rural produce retail; c. Garden nursery; and d. Firewood supply. 	<ul style="list-style-type: none"> c. Rural produce retail floor area shall be limited to 250 m². d. All retail activities shall be carried out on a not-for-profit basis.
P23 Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works, where undertaken by the Council , Canterbury Regional Council or the Crown.	Nil.
P24 The following activities at 466-482 Yaldhurst Road (Yaldhurst Recreation and Sports Facility) identified on the Development Plan in Appendix 18.11.4(a) and (b): <ul style="list-style-type: none"> a. Major sports facilities; b. Gymnasium, excluding health care facility; c. Accessory sports and fitness health care services; and d. Activities listed in Rule 18.4.1.1 P1 - P7, P9 - P12 and P16. 	<ul style="list-style-type: none"> a. Activities and facilities, including parking areas, in Areas 1, 2 and 3 shall be in accordance with the Development Plan in Appendix 18.11.4(a) and (b) including the landscaping requirements and special conditions listed for Area 1. b. There shall be no outdoor recreation activities, food and beverage outlets, or club rooms in Area 2. c. All activities, including parking areas and mechanical plant and equipment, in Areas 1, 2 and 3 shall adhere to a noise management plan that: <ul style="list-style-type: none"> i. is prepared by a suitably qualified acoustic expert; ii. demonstrates, as a minimum, compliance with the relevant noise rules in Chapter 6.1; iii. includes a Code of Conduct to promote responsible and considerate behaviour towards neighbouring residents during the use of buildings and facilities. In particular this Code of Conduct shall seek to reduce the use of offensive, abusive or insulting language, indicate corrective actions, including banning persistent offenders from using the buildings and facilities. iv. A protocol to ensure the Code of Conduct is provided to all sports organisations using the site to communicate to their members and any other parties using the buildings and facilities; v. specifies the range of activities and buildings that are subject to the noise management plan; vi. is certified by the Council in respect of activity specific standards P24(c)(i) to (v) prior to the establishment of the activity; and vii. shall be amended and recertified in accordance with activity specific standards P24(c)(i) to (vi), where activities or buildings are proposed that are not specified in the noise management plan

Activity	Activity specific standards:
	<p>as required by activity specific standard P24(c)(v).</p> <ul style="list-style-type: none"> d. Buildings in Areas 1 and 2 shall have no opening doors or windows on the northern façade. e. No public address systems or external amplified speakers shall be used on the site. f. All flood lighting shall be controlled by an automated system and shall not be used outside of the hours of 16:00 to 22:00. g. All outdoor recreation activities shall be limited to the hours of 07:00 to 22:00. h. All indoor facilities and buildings shall not be in use outside of the hours of 07:00 to 22:00. i. Use of club room facilities shall be limited to events, functions or gatherings ancillary to football-related outdoor recreation. For the avoidance of doubt this shall exclude functions such as weddings, 21sts, funerals and conferences, except that: <ul style="list-style-type: none"> i. up to a total of 12 non-football related functions or events shall be permitted over the course of a calendar year provided that the total number of days for all those events combined does not exceed 12 days; and ii. a record of the dates and duration of any non-football related functions or events shall be kept, and made available to the Council on request. j. No organised outdoor recreation activities shall occur on Christmas Day.

18.4.1.2 Controlled Activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

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

Activity		The Council's control shall be limited to the following matters:
		<p>c. The adequacy and appropriateness of measures proposed to reinstate the open space affected by the works post construction including but not limited to landscaping or grassing where applicable.</p> <p>d. The design of the building or structure and method of installation to mitigate effects on a site of Ngāi Tahu cultural significance identified in Schedules 9.5.6.1 and/or 9.5.6.4.</p>

18.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule [18.10](#), as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	<p>Any activity listed in Rules 18.4.1.1 P1-P24 and Rule 18.4.1.3 RD10 below that does not meet one or more of the built form standards in Rule 18.4.2, unless otherwise specified.</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. Refer to relevant built form standard for provisions regarding notification. 	<p>As relevant to the built form standard that is not met:</p> <ol style="list-style-type: none"> a. For rules 18.4.2.1, 18.4.2.2 and 18.4.2.3 - Setback from boundaries – Rule 18.10.16. b. Outdoor storage – Rule 18.10.17. c. Building height – Rule 18.10.18. d. Recession planes – Rule 18.10.19. e. Water supply for firefighting – Rule 18.10.20. f. Building footprint, site coverage and impervious surfaces - Rule 18.10.22 g. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3. h. In addition, in the case of Hagley Park, for applications relating to Rule 18.4.2.1 and 18.4.2.6 - Additional matters for Hagley Park - building footprint, site coverage and impervious surfaces - Rule 18.10.21.
RD2	<ol style="list-style-type: none"> a. Any activity listed in Rule 18.4.1.1 P1 that does not meet one or more of the activity specific standards. b. Any application arising from this rule shall not be limited or publicly notified. 	<ol style="list-style-type: none"> a. Parking areas and public transport facilities – Rule 18.10.5. b. Additional matters for Hagley Park - Rule 18.10.14.
RD3	Any activity listed in Rules 18.4.1.1 P4 that does not meet one or more of the activity specific standards.	<ol style="list-style-type: none"> a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities - Rule 18.10.2.
RD4	Any activity listed in Rule 18.4.1.1 P5 that does not meet one or more of the activity specific standards.	<ol style="list-style-type: none"> a. Public amenities - Rule 18.10.6. b. Additional matters for Hagley Park - Rule 18.10.14.

Activity		The Council's discretion shall be limited to the following matters:
RD5	Any activity listed in Rule 18.4.1.1, P9 - P11 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.10.2. b. Traffic generation and access – Rule 18.10.3. c. Additional matters for Hagley Park - Rule 18.10.14 .
RD6	Any activity listed in Rules 18.4.1.1 P13, P15 and P22 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.10.2. b. Traffic generation and access – Rule 18.10.3. c. Hours of operation – Rule 18.10.4. d. Within a site of Ngāi Tahu cultural significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.
RD7	Any activity listed in Rule 18.4.1.1 P14 that does not meet one or more of the activity specific standards, except as specified in Rule 18.4.1.3 D4.	<ul style="list-style-type: none"> a. Residential activities – Rule 18.10.12.
RD8	Any activity listed in Rule 18.4.1.1 P16 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.10.2. b. Matters of Discretion - 6.1.8 (General Rules - Noise).
RD9	New buildings on the Canterbury Museum and Robert McDougall Art Gallery site (9-11 Rolleston Avenue, legally described as Pt Res 25 and Lot 1 DP 45580) or external alterations and/or additions to existing buildings .	<ul style="list-style-type: none"> a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.10.2. b. Building height – Rule 18.10.18. c. 9.3.5 (Matters of Control - Historic heritage) and 9.3.6 (Matters of Discretion - Historic heritage).
RD10	<p>A major sports facility on Lot 1, DP 12727 (that part of Elmwood Park located at 83D Heaton Street) where:</p> <ul style="list-style-type: none"> a. it is developed in conjunction with part of the adjacent Lot 1 DP11232 (Heaton Street Intermediate Normal School, 125 Heaton Street); b. the net contiguous site area set aside for the major sports facility is no less than 6,000 m² across both sites; c. a 3 metre wide landscaped area is established along all Residential Suburban Zone boundaries to be planted with a minimum of 1 tree for every 10 metres of boundary; and d. in addition to (c), within on-site car parking areas, 1 tree to be planted for 	<ul style="list-style-type: none"> a. Recreation facilities and major sports facilities - Rule 18.10.1. b. Parking areas and public transport facilities - Rule 18.10.5. c. Traffic generation and access - Rule 18.10.3. d. Landscaping and trees - Rule 18.10.13. e. Overlooking and privacy in relation to adjacent residential properties and the remainder of the school property. f. Amenity of the neighbourhood - refer to Rule 13.6.5.1.

Activity		The Council's discretion shall be limited to the following matters:
	every 5 car parking spaces .	
RD11	Any activity listed in Rule 18.4.1.3 RD1 – RD8 located within the Coastal Environment overlay area.	a. Effects of activities on the Coastal Environment - Rule 9.6.3.1

18.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Any building that does not comply with built form standard 18.4.2.6 .
D2	Any residential activity listed in Rule 18.4.1.1 P12 that does not meet one or more of the activity specific standards or Rule 18.4.1.1 P14 that does not meet activity specific standard b.
D3	Any activity listed in Rule 18.4.1.1 P7 that does not meet one or more of the activity specific standards.
D4	Any guest accommodation listed in Rule 18.4.1.1 P8 or P14 that does not meet one or more of the activity specific standards.
D5	A major sports facility on Lot 1 DP 12727 (that part of Elmwood Park located at 83D Heaton Street), developed in conjunction with part of Lot 1 DP11232 (Heaton Street Intermediate Normal School), that does not meet the minimum contiguous net site area in Rule 18.4.1.3 RD10b. or the landscaping requirements in Rule 18.4.1.3 RD10 c. and d..
D6	Any activity listed in Rule 18.4.1.1 P24 that does not meet one or more of the activity specific standards or the built form standards in Rule 18.4.2 .

18.4.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	Motorised sports facility .
NC3	Sensitive activities within the Air Noise Contour (50 dB L_{dn}) as defined on the Planning Maps.
NC4	Any activity listed in Rule 18.4.1.1 P17 which does not meet one or more of the activity specific standards.
NC5	Any activity listed in Rule 18.4.1.1 P19 that does not meet one or more of the activity specific standards.
NC6	a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): i. within 12 metres of the centre line of a 110kV or 220kV National grid transmission

	Activity
	<p>line or within 12 metres of a foundation of an associated support structure; or</p> <p>ii. within 10 metres of the centre line of a 66kV National grid transmission line or within 10 metres of a foundation of an associated support structure.</p> <p>b. Fences within 5 metres of a National grid transmission line support structure foundation.</p> <p>c. Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p> <p>Advice notes:</p> <ol style="list-style-type: none"> 1. The National grid transmission lines are shown on the Planning Maps. 2. Vegetation to be planted around the National grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National grid transmission lines, Buildings and activities in the vicinity of National grid transmission lines must comply with the NZECP 34:2001.
NC7	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <p>i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or</p> <p>ii. within 5 metres of the centre line of a 33kV and the Heathcote to Lyttelton 11kV electricity distribution line or within 5 metres of a foundation of an associated support structure.</p> <p>b. Fences within 5 metres of a 66kV, 33kV and the Heathcote to Lyttelton 11kV electricity distribution line support structure foundation.</p> <p>c. Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network utility operator.</p> <p>Advice notes:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the Planning Maps. 2. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines, Buildings and activities in the vicinity of or electricity distribution lines must comply with the NZECP 34:2001.

18.4.1.6 Prohibited activities

- a. There are no prohibited activities.

18.4.2 Built form standards – Open Space Community Parks Zone

18.4.2.1 Road boundary setback

- a. The minimum [building setback](#) from [road boundaries](#) shall be as follows:

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

18.4.2.2 Internal boundary setback

- a. The minimum [building setback](#) from an internal [boundary](#) shall be as follows:

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

18.4.2.3 Outdoor storage

- a. Any [outdoor storage area](#) shall not be located within the minimum [setbacks](#) specified in Rules [18.4.2.1](#) and [18.4.2.2](#).
- b. [Outdoor storage areas](#) shall be screened from [adjoining sites](#) and [roads](#) by either planting, wall(s), fence(s), or any combination of these, to at least 1.8 metres in height along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3 metres.

18.4.2.4 Building height

- a. The maximum [height](#) of any [building](#) shall be as follows:

	Applicable to	Standard
i.	All buildings unless specified below	8 metres
ii.	All buildings in the Banks Peninsula area (refer Appendix 2.1)	6 metres
iii.	Central New Brighton Beach Park (adjacent to the New Brighton Pier)	
iv.	A. Canterbury Museum and Robert McDougall Art Gallery site (9-11 Rolleston Avenue, legally described as Pt Res 25 and Lot 1 DP 45580) B. 466-482 Yaldhurst Road (Yaldhurst Recreation and Sports Facility)	15 metres
v.	Any pole or support structure for flood or training lights accessory to sports facilities in Hagley Park	30 metres
vi.	For a major sports facility on Lot 1 DP 12727 developed in conjunction with part of the adjacent Heaton Street Intermediate Normal School	12 metres

18.4.2.5 Recession planes

- a. Where an internal [site boundary](#) adjoins a residential zone, no part of any [building](#) (excluding poles/light support structures) shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal [site boundary](#) in accordance with the diagrams in [Appendix 18.11.3](#).
- b. Where [sites](#) are located within a [Flood Management Area](#), recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

18.4.2.6 Building footprint, site coverage and impervious surfaces

- a. The maximum [building](#) footprint, [site coverage](#) and area covered by [impervious surfaces](#), shall be as follows:

	Applicable to	Standard
i.	A single building , excluding playground equipment	a. The maximum footprint of a single building shall be as specified in: <ol style="list-style-type: none"> column A of Table 1 for Christchurch District excluding Banks Peninsula; and column A of Table 2 for Banks Peninsula; or as otherwise specified in the activity specific standards for permitted activities in Rule 18.4.1.1.
ii.	All buildings	a. The maximum percentage of the site covered by buildings shall be as specified in: <ol style="list-style-type: none"> column B of Table 1 for Christchurch District excluding Banks Peninsula; and column B of Table 2 for Banks Peninsula; or as otherwise specified in the activity specific standards for permitted activities in Rule 18.4.1.1.
iii.	All impervious surfaces , excluding walkways, tracks, cycle ways , artificial playing surfaces, and buildings except as specified in d. below	a. The maximum percentage of any site covered by impervious surfaces shall be as specified in: <ol style="list-style-type: none"> column C of Table 1 for Christchurch District excluding Banks Peninsula; and column C of Table 2 for Banks Peninsula.
iv.	For Hagley Park (excluding Botanic Gardens), all impervious surfaces , excluding buildings	a. The maximum percentage of the site covered by impervious surfaces shall be as specified in: <ol style="list-style-type: none"> column C (h.) of Table 1 for Christchurch District excluding Banks Peninsula.

Table 1

Christchurch District excluding Banks Peninsula (refer Appendix 2.1)				
	Size of Community Park	A (Single building)	B (Site coverage)	C (Impervious surfaces)
a.	Less than 5,000 m ² in area unless specified in c. or e. to j. below	30 m ²	1%	5%
b.	5,000 m ² to 10,000 m ² in area unless specified in c. or e. to j. below	100 m ²	1%	10%
c.	Less than 10,000 m ² in area but on a site specifically set aside by the Council for community facilities and vested as a Local Purpose Reserve (Community facility)	500 m ²	25%	20%
d.	Greater than 10,000 m ² in area unless specified in e. to k. below	500 m ²	3%	30%
e.	i. Rawhiti Park;	500 m ²	3%	10%

Christchurch District excluding Banks Peninsula (refer Appendix 2.1)				
	ii. South Brighton Park; iii. Spencer Park.			
f.	Central New Brighton Beach Park (adjacent to the New Brighton Pier)	100 m ²	12%	75%
g.	The Canterbury Museum and Robert McDougall Art Gallery site (9-11 Rolleston Avenue, legally described as Pt Res 25 and Lot 1 DP 45580)	No maximum	No maximum	No maximum
h.	Hagley Park (excluding Botanic Gardens)	300 m ²	1%	10%
i.	Botanic Gardens	500 m ²	6%	10%
j.	That part of Elmwood Park located at 83D Heaton Street (Lot 1, DP 12727)	1500 m ²	60%	20%
k.	466-482 Yaldhurst Road (Yaldhurst Recreation and Sports Facility)	1000 m ²	4%	30%

Table 2

Banks Peninsula only (refer Appendix 2.1)				
	Size of Community Park	A (All buildings)	B (Site coverage)	C (Impervious surfaces)
a.	All sites	250 m ² or 10% of the site area whichever is the lesser.	250 m ² or 10% of the site area whichever is the lesser.	-
b.	Less than 5,000 m ² in area	-	-	5%
c.	5,000 m ² to 10,000 m ² in area	-	-	10%
d.	Greater than 10,000 m ² in area	-	-	30%

18.4.2.7 Water supply for firefighting

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

18.4.3 Area-specific rules – Open Space Community Parks Zone

- a. The following rules apply to the areas specified. All activities are also subject to Rule 18.4.1 (excluding Rule 18.4.1.1 P8) and Rule 18.4.2 unless specified otherwise in 18.4.3.

18.4.3.1 Area-specific activities - Open Space Community Parks Zone (Templeton)

- a. Unless, and until, the conditions in Rule 17.9.1c. are satisfied, the land shown on the Planning Maps as “Ru Q or OCP (Templeton)” shall be zoned Rural Quarry Zone.
- b. If, and when, the conditions in Rule 17.9.1c. are satisfied, the land shown on the Planning Maps as “Ru Q or OCP (Templeton)” shall be zoned Open Space Community Parks Zone (Templeton). The Open Space Community Parks Zone (Templeton) shall take effect from the date that the conditions in Rule 17.9.1c. are satisfied.

18.4.3.1.1 Area-specific permitted activities

- a. There are no permitted activities.

18.4.3.1.2 Area-specific controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

Activity	The Council 's control shall be limited to the following matters:
<p>C1 A golf course, if it meets the built form standards in Rule 18.4.2, and provided that:</p> <ol style="list-style-type: none"> a. a Landscape Plan has been prepared by a suitably qualified and experienced expert showing: <ol style="list-style-type: none"> i. the concept design and landscape character; ii. planting and landscape treatment proposals; iii. site boundary and proposed boundary treatments, including the retention of the existing screen planting and bunds around the present quarry site which is to be retained until the completion of the golf course construction; iv. fairway layout and golf paths; v. biodiversity conservation area(s); 	<ol style="list-style-type: none"> a. The extent to which conditions are required in order to ensure: <ol style="list-style-type: none"> i. the character of the golf course is of a dry grassland indigenous to the Canterbury Plains; ii. implementation of the Landscape Plan; iii. creation of the Biodiversity Conservation Area(s) specified in the contract as required by Rule 17.9.1c.iii.3; iv. creation of a non-golf open space as specified in the contract as required by Rule 17.9.1c.iii.4; b. Details of a bond or other security instrument of sufficient sum to ensure completion of construction of the golf course and associated facilities in accordance with Rule 17.9.1c. iii.; c. The extent to which conditions are required to ensure that 18 golf course holes are available for play at all times across the Rural Quarry Templeton Zone and the Open Space Community Parks Zone (Templeton).

Activity		The <u>Council</u> 's control shall be limited to the following matters:
	<ul style="list-style-type: none"> vi. open space recreation area boundaries; vii. <u>clubhouse</u> and <u>parking area</u>, vehicle and pedestrian <u>access ways</u> and entrances; and viii. proposed final contours and levels. <p>b. a bond is entered into between the <u>Council</u> and Fulton Hogan Limited and/or Templeton Golf Club to ensure completion of construction of the golf course and associated facilities described in Rule 17.9.1 c. iii..</p>	

18.4.3.1.3 Area-specific restricted discretionary activities

- a. There are no restricted discretionary activities.

18.4.3.1.4 Area-specific discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	A <u>major sports facility</u> other than a golf course.

18.4.3.1.5 Area-specific non-complying activities

- a. There are no non-complying activities.

18.4.3.1.6 Area-specific prohibited activities

- a. There are no prohibited activities.

18.5 Rules - Open Space Metropolitan Facilities Zone

18.5.1 Activity status tables – Open Space Metropolitan Facilities Zone

18.5.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Open Space Metropolitan Facilities Zone (other than the areas identified in 18.5.3) if they meet the activity specific standards set out in the following table and the built form standards in Rule 18.5.2.
- b. Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 18.5.1.2, 18.5.1.3, 18.5.1.4, 18.5.1.5 and 18.5.1.6.

Activity	Activity specific standards
P1 Recreation activity and/or recreation facility , other than as provided for under the following rules: <ol style="list-style-type: none"> a. Rule 18.5.1.1 P2 (Major sports facilities); b. Rule 18.5.1.1 P3 (Gymnasium); c. Rule 18.5.1.1 P18 (use of motorised water craft); d. Rule 18.5.1.1 P19 (Motorised sports facility). 	<ol style="list-style-type: none"> a. At the Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton, any recreation facilities, other than those specified in P2 a. shall be limited to facilities for the purposes of or ancillary to recreational boating and marine recreation activities. b. In all other areas - Nil
P2 Major sports facility .	<ol style="list-style-type: none"> a. At the Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton, any major sports facilities shall be limited to: <ol style="list-style-type: none"> i. facilities for the purposes of, or ancillary to, recreational boating and marine recreation activities; ii. boat ramps, jetty and recreational boat launching facilities; iii. boat storage, sheds, and repair and maintenance facilities; iv. sports club rooms/clubhouse; and v. scout hall facilities. b. In all other areas shall be limited to sites greater than 10,000 m² in area, except for: <ol style="list-style-type: none"> i. the Rollerdrome Reserve, 19 Garvins Road, Hornby.
P3 Gymnasium .	<ol style="list-style-type: none"> a. Excludes health care facilities.

Activity		Activity specific standards
P4	Accessory sports and fitness health care services.	Nil.
P5	Park management activity and/or park management facility.	Nil.
P6	Public amenities.	a. Any public amenities building containing toilets and/or changing rooms shall be setback a minimum of 20 metres from the boundary with any residential zone.
P7	Conservation activity.	Nil.
P8	Customary harvesting.	Nil. Advice note: this rule does not override the requirements to obtain permission of the landowner or administrator for any customary harvesting of taonga species.
P9	Public artwork.	Nil.
P10	Ancillary office.	a. The combined floor area of all ancillary offices shall not exceed 10% of the gross floor area of all buildings on the site .
P11	Ancillary retail activity.	a. Shall be limited to sites greater than 10,000 m ² in area; and b. The combined floor area of all ancillary retail activities shall not exceed 10% of the gross floor area of all buildings on the site .
P12	Food and beverage outlet.	a. Shall be accessory to recreation facilities or major sport facilities on the same site ; and b. The combined floor area of all food and beverage outlets shall not exceed 10% of the gross floor area of all buildings on the site .
P13	Conference and function facilities.	a. Shall be accessory to recreation facilities or major sport facilities on the same site .
P14	Guest accommodation.	a. Unless specified in P20, shall be: i. Accessory to recreation facilities or major sport facilities on the same site; and ii. Limited to sites listed in 18.3 d. - Table 1;
P15	Community activities and/or community facilities.	a. Shall: i. exclude health care facilities; and ii. be accessory to or co-located with recreation facilities or major sports facilities on the same site.
P16	Community market.	a. All community markets not involving any sound amplified activity shall comply with noise provisions in Rule 6.1.5.2.1 and Table 1; b. Any community market involving noise amplified activity shall comply with noise provisions in Rule 6.1.6.2.3 as if it were a temporary activity.

Activity	Activity specific standards
P17 <u>Residential unit/Residential activity.</u>	a. Except as specified in P20, shall: <ul style="list-style-type: none"> i. Be located in an existing <u>residential unit</u>; or ii. Be located within a new <u>residential unit</u> provided that: <ul style="list-style-type: none"> A. it is used for caretaker and site management purposes only; and B. it is located on a <u>site</u> greater than 10,000 m²; and C. it is not located within the Air Noise Contour (50 dB <u>L_{dn}</u>); and D. there is only one <u>residential unit</u> on any <u>site</u>;
P18 Use of <u>motorised water craft.</u>	a. Shall be limited to the Roto Kohatu Park <u>water body</u> (off Sawyers Arms Road).
P19 <u>Motorised sports facility.</u>	a. <u>Motorised sport facilities</u> shall be limited to the existing facilities of the Canterbury Kart Club <u>site</u> at 92 Carrs Road.
P20 The following additional activities within a <u>building</u> listed as a <u>heritage item</u> : <ul style="list-style-type: none"> a. <u>guest accommodation</u>; b. <u>residential activity</u>; c. <u>cultural activity</u>. 	a. <u>Residential activity</u> shall be limited to no more than two <u>residential units</u> . <ul style="list-style-type: none"> b. Irrespective of anything to the contrary in this Plan, any activities within a <u>heritage item</u> or <u>heritage setting</u> shall be exempt from compliance with Rules in 7.4.3 in relation to parking and <u>loading</u> – Open Space Zones. c. Advice note: Refer also to Rule 9.3.4 for rules relating to scheduled <u>historic heritage</u>.
P21 <u>Emergency service facilities,</u> including Coastguard Canterbury Emergency Services.	Nil
P22 Facilities for servicing boats including: <ul style="list-style-type: none"> a. the supply of potable water to boats; b. the transfer of effluent wastes from boats to landbased facilities; c. the collection and transfer of refuse from boats. 	a. Shall be limited to the Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton.
P23 <u>Parking areas.</u>	a. On <u>sites adjoining</u> a residential zone, trees shall be provided adjacent to the shared <u>boundary</u> at a ratio of at least 1 tree for every 10 metres of the <u>boundary</u> or part thereof, and evenly spaced. <ul style="list-style-type: none"> b. In addition to the above: <ul style="list-style-type: none"> i. one tree shall be planted for every 5 <u>parking spaces</u> provided between <u>buildings</u> and the street; and ii. trees shall be planted within or adjacent to the car

Activity		Activity specific standards
		<p>parking area at the front of the site.</p> <p>d. For guidance and information on tree species, refer to General Rules and Procedures, Appendix 6.11.6, Part B.</p>
P24	Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works, where undertaken by the Council , Canterbury Regional Council or the Crown.	Nil.

18.5.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

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

18.5.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule [18.10](#), as set out in the following table.

Activity		The Council 's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 18.5.1.1 P2 that does not meet one or more of the activity specific standards.	a. Recreation facilities and major sports facilities – Rule 18.10.1 .
RD2	Any activity listed in Rule 18.5.1.1 P3 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule

Activity		The Council's discretion shall be limited to the following matters:
		18.10.2. b. Traffic generation and access – Rule 18.10.3. c. Hours of Operation – Rule 18.10.4.
RD3	Any activity listed in Rule 18.5.1.1 P6 that does not meet one or more of the activity specific standards.	a. Public amenities - Rule 18.10.6.
RD4	Any activity listed in Rules 18.5.1.1 P10 - P14 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.10.2. b. Traffic generation and access – Rule 18.10.3.
RD5	Any activity listed in Rule 18.5.1.1 P15 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.10.2.
RD6	Any activity listed in Rule 18.5.1.1 P16 that does not meet one or more of the activity specific standards.	a. Hours of operation – Rule 18.10.4. b. Traffic generation and access – Rule 18.10.3. c. Matters of Discretion - Rule 6.1.8 (General Rules – 6.1 Noise)
RD7	Any activity listed in Rule 18.5.1.1 P20 that does not meet one or more of the activity specific standards.	a. Residential activities – Rule 18.10.12. b. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities - Rule 18.10.2
RD8	Any activity listed in Rule 18.5.1.1 P23 that does not meet one or more of the activity specific standards.	a. Landscaping and trees – Rule 18.10.13.
RD9	Any activity listed in Rules 18.5.1.1 P1 – P24 that does not meet one or more of the built form standards in Rule 18.5.2 , unless otherwise specified Advice note: 1. Refer to relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: a. For rules 18.5.2.1 , 18.5.2.2 and 18.5.2.3 - Setback from boundaries – Rule 18.10.16. b. Outdoor storage – Rule 18.10.17. c. Building height - Rule 18.10.18. d. Recession Planes – Rule 18.10.19. e. Water supply for firefighting – Rule 18.10.20.
RD10	Any activity listed in Rules 18.5.1.3 RD1 – RD9 located within the Coastal Environment overlay area.	a. Effects of activities on the Coastal Environment - Rule 9.6.3.1.

18.5.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Any building that does not comply with built form standard 18.5.2.6 .
D2	Any activity listed in Rule 18.5.1.1 P17 that does not meet one or more of the activity specific standards.
D3	Any activity listed in Rule 18.5.1.1 P1 that does not comply with one or more of the activity specific standards.
D4	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.

18.5.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

Activity	
NC1	Any activity listed in Rules 18.5.1.1 P18 and P19 that does not meet one or more of the activity specific standards.
NC2	Sensitive activities within the Air Noise Contour (50 dB L_{dn}) as defined on the Planning Maps.
NC3	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National grid transmission line or within 12 metres of a foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National grid transmission line or within 10 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a National grid transmission line support structure foundation.</p> <p>c. Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p> <p>Advice notes:</p> <ul style="list-style-type: none"> 1. The National grid transmission lines are shown on the Planning Maps. 2. Vegetation to be planted around the National grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National grid transmission lines. Buildings and activities in the vicinity of National grid transmission lines must comply with the NZECP 34:2001.
NC4	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or ii. within 5 metres of the centre line of a 33kV and the Heathcote to Lyttelton 11kV

Activity	
	<p>electricity distribution line or within 5 metres of a foundation of an associated support structure.</p> <p>b. Fences within 5 metres of a 66kV, 33kV and the Heathcote to Lyttelton 11kV electricity distribution line support structure foundation.</p> <p>c. Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network utility operator.</p> <p>Advice notes:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activities in the vicinity of or electricity distribution lines must comply with the NZECP 34:2001.

18.5.1.6 Prohibited activities

- a. There are no prohibited activities.

18.5.2 Built form standards – Open Space Metropolitan Facilities Zone

18.5.2.1 Road boundary setback

- a. The minimum [building setback](#) from [road boundaries](#) shall be as follows:

	Applicable to	Standard
i.	All sites , other than listed below	10 metres
ii.	A. Shirley Golf Course B. Avondale Golf Course C. Waimairi Beach Golf Course	20 metres
iii.	A. Riccarton Racecourse B. Addington Racecourse C. Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena)	20 metres
iv.	The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton	No setback

18.5.2.2 Internal boundary setback

- a. The minimum [building setback](#) from an internal [boundary](#) shall be as follows:

	Applicable to	Standard
i.	All sites that adjoin a residential or open space zone, other than listed below	20 metres
ii.	A. Christchurch Park B. Kearneys Park (Linfield Cultural Recreational Sports Club - 56 Kearneys Road) C. Rugby Park D. Wilding Park E. Shirley Golf Course F. Avondale Golf Course G. Waimairi Beach Golf Course H. Lancaster Park	10 metres
iii.	Any buildings , balconies or decks on sites adjacent to a designated railway corridor	4 metres from the designated railway corridor
iv.	The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton	No setback

18.5.2.3 Outdoor storage

- a. Any [outdoor storage area](#) shall not be located within the minimum [setbacks](#) specified in Rules [18.5.2.1](#) and [18.5.2.2](#).
- b. [Outdoor storage area](#) shall be screened from [adjoining sites](#) and [roads](#) by either planting, wall(s), fence(s), or any combination of these to at least 1.8 metres in height along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3 metres.

18.5.2.4 Building height

- a. The maximum [height](#) of any [building](#) shall be as follows:

	Applicable to	Standard
i.	All sites , other than as specified below	20 metres
ii.	A. Christchurch Park B. Kearneys Park (Linfield Cultural Recreational Sports Club - 56 Kearneys Road) C. Rugby Park D. Wilding Park E. Shirley Golf Course	8 metres

	Applicable to	Standard
	F. Avondale Golf Course G. Waimairi Golf Course H. Beach Golf Course	
iii.	The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton	15 metres
iv.	A. Addington Racecourse B. Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena)	25 metres
v.	In the Development Plan area shown in Appendix 18.11.1 Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park), except as specified in vi. below.	14 metres
vi.	Where any building or part of a building is within 100 metres of a boundary with a residential zone within the Development Plan area shown in Appendix 18.11.1 Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park).	8 metres

18.5.2.5 Recession planes

- a. Where an internal [site boundary](#) adjoins a residential zone, no part of any [building](#) shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal [site boundary](#) in accordance with the diagrams in Appendix 18.11.3.
- b. Where [sites](#) are located within a [Flood Management Area](#), recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

18.5.2.6 Site coverage and impervious surfaces

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

Table 1

	Applicable to	A (Site coverage)	B (Impervious surfaces)
a.	All sites unless specified below in b. to g.	20%	30%
b.	i. Wilding Park ii. Christchurch Park	10%	n/a

	Applicable to	A (Site coverage)	B (Impervious surfaces)
	iii. Rugby Park iv. Western Park v. Kearneys Park vi. The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton		
c.	i. Shirley Golf Course ii. Avondale Golf Course iii. Waimairi Beach Golf Course	1%	5%
d.	i. Porritt Park ii. Addington Racecourse iii. Riccarton Racecourse	5%	30%
e.	Lancaster Park Stadium	50%	n/a
f.	Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena)	40%	n/a
g.	In the Development Plan area shown in Appendix 18.11.1 Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park).	5%	5%

18.5.2.7 Water supply for firefighting

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

18.5.2.8 Building footprint

- a. In the Development Plan area shown in Appendix [18.11.1](#) Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park), the maximum footprint of any single [building](#), excluding playground equipment, shall be 5,000 m².

18.5.2.9 Landscaping and trees

- a. In the Development Plan area shown in Appendix 18.11.1 Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park):
 - i. A 3 metre wide landscaped area shall be established along all road boundaries and shall be planted with a minimum of 1 tree for every 10 metres of frontage.
 - ii. Trees shall not be planted more than 15 metres apart or closer than 5 metres.
 - iii. Adjacent to State Highways 73 and 75, planting shall be of sufficient density, in conjunction with mounding, to screen activities within the Agribusiness Centre from the view of drivers on those highways.
 - iv. The landscaped area along the Curletts Road (State Highway 75) frontage shall be mounded to a height of at least 1.5 metres and planted in accordance with i. to iii. above to minimise the transmission of noise to residential areas on the other side of Curletts Road and to screen activities within the Agribusiness Centre from the view of drivers on that road.
 - v. On all sealed parking areas designed to accommodate more than 100 cars, one tree shall be planted for every 5 car parking spaces.

18.5.3 Area-specific rules – Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park)

18.5.3.1 Area-specific activities – Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park)

18.5.3.1.1 Area-specific permitted activities

- a. The activities listed below are permitted activities in the Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park) Development Plan area (see [Appendix 18.11.1](#)) if they meet the activity specific standards set out in this table and the built form standards in Rule [18.5.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary or non-complying, or prohibited activities as specified in Rules [18.5.3.1.2](#), [18.5.3.1.3](#), [18.5.3.1.4](#), [18.5.3.1.5](#) and [18.5.3.1.6](#).

Activity		Activity Specific Standards:
P1	Any activity listed in Rules 18.5.1.1 P1 – P11 and P13 - P22.	<ol style="list-style-type: none"> a. As specified for each activity in Rule 18.5.1.1. <p>Advice note: Where a non-compliance with the applicable standards occurs, refer to Rule 18.5.1 to determine the applicable activity status.</p>
P2	The display, sale and showing of livestock	<ol style="list-style-type: none"> a. Shall be limited to areas 1, 2 and 3 identified on the Development Plan in Appendix 18.11.1; b. Any activity involving the sale of livestock or side show entertainment shall not be located south of the 300m line shown on the Development Plan in Appendix 18.11.1; c. All permanently constructed livestock pavilions are to be roofed and have concrete floors; d. All livestock pavilions are to be cleared of effluent within 24 hours following any sale or show event involving the display of animals; e. All loading areas and parking areas used by stock trucks shall be sealed; f. Washdown facilities for vehicles transporting stock shall be provided on site; g. All effluent from sealed surfaces and all washdown water shall be disposed of to the city sewerage system.
P3	Truck access , loading , parking and wash down facilities	<ol style="list-style-type: none"> a. Shall be limited to areas 1, 2 and 7 identified on the Development Plan in Appendix 18.11.1.
P4	Model livestock farming , horticultural and forestry demonstration plots	<ol style="list-style-type: none"> a. Shall be limited to areas 3, 4, 5 and 6 identified on the Development Plan in Appendix 18.11.1.
P5	Temporary activities including: <ol style="list-style-type: none"> a. Canterbury Agricultural and Pastoral Show; 	<ol style="list-style-type: none"> a. Shall be limited to areas 1, 2, and 3 identified on the Development Plan in Appendix 18.11.1 provided that: <ol style="list-style-type: none"> i. No activity involving the sale of livestock or

Activity		Activity Specific Standards:
	b. Trade displays and demonstrations; c. Machinery demonstrations; d. Short-term carnivals, bazaars, fairs and exhibitions; e. Tourist displays and activities showcasing agriculture and horticulture.	side show entertainment shall be located south of the 300m line shown on the Development Plan; and b. No activity shall involve the following: <ol style="list-style-type: none"> outdoor musical events and concerts; camping grounds; <u>motorised sports facility</u>.
P6	Equestrian events and dog trialling.	a. Shall be limited to areas 1, 2, 3, 5 and 6 identified on the Development Plan in Appendix 18.11.1;
P7	Animal pavilions and <u>ancillary buildings</u> .	a. Shall be limited to areas 1, 2 and 3 identified on the Development Plan in Appendix 18.11.1.
P8	Facilities for the research and development of products and services for the agricultural and horticultural industries.	a. Shall be limited to areas 1, 2 and 3 identified on the Development Plan in Appendix 18.11.1.
P9	<u>Offices</u>	a. Shall be limited to: <ol style="list-style-type: none"> The day-to-day operations of the Agribusiness Centre and the Canterbury Saleyards. Administration and professional <u>offices</u> of organisations providing services to the agricultural and horticultural industries. A maximum tenancy size of 500m² <u>GLFA</u>. Areas 1, 2, and 3 identified on the Development Plan in Appendix 18.11.1.
P10	<u>Ancillary buildings</u> (including sheds and workshops)	a. Shall be limited to areas 1, 2, and 3 identified on the Development Plan in Appendix 18.11.1.
P11	<u>Club rooms/Clubhouse</u>	a. Shall be limited to: <ol style="list-style-type: none"> Organisations which exhibit in the Agribusiness Centre; Sports organisations; Areas 1, 2 and 3 identified on the Development Plan in Appendix 18.11.1.
P12	<u>Food and beverage outlet</u>	a. All <u>buildings</u> shall be limited to areas 1, 2 and 3 identified on the Development Plan in Appendix 18.11.1; and b. Any activity shall have a maximum tenancy size of 250 m ² <u>GLFA</u> .
P13	<u>Parking areas</u>	a. All permanent <u>parking areas</u> shall be limited to areas 1, 2, 3 and 7 identified on the Development Plan in Appendix 18.11.1. b. Where the <u>parking area</u> adjoins a residential zone,

Activity		Activity Specific Standards:
		<p>trees shall be provided adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced.</p> <p>c. In addition to the above:</p> <p>i. one tree shall be planted for every 5 parking spaces provided between buildings and the street; and</p> <p>ii. trees shall be planted within or adjacent to the car parking area at the front of the site.</p> <p>d. Any temporary parking areas shall be limited to areas 4 and 5 identified on the Development Plan in Appendix 18.11.1.</p>
P14	Residential unit/Residential activity	<p>a. Any residential activity shall be limited to a maximum of two residential units used for caretaker and/or site management purposes only;</p> <p>b. Any residential activity shall be limited to area 3 identified on the Development Plan in Appendix 18.11.1.</p>
P15	Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works, where undertaken by the Council , Canterbury Regional Council or the Crown.	Nil

18.5.3.1.2 Area-specific controlled activities

- a. The activities listed below are controlled activities.

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

18.5.3.1.3 Area-specific restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.

- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 18.10, as set out in the following table:

Activity	The Council's discretion shall be limited to the following matters:
<p>RD2 Any activity listed in Rules 18.5.3.1.1 P2 – P15 that does not meet one or more of the built form standards in Rule 18.5.2.</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. Refer to relevant built form standard for provisions regarding notification and written approval. 	<p>As relevant to the built form standard that is not met:</p> <ol style="list-style-type: none"> a. For rules 18.5.2.1 and 18.5.2.2, - Setback from boundaries – Rule 18.10.16. b. Outdoor storage – Rule 18.10.17. c. Building height – Rule 18.10.18. d. Recession planes – Rule 18.10.19. e. For rules 18.5.2.6 and 18.5.2.8 - Building footprint, site coverage and impervious surfaces – Rule 18.10.22. f. Water supply for firefighting – Rule 18.10.20. g. Landscaping and trees – Rule 18.10.13.

18.5.3.1.4 Area-specific discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	<ol style="list-style-type: none"> a. Any vehicular <u>access</u> to the Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park) that does not meet the following requirements: <ol style="list-style-type: none"> i. Vehicular <u>access</u> from/to both Christchurch Southern Motorway and Curletts Roads shall generally be as shown in Appendix 18.11.1. ii. <u>Access</u> for livestock vehicles shall only be from the Christchurch Southern Motorway. iii. There shall be no vehicular <u>access</u> between the Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park) Areas 1, 2 and 3 as shown in Appendix 18.11.1 and the <u>reserve</u> areas <u>adjoining</u> their southern and western <u>boundaries</u>.
D2	Any activity listed in Rule 18.5.3.1.1 P3 – P14 that does not meet one or more of the activity specific standards, unless otherwise specified in 18.5.3.1.5.

18.5.3.1.5 Area-specific non-complying activities

- a. The activities listed below are non-complying activities.

Activity	
NC1	Any activity listed in Rules 18.5.3.1.1 P2 – P14 that do not comply with any activity specific standard that relates to their location within the Area boundaries in the Development Plan in Appendix 18.11.1.
NC2	Any activity listed in Rule 18.5.3.1.1 P5 involving the sale of livestock or side show

Activity	
	entertainment south of the 300m line shown on the Development Plan in Appendix 18.11.1.
NC3	Any activity listed in Rule 18.5.3.1.1 P2 that does not meet one or more of the activity specific standards.
NC4	<p>a. Any activity that involves the following:</p> <ul style="list-style-type: none"> i. outdoor musical events and concerts; ii. camping grounds; iii. <u>motorised sports facility</u>.

18.5.3.1.6 Area-specific prohibited activities

- a. The activities listed below are prohibited activities.

Activity	
PR1	<p>Any activities, other than <u>parking areas</u>, within the 150m exclusion area from the southern <u>boundary</u> of Wigram <u>Road</u> opposite its intersection with Treffers Road, as shown on the Development Plan in Appendix 18.11.1.</p> <p>This restriction shall only apply while the <u>site</u> to the north-east of the <u>intersection</u> of Treffers and Wigram Roads is occupied by Bayer New Zealand Limited or is used for any activity which has the same or similar effects relating to the storage and/or manufacture of <u>hazardous substances</u>, as the activities undertaken on that <u>site</u> by Bayer New Zealand Limited.</p>

18.5.4 Area-specific rules - Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium)

- a. The temporary Christchurch Stadium permitted by the Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium), including, but not limited to, all temporary structures and portable facilities (including all grandstands, corporate boxes, hospitality facilities, ticket sales, pedestrian entry structures, changing rooms, toilets, first aid and medical rooms, food, souvenirs, sporting goods and liquor sales, scoreboards and display screens, committee and officials rooms, broadcasting facilities, services, camera towers, equipment and [signage](#)) shall be removed from the [site](#) not later than 3 months from 31 December 2027 or such earlier date as a replacement venue is fully operational, unless permitted pursuant to the rules of the underlying Open Space Metropolitan Facilities Zone or authorised by resource consent.
- b. The stadium will cease operating under the permitted activity standards or any resource consent approved under this temporary planning framework on 31 December 2027 or such earlier date that a replacement venue is fully operational, and from that point Rules [18.5.1](#) and [18.5.2](#) shall apply.
- c. The rules of the Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) are outlined in [18.5.4.1](#). Until 31 December 2027, or such earlier time as a replacement venue is fully operational, Rules [18.5.4.1](#) and [18.5.4.2](#) and the Development Plan in Appendix [18.11.2](#) shall apply.
- d. Note: For the avoidance of doubt, the Christchurch stadium is a temporary sports and entertainment facility established under section 27 of the Canterbury Earthquake Recovery Act 2011. As it is a temporary activity it is intended that:
 - i. The temporary Christchurch Stadium shall create no existing use rights; and
 - ii. For the purposes of any application for resource consent for the [site](#) not related to the construction or operation of the temporary Christchurch Stadium, the temporary Christchurch Stadium shall not form part of the environment for the purposes of any assessment required under section 104(1)(a) of the Resource Management [Act](#) 1991.

18.5.4.1 Area-specific activities – Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium)

18.5.4.1.1 Area-specific permitted activities

- a. The activities listed below are permitted activities in the Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) identified on the Development Plan in Appendix [18.11.2](#) if they meet the activity specific standards set out in this table and the built form standards in Rule [18.5.4.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited Activities as specified in Rules [18.5.4.1.2](#), [18.5.4.1.3](#), [18.5.4.1.4](#), [18.5.4.1.5](#) and [18.5.4.1.6](#).
- c. For the purpose of these rules, the use of term ‘event’ refers to sporting and non-sporting events and concerts unless a particular type of event is specifically excluded in the activity status tables in Rule [18.5.4.1](#) or the built form standards in Rule [18.5.4.2](#), e.g. "all events (excluding concerts)".

Activity		Activity specific standards:
P1	Sporting and non-sporting events not requiring the use of floodlights and excluding concerts	<ul style="list-style-type: none"> a. Use of the stadium for events shall be completed by 23:00 hrs Monday to Sunday; b. The noise generated by the events (excluding crowd noise and concerts) shall not exceed 65 dB L_{Aeq}; c. Lighting shall not exceed an illuminance level of 100 lux when measured both vertically and horizontally at the <u>boundary</u> and 40 lux when measured both vertically and horizontally at the <u>window</u> of any <u>residential unit</u>; d. All events shall have an event day operational plan prepared in accordance with Rule 18.5.4.2.5.
P2	Night sporting events and non-sporting events requiring the use of flood lights	<ul style="list-style-type: none"> a. All events, excluding sports practice and training sessions, shall: <ul style="list-style-type: none"> i. be limited to 25 events in any rolling twelve month period; and ii. be limited to a capacity of 25,000 seated patrons; b. Use of the stadium for events shall be completed by 23:00 hrs Monday to Sunday; c. The noise generated by all events (excluding crowd noise and concerts) shall not exceed 65 dB L_{Aeq}; d. Use of stadium floodlighting for events is limited to no more than two nights in any week starting Monday. e. Lighting shall not exceed an illuminance level of 100 lux when measured both vertically and horizontally at the <u>boundary</u> and 40 lux when measured both vertically and horizontally at the <u>window</u> of any <u>residential unit</u>; 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 <u>site</u>. Thereafter the lights shall be reduced to 50 lux on the field to enable cleaning. Within 90 minutes from the finish of the event the lights shall be turned off; g. Stadium floodlights shall be directed towards the pitch; h. All events shall have an event day operational plan prepared in accordance with Rule 18.5.4.2.5.
P3	Sports practice and training sessions including the use of limited floodlighting	
P4	Concerts	<ul style="list-style-type: none"> a. Shall be limited to a capacity of 34,000 patrons; b. May include one concert practice session per concert; c. The noise generated by concerts shall not exceed 85 dB L_{Aeq}; d. Use of stadium floodlighting for events is limited to no more than two nights in any week starting Monday. e. Lighting shall not exceed an illuminance level of 100 lux when measured both vertically and horizontally at the <u>boundary</u> and 40 lux when measured both vertically and horizontally at the <u>window</u> of any <u>residential unit</u>; f. Use of stadium floodlights at full illumination level shall be

Activity		Activity specific standards:
		<p>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>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>
P5	Feature and directional lighting for use on an event night.	<p>a. Lighting shall not exceed an illuminance level of 100 lux when measured both vertically and horizontally at the boundary and 40 lux when measured both vertically and horizontally at the window of any residential unit.</p> <p>b. The temporary structures and facilities shall be located generally in accordance with the Development Plan in Appendix 18.11.2 a. to d.</p>
P6	Construction and use of temporary structures and portable facilities designed to assist in broadcasting events held at the stadium	<p>a. The broadcasting structures and facilities shall be limited to:</p> <ol style="list-style-type: none"> production facilities, technical services and facilities, camera towers and transmission equipment. <p>b. The temporary structures and facilities shall be located generally in accordance with the Development Plan in Appendix 18.11.2 a. to d.</p>
P7	Directional wayfinding, stadium-naming advertising and sponsorship signage and images to be placed on temporary grandstands and entrances	<p>a. Only directional wayfinding signs and images are permitted on the North Stand facing the Residential Medium Density Zone boundary.</p>
P8	Removal of vegetation	<p>a. No vegetation shall be removed from areas identified generally in the Development Plan in Appendix 18.11.2 c.</p>
P9	Construction and use of temporary structures used for stadium administration including storage sheds, workshops, and administrative offices	<p>a. The temporary structures and facilities shall be located in accordance with Development Plan in Appendix 18.11.2 a. to d.</p>
P10	Sale of alcohol to persons attending events at the stadium	<p>a. Shall be located generally in accordance with the areas identified in the Development Plan in Appendix 18.11.2 d.</p>
P11	Construction and use of temporary hospitality facilities ancillary to sporting and non-sporting events (including concerts)	
P12	Car parking, vehicle and pedestrian access and egress points, and a paved pedestrian	<p>a. Shall be located generally in accordance with the Development Plan in Appendix 18.11.2 c.</p>

Activity		Activity specific standards:
	concourse	
P13	Site preparation activities for events at the stadium	a. All events shall have an event day operational plan prepared in accordance with Rule 18.5.4.2.5.
P14	Construction activities (including demolition of existing stands and facilities)	a. Shall be located generally in accordance with the Development Plan in Appendix 18.11.2 c. b. Any construction, excavation or demolition works shall be carried out in accordance with an approved Construction Management Plan as specified in 18.5.4.2.5 (i.).
P15	Construction and use of temporary structures and portable facilities designed to cater for spectators and participants at events held at the stadium (including grandstands, corporate boxes, ticket sales, pedestrian entry structures, changing rooms, toilets, first aid and medical rooms, food and beverage outlets , souvenirs, sporting goods and liquor sales, score boards and officials rooms).	
P16	Excavation and replacement of the playing surface.	

18.5.4.1.2 Area-specific controlled activities

- a. The activities listed below are controlled activities.
- b. Any application arising from the requirements of this rule will not require written approvals and shall not be limited or publicly notified.

Activity		The Council 's control shall be limited to the following matters:
C1	Creation of new vehicle and pedestrian access points not generally in accordance with the Development Plan in Appendix 18.11.2c.	a. Traffic effects associated with the new location and layout of the access /egress points; b. The provision of adequate lighting and the effects on the neighbouring residential properties; and c. The design of access /egress routes to ensure public safety.
C2	Removal of vegetation in areas identified on the Development Plan in Appendix 18.11.2c. as to be retained.	a. The replacement where appropriate on the site of suitable indigenous vegetation to enhance the ecological and landscape character of the area.
C3	Use of artificial lighting in excess of 100 lux measured at the boundary of the Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) and 40 lux at the window of any residential unit .	a. The proximity of sensitive activities , such as residential activities , guest accommodation or healthcare facility, and the nature of any adverse effects on them; b. The duration of the activity and its timing; c. The frequency of the use; d. The special nature of the use; and e. Relevant standards and guidelines for lighting effects.

Activity		The Council's control shall be limited to the following matters:
C4	Any activity listed in Rules 18.5.4.1.1 P1 – P3 that results in amplified noise levels in excess of those specified in the activity specific standards.	<ul style="list-style-type: none"> a. The proximity of sensitive activities, such as residential activities, guest accommodation or healthcare facility; b. The duration of the activity and its timing; c. The frequency of the use; and d. The special nature of the use.
C5	Any activity listed in Rule 18.5.4.1.1 P7 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. The matters of discretion for signage set out in 6.8.5.

18.5.4.1.3 Area-specific restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 18.10, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rules 18.5.4.1.1 P1 – P16 that does not meet one or more of the built form standards in Rule 18.5.4.2.	<p>For any application:</p> <ul style="list-style-type: none"> a. Activities and development within the Open Space Metropolitan Facilities Zone – Temporary Christchurch Stadium – Rule 18.10.8. <p>And as relevant to the built form standard that is not met:</p> <ul style="list-style-type: none"> b. Setback from boundaries – Rule 18.10.16. c. Landscaping and trees – Rule 18.10.13. d. Building height – Rule 18.10.18. e. Recession planes – Rule 18.10.19.
RD2	Any activity listed in Rules 18.5.4.1.1, P1 – P16 that does not meet one or more of the activity specific standards unless otherwise specified as a controlled activity in Rule 18.5.4.1.2.	<ul style="list-style-type: none"> a. Activities and development within the Open Space Metropolitan Facilities Zone – Temporary Christchurch Stadium – Rule 18.10.8. b. Matters of Discretion – Rule 6.1.8 (General rules - Noise)

18.5.4.1.4 Area-specific discretionary activities

- a. The activities listed below are discretionary activities.

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

18.5.4.1.5 Area-specific non-complying activities

- a. There are no non-complying activities.

18.5.4.1.6 Area-specific prohibited activities

- a. There are no prohibited activities.

18.5.4.2 Area-specific built form standards – Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium)

18.5.4.2.1 Building platforms and setbacks from an internal boundary

- a. Structures and [buildings](#) shall be located generally in the two building platforms illustrated on the Development Plan, Appendix 18.11.2a, except that structures remaining on the [site](#) for less than one month may be located in the playing field.

18.5.4.2.2 Vegetation and landscaping

- a. [Landscaping](#) shown on the Development Plan in Appendix 18.11.2.c. shall be maintained at all times in a tidy state, and any diseased or damaged plants shall be replaced as soon as practicable.
- b. A solid fence of not less than 1.8 metres in height shall be located on the north eastern [boundary](#) of the [site](#) with the Residential Medium Density zoned land.

18.5.4.2.3 Maximum building height

- a. The maximum [height](#) of any [building](#) shall be as follows:

	Applicable to	Standard
i.	All buildings and structures located generally within the area of building platform 1 area shown on the Development Plan in Appendix 18.11.2.a.	22 metres
ii.	All buildings and structures located generally within the area of building platform 2 shown on the Development Plan in Appendix 18.11.2.a. except as specified in (iii) below.	4 metres
iii.	Any wayfinding signage and structures, sculptures and entrance gates located generally within areas 7 and 8 shown on Development Plan in Appendix 18.11.2.a.	9 metres
iv.	Light towers located generally within areas 9 shown on the Development Plan in Appendix 18.11.2.a.	40 metres

18.5.4.2.4 Recession planes

- a. No part of any [building](#) located along the north eastern boundary with the Residential Medium Density Zone (except as specified in b. below) shall project beyond a building envelope contained by a 52 degree recession plane measured from any point 2.3 metres above the [site boundary](#).
- b. The corporate box section of the North Stand may project into the recession plane in accordance with the diagrams in the Development Plan in Appendix 18.11.2.b.

- c. Where [sites](#) are located within a [flood management area](#), recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

18.5.4.2.5 Event management plans

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

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

- c. Coordination of all relevant agencies - the EMP will specifically include a section which outlines a process for the proper coordination of all relevant agencies involved in managing events at the stadium. This section shall outline the process for convening, prior to each event, a briefing meeting of all key agencies to confirm arrangements for the particular event (including confirmation of the number and contact details of personnel involved from each agency). The agencies involved may include:
 - i. Police
 - ii. Security companies (in ground and street security patrol)
 - iii. [Council](#) parking, traffic and roading operations
 - iv. NZTA (motorway)
 - v. Environment Canterbury and Transport companies (bus and train)
 - vi. St Johns (first aid, ambulance)
 - vii. Fire service (if required)

- viii. Taxi operators
 - ix. Tow truck operators
 - x. Department of Labour occupational safety and health (if considered appropriate by the Stadium Operator)
 - xi. Media
 - xii. Caterers and merchandisers
 - xiii. Cleaning contractors
 - xiv. Traffic management contractor
 - xv. Venue users.
- d. Lighting — the EMP will specifically include a section on lighting, which includes provisions related to:
- i. The initial commissioning of the lighting towers on installation.
 - ii. The testing of the lighting prior to events.
 - iii. Maximum standards and times of operation for the lighting used for both construction and training, including the process and timeframes for warming up and shutting down the lighting.
 - iv. Maximum standards and times of operation for feature lighting.
 - v. A monitoring regime to including the location of monitoring points.
 - vi. Mitigation measures proposed in the case of a restricted discretionary activity to exceed the lighting levels specified.
- e. Noise - the EMP will specifically include a section on noise, which includes provisions related to:
- i. Where and how noise will be measured, monitored and assessed.
 - ii. How the sound system will be calibrated.
 - iii. How fireworks involving detonation will be managed.
 - iv. How noise from mechanical plant associated with the [site](#) will be managed.
 - v. Mitigations proposed in the case of a restricted discretionary activity to exceed the noise levels specified.
 - vi. Procedures for complaint recording and action, including liaison and cooperation with [Council](#) Noise Control Officers.
- f. Facilities - the EMP will specifically include a section on the provision and operation of facilities, which includes provisions related to:
- i. Ensuring facilities for the storage, collection and disposal of refuse and recycling are provided on-site at all times.
 - ii. Providing additional temporary public toilet facilities external of the stadium at the conclusion of every event.

- iii. Management of any temporary hospitality facilities associated with an event, including their set up, servicing and removal.
 - iv. Preparing a litter management plan and identifying an area within the vicinity of the stadium that shall be cleaned of rubbish and litter attributable to the activities at the stadium between the hours of 08:00 and 14:00 on the day following any event. (The litter management plan will need to address how to limit any adverse effects of this operation).
 - v. Ensuring that there is no sale or supply of alcohol within [parking areas](#) or other open areas outside of the stadium perimeter although the sale or supply of alcohol to persons in licensed areas inside the stadium is permitted up to 22:00 hrs Sunday to Thursday and 23:00 hrs Friday, Saturday and any public holiday.
 - vi. Taking all reasonable and practical steps to prevent the consumption of alcohol in [parking areas](#) after events finish and shall, through the use of security staff or other means, actively encourage patrons to leave the [parking areas](#) as soon as practicable .
- g. Communication — the EMP will specifically include a section on communication, including provisions related to:
- i. Ensuring ongoing community liaison to inform each household and business within the vicinity of the stadium of forthcoming events and related arrangements not less than four times per year. The timing, manner and extent of distribution of information shall be undertaken after consultation with the [Council](#).
 - ii. Providing a telephone "Hotline" to be maintained and advertised by the stadium operator for the purposes of enabling residents to contact the appropriate authorities or gain assistance. The Hotline shall operate for two hours prior to any event and shall continue to operate until midday (12:00 hrs) the following day. The Hotline shall be implemented in such a way that ensures all callers can make contact with event organisers without delay.
 - iii. Developing a protocol to effectively and promptly deal with any complaints arising, including, but not limited to, noise, lighting, litter, the actions of spectators and concerns over the management of night-time events.
- h. Transport Management - the EMP will specifically include a section on transport, including provisions related to:
- i. Establishment and functioning of a Transport Management Group ("TMG") comprising representatives of the Stadium Operator, the CBS Arena and Addington Raceway and the [Council](#), the traffic management contractor as well as, where possible, representatives of appropriate transport agencies, organisations and service providers. These should include CRC, NZTA, NZ Police, bus, coach, taxi and train operators and others as considered appropriate by the [Council](#). The TMG will provide input into the preparation of the various Transport Management Plans and meet at least 4 times per year to review and modify the Transport Management Plans.
 - ii. The requirement for a Transport Management Plan (TMP) to be finalised at least one month prior to an Event and to be operational for every event. The TMP shall show how transport and traffic aspects of events will be managed to reduce or mitigate any adverse effects.
 - iii. The goal of the TMP, namely to avoid, mitigate and manage the adverse effects of event-related traffic on the wider neighbourhood and to manage the overlapping transport

effects that could result from events occurring at either the CBS Arena or the Addington Raceway on the same day. The objectives of the TMP and any future modifications shall be:

- A. to manage the potential impact of events at the stadium and/or at the CBS Arena and Addington Raceway occurring on the [site](#) at the same time period;
- B. to ensure that residents are able to access their properties and on-street permitted parking at all times during events days;
- C. to ensure that [arterial roads](#) continue to function and do not experience excessive congestion as a result of event-related activity;
- D. to strongly encourage patrons and staff to make increasing use of passenger transport to access the stadium for events and to provide passenger transport information and to promote passenger transport services and Information;
- E. to maximise pedestrian safety particularly immediately before and after the event;
- F. to ensure emergency [vehicle access](#), both to the ground and the surrounding neighbourhood, is maintained at all times;
- G. in the immediate vicinity of the ground, to separate the different modes to achieve safe and efficient traffic flow;
- H. to provide for the parking and movement of passenger transport, so as to encourage this form of transport and assist efficient traffic movement before and after events;
- I. to manage traffic flows around the stadium so as to facilitate efficient clearing of people and vehicles after events;
- J. to investigate the definition of a parking restriction zone around the stadium for events, which may include provision for:
 - (i) Residents' only parking in residential streets within the restricted zone;
 - (ii) Stadium-related parking being excluded with the zone;
 - (iii) Business areas to retain existing parking restrictions;
- K. to ensure the TMP is reviewed on a regular basis;
- L. that contingency plans are developed, to ensure that solutions are available to accommodate foreseeable deviations from the expected operation of the TMP;
- M. to provide for park andride and park and walk facilities which may be required for the purpose of enabling patrons to use passenger transport or special bus and train services, in accordance with the TMP for any given event;
- N. to provide facilities for cyclists and for the safe and efficient storage of bicycles;
- O. to ensure that convenient and [accessible](#) parking is provided for the mobility impaired;
- P. Provisions to ensure that transport arrangements, (including residents' only parking areas, the likelihood of towing, street closures, park and walk and ride locations and special bus and train services) shall be included in all pre-match publicity for events, in conjunction with the TMG.

- i. Construction Management Plan - A Construction Management Plan is required to be developed by the venue operator before the works commence and submitted to the [Council](#)'s Resource Consents Unit Manager for certification that the matters set out in this rule are addressed. The Construction Management Plan will include specific details relating to the [excavation](#) of the [site](#), or parts thereof, and the construction and management of all works including:
 - i. Methods for reducing the potential adverse effects associated with the interaction of construction traffic with traffic associated with events at the CBS Arena/Addington Raceway.
 - ii. Ingress and egress to the construction [site](#) for construction, trade and worker vehicles and machinery during the construction period.
 - iii. Measures to be adopted to minimise impacts on visual and aural amenity, including location of noisy activities away from residences and businesses, any screening proposed, and to maintain the [site](#) in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities.
 - iv. Construction noise shall be managed as far as is practicable in accordance with [NZS 6803:1999 Acoustics – Construction noise](#) Table 2 and Annex E.
 - v. The Construction Noise Management Plan shall include specific details relating to managing noise to achieve these conditions and shall include specific details relating to managing noise in the event that these levels may be exceeded.
 - vi. Temporary construction lighting if required should be directed away from adjacent properties and [roads](#).
 - vii. Measures to provide local residents and businesses information about the construction activity and timeframes.
 - viii. Procedures for complaints recording and auctioning.
 - ix. Measures to limit the disturbance caused by the delivery of materials to the [site](#) on neighbouring residents.
 - x. Location of off-street parking sufficient for workers and contractors.
 - xi. Hours of operation and days of the week for construction activities.
 - xii. Means of ensuring the safety of the general public.
 - xiii. Procedures for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from adjacent properties, public [roads](#) or places.
 - xiv. Procedures for preventing contamination of stormwater drains with water containing soil sediment.
 - xv. Procedures related to the [excavation](#) of soil, including preparation of a management plan for managing contaminated materials in the event they are discovered, including:
 - A. Health and safety requirements for those working around contaminated materials;
 - B. Outline of visual/odour indicators of contamination at [site](#);
 - C. Unexpected contamination discovery procedure – includes notifying relevant authorities etc.;
 - D. Stockpiling requirements for contaminated soils;

- E. Erosion and sediment control measures;
- F. Possible groundwater control measures;
- G. Disposal requirements, landfill acceptance of materials;
- H. Validation of remaining in situ soils, and reporting to Environment Canterbury and the [Council](#);
- I. Reinstatement.

18.6 Rules - Open Space McLeans Island Zone

18.6.1 Activity status tables – Open Space McLeans Island Zone

18.6.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Open Space McLeans Island Zone if they meet the activity specific standards set out in the following table and the built form standards in Rule 18.6.2.
- b. Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 18.6.1.2, 18.6.1.3, 18.6.1.4, 18.6.1.5 and 18.6.1.6.

Activity		Activity specific standards
P1	Conservation activities.	Nil.
P2	Recreation activities and/or recreation facility , other than as provided for under the following rules: <ol style="list-style-type: none"> a. Rule 18.6.1.1 P4 (Major sports facilities); b. Rule 18.6.1.5 NC2 (Motorised sports facility). 	<ol style="list-style-type: none"> a. Outdoor playing fields or sports pitches, outdoor ball courts and artificial playing surfaces shall be located a minimum of 500 metres from the Peacock Springs Conservation Area as shown in Appendix 17.12.1; b. No recreation activities shall include: <ol style="list-style-type: none"> i. the setting off of any fireworks within 4,000 metres of the Peacock Springs Conservation Area as shown in Appendix 17.12.1; ii. the use of starter guns, air horns or public address systems within 500 metres from the Peacock Springs Conservation Area as shown in Appendix 17.12.1
P3	Public amenities.	<ol style="list-style-type: none"> a. Visitor information centres, public toilets, and/or changing rooms shall: <ol style="list-style-type: none"> i. Not exceed 250 m² of floor area on sites up to 10,000 m² in area; ii. Not exceed 500 m² of floor area on sites greater than 10,000 m² in area.
P4	Major sports facilities.	<ol style="list-style-type: none"> a. Any major sports facility shall: <ol style="list-style-type: none"> i. be located a minimum of 500 metres from the Peacock Springs Conservation Area as shown in Appendix 17.12.1; ii. not include the setting off of any fireworks (excluding those sold at retail to the public for private use) within 4,000 metres of the Peacock Springs Conservation Area as shown in Appendix 17.12.1.
P5	Ancillary office.	<ol style="list-style-type: none"> a. Shall be limited to a maximum of 100 m² floor area per site.
P6	Ancillary retail activity.	<ol style="list-style-type: none"> a. Shall be limited to a maximum of 100 m² floor area per site.

Activity		Activity specific standards
P7	Food and beverage outlet.	a. Shall be limited to a maximum of 150 m ² floor area per site .
P8	Park management activities.	Nil.
P9	Farming.	a. Any buildings shall: <ul style="list-style-type: none"> i. Be limited to farm buildings; and ii. Not exceed 300 m² in gross floor area.
P10	Plantation forestry.	Nil.
P11	Public artwork.	Nil.
P12	Public transport facility.	a. Shall be limited to bus shelters and bus bays.
P13	Parking areas.	a. One tree shall be planted within or adjacent to any car parking area for every 5 parking spaces provided.
P14	Camping grounds.	a. Any permanent building shall not exceed the following: <ul style="list-style-type: none"> i. 250 m² gross floor area on sites up to 10,000 m² in area; or ii. 500 m² gross floor area on sites greater than 10,000 m² in area
P15	Wildlife park zoo, including animal enclosure and predator proof fences.	Nil.
P16	Community market.	a. All community markets not involving any sound amplified activity shall comply with noise provisions in Rule 6.1.5.2.1 and Table 1; b. Any community market involving sound amplified activity shall comply with noise provisions in Rule 6.1.6.2.3 as if it were a temporary activity.
P17	Emergency service facilities.	Nil.
P18	Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works, where undertaken by the Council , Canterbury Regional Council or the Crown.	Nil.
P19	Exotic tree planting for the purposes of shelter, soil conservation activities , flood protection and/or bank erosion mitigation, where undertaken by the Council , Canterbury Regional Council or the Crown.	Nil.

18.6.1.2 Controlled activities

- a. The activities listed below are controlled activities.

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

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

18.6.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 18.10, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	<p>Any activity listed in Rules 18.6.1.1 P1 – P19 that does not meet one or more of the built form standards, unless otherwise specified.</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provisions regarding notification and written approval.</p>	<p>As relevant to the built form standard that is not met:</p> <p>a. For rules 18.6.2.1 and 18.6.2.2 - Setback from boundaries – Rule 18.10.16.</p> <p>b. Building height – Rule 18.10.18.</p> <p>c. Water supply for firefighting – Rule 18.10.20.</p>
RD2	Any activity listed in Rule 18.6.1.1 P3 that does not meet one or more of the activity specific standards.	<p>a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.10.2.</p> <p>b. Traffic generation and access – Rule 18.10.3.</p> <p>c. Public amenities – Rule 18.10.6.</p>
RD3	<p>Any activity listed in Rules 18.6.1.1 P5 – P7 that does not meet one or more of the activity specific standards.</p> <p>Any application for this activity will not require written approvals and shall not be limited or publicly notified.</p>	<p>a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.10.2.</p> <p>b. Traffic generation and access – Rule 18.10.3.</p>
RD4	Any activity listed in Rule 18.6.1.1 P9 that does not meet one or more of the activity specific standards.	a. Building footprint, site coverage and impervious surfaces – Rule 18.10.22.
RD5	a. Any activity listed in Rules 18.6.1.1	a. Scale of activity, displacement, multifunctional,

Activity		The Council's discretion shall be limited to the following matters:
	<p>P12 and P14 that does not meet one or more of the activity specific standards.</p> <p>b. Any application for activity P12 will not require written approvals and shall not be limited or publicly notified.</p>	<p>non-recreational, community and cultural facilities – Rule 18.10.2.</p>
RD6	<p>a. Any activity listed in Rule 18.6.1.1 P13 that does not meet one or more of the activity specific standards.</p> <p>b. Any application for this activity will not require written approvals and shall not be limited or publicly notified.</p>	<p>a. Landscaping and trees – Rule 18.10.13.</p>
RD7	<p>Any activity listed in Rule 18.6.1.1 P16 that does not meet one or more of the activity specific standards.</p>	<p>a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.10.2.</p> <p>b. Matters of Discretion - 6.1.8 (General rules - Noise)</p>
RD10	<p>Any activity listed in Rule 18.6.1.1 P2 or P4 that does not meet one or more of the activity specific standards.</p> <p>Any application arising from non-compliance with this rule will only require written approval from the trustees of The Isaac Conservation Wildlife Trust or its successors.</p>	<p>a. Recreation facilities and major sports facilities - Rule 18.10.1 (f.)</p>

18.6.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Any activity that does not comply with built form standard 18.6.2.4 .

18.6.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

Activity	
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, or discretionary activity.
NC2	Motorised sports facility .
NC3	Sensitive activities within the Air Noise Contour (50 dB L_{dn}) as defined on the Planning Maps.
NC4	a. Sensitive activities and buildings (excluding accessory buildings associated with an existing

Activity	
	<p>activity):</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National grid transmission line or within 12 metres of a foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National grid transmission line or within 10 metres of a foundation of an associated support structure. <ul style="list-style-type: none"> b. Fences within 5 metres of a National grid transmission line support structure foundation. c. Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited. <p>Advice notes:</p> <ul style="list-style-type: none"> 1. The National grid transmission lines and electricity distribution lines are shown on the Planning Maps. 2. Vegetation to be planted around the National grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National grid transmission lines. Buildings and activities in the vicinity of National grid transmission lines must comply with the NZECP 34:2001.

18.6.1.6 Prohibited activities

- a. There are no prohibited activities.

18.6.2 Built form standards – Open Space McLeans Island Zone

18.6.2.1 Road boundary setback

- a. The minimum [building setback](#) from any [road boundary](#) shall be 25 metres.

18.6.2.2 Internal boundary setback

- a. The minimum [building setback](#) from an internal [boundary](#) with any zone excluding the Transport Zone shall be 20 metres.

18.6.2.3 Building height

- a. The maximum [height](#) of any [building](#) shall be 20 metres.

18.6.2.4 Building footprint, site coverage and impervious surfaces

- a. The maximum footprint of a single [building](#) (excluding playground equipment) shall be 1,000 m², unless otherwise specified in the activity specific standards in Rule [18.6.1.1](#).
- b. The maximum percentage of any [site](#) covered by [buildings](#) shall be 3%.
- c. The maximum percentage of any [site](#) covered by [impervious surfaces](#) (excluding [buildings](#), walkways, tracks, and [cycle ways](#)) shall be 5%.

18.6.2.5 Water supply for firefighting

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

18.7 Rules - Open Space Natural Zone

18.7.1 Activity status tables – Open Space Natural Zone

18.7.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Open Space Natural Zone if they meet the activity specific standards set out in the following table and the built form standards in Rule 18.7.2.
- b. Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 18.7.1.2, 18.7.1.3, 18.7.1.4, 18.7.1.5 and 18.7.1.6.

Activity	Activity specific standards:
P1 <u>Conservation activities.</u>	Nil.
P2 <u>Recreation activity</u> and/or <u>recreation facility</u> , other than as provided for under the following rules: <ol style="list-style-type: none"> a. Rule 18.7.1.4 D2 and Rule 18.7.1.5 NC3 (<u>Major sports facility</u>); b. Rule 18.7.1.1 P13 (Golf course/golf driving range); c. Rule 18.7.1.1 P14 (<u>Gymnasium</u>); d. Rule 18.7.1.5 NC2 (<u>Motorised sports facility</u>). 	<ol style="list-style-type: none"> a. Any <u>recreation facilities</u> shall exclude: <ol style="list-style-type: none"> i. Formal or informal playing fields; ii. Outdoor ball courts and artificial playing surfaces; and iii. Skate parks.
P3 <u>Park management activity</u> and/or <u>park management facility</u> .	Nil.
P4 <u>Public amenity.</u>	<ol style="list-style-type: none"> a. Any <u>public amenity building</u> containing toilets and/or changing rooms shall have a minimum <u>setback</u> of 20 metres from the <u>boundary</u> with any residential zone.
P5 <u>Public artwork.</u>	Nil.
P6 <u>Customary harvesting.</u>	Nil. Advice note: this rule does not override the requirements to obtain permission of the landowner or administrator for any <u>customary harvesting</u> of taonga species.
P7 <u>Farming</u> and <u>farm buildings.</u>	<ol style="list-style-type: none"> a. Any <u>farm buildings</u> shall be limited to a maximum of 300 m² of <u>gross floor area</u>.
P8 <u>Existing forestry.</u>	Nil.
P9 <u>Residential unit/Residential activity.</u>	<ol style="list-style-type: none"> a. Except as specified in P14, shall be limited to: <ol style="list-style-type: none"> i. <u>Sites</u> greater than 10,000 m². ii. One <u>residential unit</u> on any <u>site</u> for caretaker and site management purposes only. b. The <u>residential unit</u> shall not be located within the Air

Activity		Activity specific standards:
		Noise Contour (50 dB <u>L_{dn}</u>) as shown on the Planning Maps.
P10	<u>Guest accommodation.</u>	a. Shall be limited to: <ol style="list-style-type: none"> Tramping huts with a maximum 100 m² of <u>gross floor area</u>; The use of existing <u>building</u>/s on the <u>site</u>; and Camping grounds restricted to tents.
P11	<u>Farm stay.</u>	a. Shall be limited to: <ol style="list-style-type: none"> The use of and existing <u>building</u>/s on the <u>site</u>; New <u>building</u> with a maximum floor area of 100 m²; and Camping grounds restricted to tents.
P12	Planting of exotic vegetation or native plants of non-local origin.	a. Shall be limited to: <ol style="list-style-type: none"> Planting and screening of <u>public amenities</u> and/or <u>parking areas</u>; Re-introduction of <u>indigenous vegetation</u> no longer occurring naturally in the Christchurch area (these species are to be procured from the next most appropriate source where they still occur naturally); Oversowing with exotic grasses; Victoria, Elizabeth, Halswell Quarry and Bottle Lake parks for botanical display, species conservation, historic, Sister City Gardens (Halswell Quarry Park) or amenity purposes; <u>Conservation activities</u>; and Planting for soil <u>conservation activities</u> and shelter purposes.
P13	The following additional activities in the Open Space Natural Zone at Ferrymead: <ol style="list-style-type: none"> Golf course, Golf driving range, Paintball, <u>Restaurant</u> and <u>café</u>, Conference and function facilities. 	Nil.
P14	The following additional activities within a <u>building</u> listed as a <u>heritage item</u> : <ol style="list-style-type: none"> <u>ancillary office</u>; <u>ancillary retail activity</u>; 	a. <u>Residential activity</u> shall be limited to no more than two <u>residential units</u> . b. Irrespective of anything to the contrary in this Plan, any activities within a <u>heritage item</u> or <u>heritage setting</u> shall be exempt from compliance with rules 7.4.3.1-7.4.3.6 in

Activity	Activity specific standards:
<ul style="list-style-type: none"> c. food and beverage outlet; d. gymnasium; e. conference and function facilities; f. community facility; g. residential activity; h. cultural activity. 	<p>relation to parking and loading – Open Space Zones.</p> <p>Advice note: Refer also to Rule 9.3.4 for rules relating to scheduled historic heritage.</p>
<p>P15 Rural tourism activity.</p>	<ul style="list-style-type: none"> a. The floor area of any building and/or impervious surfaces used shall be limited to a maximum of 150 m²; b. All ancillary retail activity shall be limited to a maximum of 50 m² of floor area.
<p>P16 Community market.</p>	<ul style="list-style-type: none"> a. All community markets not involving any sound amplified activity shall comply with noise provisions in Rule 6.1.5.2.1 and Table 1. b. Any community market involving sound amplified activity shall comply with noise provisions in Rule 6.1.6.2.3 as if it were a temporary activity.
<p>P17 Parking areas.</p>	<ul style="list-style-type: none"> a. On sites adjoining a Residential Zone, trees shall be provided adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced. b. In addition to the above: <ul style="list-style-type: none"> i. one tree shall be planted for every 5 parking spaces; and ii. trees shall be planted within or adjacent to the parking area at the front of the site. <p>For guidance and information on tree species, refer to General Rules and Procedures, Appendix 6.11.6, Part B.</p>
<p>P18 Heli-landing areas (Banks Peninsula only – refer Appendix 2.1).</p>	<ul style="list-style-type: none"> a. Any heli-landing areas shall be limited to sites greater than 3000 m² and located more than 450 metres from any Residential Large Lot, Residential Small Settlement, Papakāinga, Residential Banks Peninsula or Commercial Banks Peninsula Zone. b. There shall be no: <ul style="list-style-type: none"> i. more than 12 flights (24 helicopter movements) in any calendar year; ii. more than five days of flights (helicopter movements) in any one month period; iii. more than three flights (six helicopter movements) in any one week; and iv. helicopter movements taking place within 25 metres of any residential unit unless that residential unit is owned or occupied by the applicant. c. Any helicopter movements shall occur only between the

Activity		Activity specific standards:
		hours of 08:00 and 18:00. d. A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the Council if requested.
P19	Emergency service facilities.	Nil.
P20	Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works, where undertaken by the Council , Canterbury Regional Council or the Crown.	Nil.
P21	Exotic tree planting for the purposes of flood protection and/or bank erosion mitigation, where undertaken by the Council , Canterbury Regional Council or the Crown.	Nil.

18.7.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

Activity		The Council 's control shall be limited to the following matters:
C1	New buildings and structures (including stopbanks) for the purposes of flood and/or bank erosion mitigation and/or protection, where undertaken by the Council , Canterbury Regional Council or the Crown.	<ol style="list-style-type: none"> a. The visual impact of the proposed flood protection or bank erosion works on open space and any neighbouring sites and public places, and any mitigation proposed. b. The potential effects during construction of the flood protection or bank erosion works both within and surrounding the site, including increased erosion and sedimentation, noise, dust and traffic, and any mitigation proposed. c. The adequacy and appropriateness of measures proposed to reinstate the open space affected by the works post construction, including, but not limited to landscaping or grassing where applicable. d. The design of the building or structure and method of installation to mitigate effects on a site of Ngāi Tahu cultural significance identified in Schedules 9.5.6.1 and/or 9.5.6.4.

18.7.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule [18.10](#), as set out in the following table.

Activity		The Council 's discretion shall be limited to the following matters:
RD1	Any activity listed in Rules 18.7.1.1 P1 – P21 that does not meet one or more of the built form standards in Rule 18.7.2, unless otherwise specified. Advice note: 1. Refer to relevant built form standard for provisions regarding notification and written approval.	As relevant to the built form standard that is not met: a. For Rules 18.7.2.1 and 18.7.2.2 - Setback from boundaries – Rule 18.10.16. b. Building height – Rule 18.10.18. c. Recession planes – Rule 18.10.19. d. Water supply for firefighting – Rule 18.10.20. e. Building footprint, site coverage and impervious surfaces - Rule 18.10.22.
RD2	Any activity listed in Rule 18.7.1.1 P4 that does not meet one or more of the activity specific standards.	a. Public amenities - Rule 18.10.6. b. In the Open Space Natural Zone at Riccarton Bush, Outstanding natural features and landscapes - Rule 9.2.8.1.
RD3	Any activity listed in Rules 18.7.1.1 P7, P10 and P11 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.10.2. b. In the Open Space Natural Zone at Riccarton Bush, Outstanding natural features and landscapes - Rule 9.2.8.1.
RD4	Any activity listed in Rules 18.7.1.1 P9 and P14 that does not meet one or more of the activity specific standards.	a. Residential activities – Rule 18.10.12. b. In the Open Space Natural Zone at Riccarton Bush, Outstanding natural features and landscapes - Rule 9.2.8.1.
RD5	a. Any activity listed in Rule 18.7.1.1 P12 that does not meet one or more of the activity specific standards. b. Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.	a. Planting of exotic vegetation – Rule 18.10.9.
RD6	Any activity listed in Rule 18.7.1.1 P15 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities - Rule 18.10.2. b. Traffic generation and access – Rule 18.10.3. c. Hours of operation – Rule 18.10.4.
RD7	Any activity listed in Rule 18.7.1.1 P16 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.10.2. b. Matters of Discretion - 6.1.8 (General rules - Noise)
RD8	Any activity listed in Rule 18.7.1.1 P17 that does not meet one or more of the activity specific standards.	a. Parking areas and public transport facilities – Rule 18.10.5.

Activity		The Council 's discretion shall be limited to the following matters:
RD9	Any activity listed in Rule 18.7.1.1 P2 that does not meet one or more of the activity specific standards.	a. Recreation facilities and major sports facilities – Rule 18.10.1
RD10	Any activity listed in Rules 18.7.1.3 RD1 – RD9 located within the Coastal Environment overlay area.	a. Effects of activities on the Coastal Environment - Rule 9.6.3.1.

18.7.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Any building that does not comply with built form standard 18.7.2.5.
D2	Major sports facility – limited to a golf course.
D3	Plantation forestry .

18.7.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.
NC2	Motorised sport facility .
NC3	Major sports facility other than golf courses.
NC4	Any activity listed in Rule 18.7.1.1 P18 that does not meet any one or more of the activity specific standards.
NC5	Sensitive activities within the Air Noise Contour (50 dB L_{dn}) as defined on the Planning Maps.
NC6	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National grid transmission line or within 12 metres of a foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National grid transmission line or within 10 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a National grid transmission line support structure foundation.</p> <p>c. Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p> <p>Advice notes:</p> <ol style="list-style-type: none"> 1. The National grid transmission lines are shown on the Planning Maps.

	Activity
	<p>2. Vegetation to be planted around the National grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</p> <p>3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National grid transmission lines. Buildings and activities in the vicinity of National grid transmission lines must comply with the NZECP 34:2001.</p>
NC7	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or within 5 metres of the centre line of a 33kV and the Heathcote to Lyttelton 11kV electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV, 33kV and the Heathcote to Lyttelton 11kV electricity distribution line support structure foundation.</p> <p>c. Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network utility operator.</p> <p>Advice notes:</p> <ol style="list-style-type: none"> The electricity distribution lines are shown on the planning maps. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activities in the vicinity of or electricity distribution lines must comply with the NZECP 34:2001.

18.7.2 Built form standards – Open Space Natural Zone

18.7.2.1 Road boundary setback

- a. The minimum [building setback](#) from [road boundaries](#) shall be as follows:

	Applicable to	Standard
i.	All sites , unless specified below	5 metres
ii.	All sites in Banks Peninsula (refer Appendix 2.1)	7.5 metres
iii.	Sites fronting a state highway	20 metres

18.7.2.2 Internal boundary setback

- a. The minimum [building setback](#) from an internal [boundary setback](#) shall be as follows:

	Applicable to	Standard
i.	All sites , unless specified below	6 metres
ii.	All sites in Banks Peninsula (refer Appendix 2.1), except as specified in iii. below	3 metres
iii.	Any buildings , balconies or decks on sites adjacent to a designated railway corridor	4 metres from the designated railway corridor

18.7.2.3 Building height

- a. The maximum [height](#) of any [building](#) shall be as follows:

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

18.7.2.4 Recession planes

- a. Where an internal [site boundary](#) adjoins a residential zone, no part of any [building](#) shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal [site boundary](#) in accordance with the diagrams in [Appendix 18.11.3](#).
- b. Where [sites](#) are located within a [Flood Management Area](#), recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

18.7.2.5 Building footprint and site coverage

- a. The maximum [building footprint](#) and [site coverage](#) shall be as follows:

	Applicable to	Standard
i.	All sites , unless specified below	a. Buildings shall have a gross floor area less than 150 m ² ; or b. As otherwise specified in the Activity Specific Standards for Permitted activities in 18.7.1.1 .
ii.	All sites in Banks Peninsula (refer Appendix 2.1)	a. Site coverage shall not exceed 10% of the net site area or 250 m ² whichever is the lesser; or b. As otherwise specified in the Activity Specific Standards for Permitted activities in 18.7.1.1 .

18.7.2.6 Water supply for firefighting

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

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

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

18.8.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Open Space Water and Margins Zone and the Avon River Precinct/Te Papa Ōtākaro Zone if they meet the activity specific standards set out in the following table and the built form standards in Rule 18.8.2.
- b. Note that for provisions on [building setbacks](#) from [water bodies](#) reference should be made to the requirements in Chapter 6, General Rules, Rules in 6.6.
- c. Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 18.8.1.2, 18.8.1.3, 18.8.1.4 and 18.8.1.5.

Activity		Activity specific standards:
P1	Conservation activities .	Nil.
P2	Recreation activity on the surface of water.	Shall be limited to non-motorised water craft except as provided for in P3 below.
P3	Use of motorised water craft .	Shall be limited to: <ol style="list-style-type: none"> a. the Waimakariri River; b. Lake Ellesmere/Te Waihora for the purposes of customary harvesting, recreational and commercial fishing, game bird shooting, and park management activities; c. Lake Forsyth/Wairewa; d. the Styx River between Kainga and Marshlands Roads at speeds not exceeding 5 knots; e. the Avon River in association with rowing events at Kerrs Reach; and f. emergency, safety or maintenance purposes only on: <ol style="list-style-type: none"> i. the Styx River above/west of Marshland Road; and ii. other rivers or lakes unless specified above.
P4	Recreation activities and/or recreation facilities , other than as provided for under the following rules: <ol style="list-style-type: none"> a. Rule 18.8.1.1 P2 and Rule 18.8.1.3 RD2 (Recreation activity on the surface of 	<ol style="list-style-type: none"> a. Any recreation facilities shall be limited to those not requiring the construction of any new buildings other than public amenities permitted in P7 below.

Activity	Activity specific standards:
<p>water);</p> <p>b. Rule 18.8.1.1 P3 and Rule 18.8.1.3 RD2 (Use of motorised water craft);</p> <p>c. Rule 18.8.1.1 P5 (Recreational fishing);</p> <p>d. Rule 18.8.1.1 P17 (Gymnasium);</p> <p>e. Rule 18.8.1.3 RD8 (Recreation facilities at the Pavilion, 794 Colombo Street);</p> <p>f. Rule 18.8.1.4 D2 (Recreation facilities requiring a new building);</p> <p>g. Rule 18.8.1.5 NC6 (Motorised sports facility).</p>	
P5	Recreational fishing. Nil.
P6	Commercial fishing (Lake Ellesmere/Te Waihora only). Nil. Advice note: Commercial fishing activities may also require a permit under other legislation.
P7	Public amenities . a. Any visitor information centres, public toilets, and/or changing rooms shall: <ul style="list-style-type: none"> i. be located within existing buildings in the zone; or ii. located in a new building with a gross floor area not exceeding 100 m².
P8	Ancillary office . a. Shall: <ul style="list-style-type: none"> i. be located in an existing building; and ii. cumulatively occupy no more than 100 m² or 25% of the gross floor area of all buildings on a site, whichever is the lesser.
P9	Ancillary retail activity . a. Shall: <ul style="list-style-type: none"> i. be located in an existing building; and ii. cumulatively occupy no more than 100 m² or 25% of the gross floor area of all buildings on a site, whichever is the lesser.
P10	Food and beverage outlet . a. Shall be located in an existing building . b. The maximum gross leasable floor area per tenancy shall be 150 m ² . c. The activity shall only operate between the hours of 07:00 and 19:00 on sites adjacent to a residential zone.

Activity	Activity specific standards:
P11 Park management activities , excluding park management facilities requiring new buildings /additions to buildings .	Nil.
P12 Amenity tree planting (Lake Ellesmere/Te Waihora only).	a. Any amenity tree planting shall be limited to areas outside the 1.8 metre buffer contour (land side) as shown on the planning maps.
P13 Farming .	a. Shall be limited to a land-based farming activity (including the maintenance of existing drains and water bodies) which does not require the erection of any building or structure.
P14 Opening and closing of the seaward outlet of Lake Forsyth/Wairewa and Lake Ellesmere/Te Waihora to maintain lake levels (when carried out by or under the supervision of the Council or Canterbury Regional Council).	Nil.
P15 Public artwork .	Nil.
P16 Parking area .	a. Any parking area shall be limited to: <ol style="list-style-type: none"> i. a maximum of six car parks; and ii. one parking area for every 10,000 m² of the site.
P17 The following additional activities within a building listed as a heritage item : <ol style="list-style-type: none"> a. gymnasium; b. conference and function facilities; c. guest accommodation; d. community activity; e. residential activity; and f. cultural activity. 	a. Residential activity shall be limited to no more than two residential units . b. Irrespective of anything to the contrary in this District Plan , any activities within a heritage item or heritage setting shall be exempt from compliance with Rules in 7.4.3 in relation to parking and loading – Open Space Zones. Advice note: Refer also to Rule 9.3.4 for rules relating to scheduled historic heritage .
P18 Customary harvesting .	Nil. Advice note: this rule does not override the requirement to obtain permission of the landowner or administrator for any customary harvesting of taonga species.
P19 Heli-landing areas (Banks Peninsula only - refer Appendix 2.1).	a. Any heli-landing areas shall be limited to sites greater than 3000 m ² and located more than 450 metres from any Residential Large Lot, Residential Small Settlement, Papakāinga, Residential Banks Peninsula or Commercial Banks Peninsula Zone; b. There shall be no: <ol style="list-style-type: none"> i. more than 12 flights (24 helicopter movements)

Activity		Activity specific standards:
		<p>in any calendar year;</p> <p>ii. more than five days of flights (helicopter movements) in any one month period;</p> <p>iii. more than three flights (six helicopter movements) in any one week;</p> <p>iv. helicopter movements taking place within 25 metres of any residential unit unless that residential unit is owned or occupied by the applicant;</p> <p>c. Any helicopter movements shall occur only between the hours of 08:00 and 18:00;</p> <p>d. A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the Council if requested.</p>
P20	Emergency service facilities.	a. Any emergency service facilities shall be located in an existing building .
P21	Any works related to the operation or maintenance of transport infrastructure in the Transport Zone outside the water body setbacks specified in Rule 6.6.4.	Nil.
P22	Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works, where undertaken by the Council , Canterbury Regional Council or the Crown.	Nil.
P23	Exotic tree planting for the purposes of shelter, soil conservation, flood protection and/or bank erosion mitigation, where undertaken by the Council , Canterbury Regional Council or the Crown.	Nil.
P24	Cultural activity.	a. Unless specified in P17, shall be limited to the site at 85 Armagh Street (Lot 3 DP 82831), 282 Durham Street (Lot 1 DP 82831) and 66 Chester Street West (Lot 2 DP 82831).
P25	Entertainment activity.	a. Shall be limited to the site at 85 Armagh Street (Lot 3 DP 82831), 282 Durham Street (Lot 1 DP 82831) and 66 Chester Street West (Lot 2 DP 82831).

18.8.1.2 Controlled activities

- a. The activities listed below are controlled activities.

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

Activity	The Council 's control shall be limited to the following matters:
<p>C1 New buildings and structures (including stopbanks) for the purposes of flood and/or bank erosion mitigation and/or protection, where undertaken by the Council, Canterbury Regional Council or the Crown.</p>	<p>a. The visual impact of the proposed flood protection or bank erosion works on open space and any neighbouring sites and public places, and any mitigation proposed.</p> <p>b. The potential effects during construction of the flood protection or bank erosion works both within and surrounding the site, including increased erosion and sedimentation, noise, dust and traffic, and any mitigation proposed.</p> <p>c. The adequacy and appropriateness of measures proposed to reinstate the open space affected by the works post construction including but not limited to landscaping or grassing where applicable.</p> <p>d. The design of the building or structure and method of installation to mitigate effects on a site of Ngāi Tahu cultural significance identified in Schedules 9.5.6.1 and/or 9.5.6.4.</p>

18.8.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule **18.10**, as set out in the following table.

Activity	The Council 's discretion shall be limited to the following matters:
<p>RD1 Any activity listed in Rule 18.8.1.1 P7 that does not meet one or more of the built form standards in Rule 18.8.2.</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provisions regarding notification and written approval.</p>	<p>a. For rules 18.8.2.1, 18.8.2.2 and 18.8.2.5 - Setback from boundaries – Rule 18.10.16.</p> <p>b. Outdoor storage – Rule 18.10.17.</p> <p>c. Building height – Rule 18.10.18.</p> <p>d. Recession planes – Rule 18.10.19.</p> <p>e. Water supply for firefighting – Rule 18.10.20.</p>
<p>RD2 Any activity listed in Rules 18.8.1.1 P2 and P3 that does not meet one or more of the activity specific standards.</p>	<p>a. Activities on the surface of water bodies – Rule 18.10.10.</p> <p>b. Within a site of Ngāi Tahu cultural significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.</p>

Activity		The Council's discretion shall be limited to the following matters:
		c. Te Waihora (Lake Ellesmere), Wairewa (Lake Forsyth), and Kaitorete Spit – Open Space Water and Margins Zone – Rule 18.10.11.
RD3	Any activity listed in Rules 18.8.1.1 P8 – P10 located in an existing building that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.10.2. b. Traffic generation and access – Rule 18.10.3. c. Parking areas and public transport facilities – Rule 18.10.5. d. Hours of operation – Rule 18.10.4.
RD4	Any activity listed in Rule 18.8.1.1 P12 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Planting of exotic vegetation – Rule 18.10.9. b. Additional matters for Open Space Water and Margins Zone – Rule 18.10.15. c. Te Waihora (Lake Ellesmere), Wairewa (Lake Forsyth), and Kaitorete Spit - Open Space Water and Margins Zone – Rule 18.10.11.
RD5	Any activity listed in Rule 18.8.1.1 P13 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Additional matters for Open Space Water and Margins Zone – Rule 18.10.15. b. Te Waihora (Lake Ellesmere), Wairewa (Lake Forsyth), and Kaitorete Spit - Open Space Water and Margins Zone – Rule 18.10.11.
RD6	Any activity listed in Rule 18.8.1.1 P16 that does not meet one or more of the activity specific standards.	a. Parking areas and public transport facilities – Rule 18.10.5.
RD7	Any activity listed in Rule 18.8.1.1 P17 that does not meet one or more of the activity specific standards.	a. Residential activities – Rule 18.10.12.
RD8	<p>The future Pavilion building/s at 794 Colombo Street (784m² site, legally described as Pt RES 16) limited to:</p> <ul style="list-style-type: none"> a. a maximum of 250 m² site coverage; and b. the following activities and facilities: <ul style="list-style-type: none"> i. community facilities; ii. recreation activities and recreation facilities (including commercially operated recreation facilities/recreation activities); iii. food and beverage outlets; and iv. ancillary office and 	<ul style="list-style-type: none"> a. Setback from boundaries - Rule 18.10.16. b. Outdoor storage – Rule 18.10.17. c. Building height – Rule 18.10.18. d. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.10.2. e. Additional matters for Open Space Water and Margins Zone and Avon River Precinct Zone – Rule 18.10.15.

Activity		The Council's discretion shall be limited to the following matters:
	ancillary retail activity .	
RD9	Any activity listed in Rules 18.8.1.3 RD1 – RD8 located within the Coastal Environment overlay area.	a. Effects of activities on the Coastal Environment - Rule 9.6.3.1 .

18.8.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Any activity listed in Rule 18.8.1.1 P7 which requires the construction of a new building or additions to a building that does not meet one or more of the activity specific standards.
D2	Any activity listed in Rules 18.8.1.1 P4, P8, P9, P10, P13 and P20 which requires the construction of a new building , except as specified in Rules 18.8.1.3 RD8.

18.8.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

Activity	
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, or discretionary activity.
NC2	Any activity listed in Rule 18.8.1.1 P19 that does not meet one or more of the activity specific standards.
NC3	Sensitive activities within the Air Noise Contour (50 dB L_{dn}) as defined on the Planning Maps.
NC4	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National grid transmission line or within 12 metres of a foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National grid transmission line or within 10 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a National grid transmission line support structure foundation.</p> <p>c. Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p> <p>Advice notes:</p> <ul style="list-style-type: none"> 1. The National grid transmission lines are shown on the Planning Maps. 2. Vegetation to be planted around the National grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP

Activity	
	34:2001) contains restrictions on the location of structures and activities in relation to National grid transmission lines . Buildings and activities in the vicinity of National grid transmission lines must comply with the NZECP 34:2001.
NC5	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or within 5 metres of the centre line of a 33kV and the Heathcote to Lyttelton 11kV electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV, 33kV and the Heathcote to Lyttelton 11kV electricity distribution line support structure foundation.</p> <p>c. Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network utility operator.</p> <p>Advice notes:</p> <ol style="list-style-type: none"> The electricity distribution lines are shown on the Planning Maps. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activities in the vicinity of or electricity distribution lines must comply with the NZECP 34:2001.
NC6	Motorised sports facility .

18.8.1.6 Prohibited activities

- There are no prohibited activities.

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

18.8.2.1 Road boundary setback

- The minimum [building setback](#) from [road boundaries](#) shall be as follows:

	Applicable to	Standard
i.	All sites unless specified below	5 metres
ii.	Sites fronting a state highway	20 metres

iii.	Within the Avon River Precinct Zone	Nil
------	-------------------------------------	-----

18.8.2.2 Internal boundary setback

- a. The minimum [building setback](#) from an internal [boundary](#) shall be as follows:

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

18.8.2.3 Building height

- a. The maximum [height](#) of any [building](#) shall be 5 metres.

18.8.2.4 Recession planes

- a. Where a [site](#) adjoins a residential zone, no part of any [building](#) shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal [site boundary](#) in accordance with the diagrams in Appendix 18.11.3.
- b. Where [sites](#) are located within a [Flood Management Area](#), recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

18.8.2.5 Outdoor storage

- a. Any [outdoor storage area](#) shall not be located within the minimum [setbacks](#) specified in Rules 18.8.2.1 and 18.8.2.2 except that this rule shall not apply to the Avon River Precinct Zone.
- b. [Outdoor storage areas](#) shall be screened from [adjoining sites](#) and [roads](#) by either planting, wall(s), fence(s), or any combination of these to at least 1.8 metres in height along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3 metres.

18.8.2.6 Water supply for firefighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all [buildings](#) (excluding [accessory buildings](#) that are not [habitable buildings](#)) via

[Council](#)'s urban reticulated system (where available) in accordance with the [New Zealand Fire Service Firefighting Water Supplies Code of Practice \(SNZ PAS: 4509:2008\)](#).

- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.
- c. Any application made in relation to this rule shall not be publicly notified or limited notified other than to the New Zealand Fire Service Commission.

18.9 Rules - Open Space Coastal Zone

18.9.1 Activity status tables

18.9.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Open Space Coastal Zone if they meet the activity specific standards set out in this table and, if in the Coastal Bach Overlay, the applicable built form standards in Rule 18.9.2.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 18.9.1.2, 18.9.1.3, 18.9.1.4 and 18.9.1.5 or 18.9.1.6.

Activity		Activity specific standards
P1	Conservation activities	Nil
P2	Customary harvesting	
P3	Coastal recreation activities , excluding buildings and any other facilities unless provided for in P4 below.	
P4	Public amenities , except those specified in Rule 18.9.1.4 D5.	
P5	Park management activities , excluding park management facilities	
P6	Public artwork	
P7	The use of motor vehicles, motorised water craft and/or machinery/equipment for emergency purposes and in conjunction with the maintenance of beach areas and public amenities .	
P8	Planting of indigenous vegetation	a. Any planting shall be limited to indigenous vegetation endemic to the local area.
P9	Surf lifesaving activities, including marked patrol areas, flags, temporary signage	Nil
P10	Planting of exotic vegetation or native plants of non-local origin	a. Shall be limited to: <ol style="list-style-type: none"> i. planting for the purposes of screening coastal recreation activities; ii. re-introduction of indigenous species no longer occurring naturally in the Christchurch area (these species are to be procured from the next most appropriate source where they still occur naturally); iii. over sowing with exotic grasses; and iv. conservation activities.

P11	Repair and maintenance of an existing bach as shown in Appendix 18.11.5	Nil
P12	Maintenance and repair of buildings and parking areas associated with surf lifesaving clubs, yacht clubs and coastguard facilities	
P13	Maintenance and repair of marine structures	
P14	Maintenance and repair of the North New Brighton War Memorial and Community Centre	

18.9.1.2 Controlled activities

- The activities listed below are controlled activities.
- Unless otherwise specified, controlled activities shall not be limited or publicly notified.
- Discretion to impose conditions is restricted to the matters over which control is reserved as set out in the following table.

Activity		The matters over which Council reserves its control:
C1	<p>A bach provided it:</p> <ol style="list-style-type: none"> is located within the Coastal Bach Overlay and is to replace, or is a relocation of, an existing bach as shown in Appendix 18.11.5; and meets the built form standards in 18.9.2. 	<ol style="list-style-type: none"> The removal or relocation of an existing bach as shown in Appendix 18.11.5 The design and appearance of the new bach to replace an existing bach as shown on Appendix 18.11.5 The location of the new or relocated bach in accordance with the layout shown in Appendix 18.11.5 The provision of landscaping and implementation of the landscaping prior to the occupation of the relocated or new bach. The provision of a suitable connection to a reticulated sewer system or other Council approved system to service the bach The suitability and provision of access to service the bach The required rehabilitation of the site containing the existing bach that is to be relocated and/or removed Adequate water supply for fire-fighting purposes.

18.9.1.3 Restricted discretionary activities

- The activities listed below are restricted discretionary activities.
- Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 18.10, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	a. Any activity listed in Rule 18.9.1.1 P8 or P10 that does not meet one or more of the activity specific standards, except where provided by Rule 18.9.1.3 RD3. b. Any application arising from this rule shall not be limited or publicly notified.	a. Indigenous vegetation and ecosystems in the Open Space Coastal Zone – Rule 18.10.25 b. Exotic vegetation planting in the Open Space Coastal Zone – Rule 18.10.26
RD2	a. <u>Indigenous vegetation clearance</u> , except as provided for in Rule 18.9.1.1 P2. b. Any application arising from this rule shall not be limited or publicly notified.	a. Indigenous vegetation and ecosystems in the Open Space Coastal Zone – Rule 18.10.25
RD3	a. Planting of exotic vegetation except as provided for in Rule 18.9.1.1 P10. b. Any application arising from this rule shall not be limited or publicly notified.	a. Exotic vegetation planting in the Open Space Coastal Zone – Rule 18.10.26
RD4	a. The construction of the vehicular <u>access</u> to the Coastal Bach Overlay, as shown in Appendix 18.11.5. b. Any application arising from this rule shall not be limited or publicly notified.	a. Baches within Taylors Mistake, Hobsons Bay and Boulder Bay - Rule 18.10.27.a.
RD5	One single 2 m ² addition to an existing <u>bach</u> as shown in Appendix 18.11.5 and existing at 21 October 2016, provided the addition does not increase the <u>height</u> of the <u>bach</u> beyond the existing roofline. This rule does not apply to any relocated or new <u>bach</u> located within the Coastal Bach Overlay.	a. Baches within Taylors Mistake, Hobsons Bay and Boulder Bay – Rule 18.10.27.b and 18.10.27.c.

18.9.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Additions to existing <u>buildings</u> , except as specified in Rule 18.9.1.3 RD5 and Rule 18.9.1.5 NC2
D2	<u>Buildings</u> and <u>parking areas</u> associated with surf lifesaving clubs, yacht clubs and coastguard facilities
D3	<u>Recreation activities</u> and <u>recreation facilities</u> , other than those provided for under Rule 18.9.1.1. P3
D4	<u>Marine structures</u>
D5	a. The following <u>public amenities</u> : <ul style="list-style-type: none"> i. visitor information centres; ii. changing rooms; iii. public toilets; and iv. bridges.

18.9.1.5 Non-complying activities

a. The activities listed below are non-complying activities.

Activity	
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary, or prohibited activity.
NC2	Any additions or alterations to an existing bach at Taylors Mistake, Hobson Bay, and Boulder Bay as shown in Appendix 18.11.5, other than as provided for in Rule 18.9.1.3 RD5.
NC3	Within the Coastal Bach Overlay, any bach or activity that does not meet one or more of the built form standards in Rule 18.9.2.2, Rule 18.9.2.3, Rule 18.9.2.4 or Rule 18.9.2.5.
NC4	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity) within 12 metres of the centre line of a 220kV National Grid transmission line or within 12 metres of a foundation of an associated support structure; or</p> <p>b. Fences within 5 metres of a National Grid transmission line support structure foundation.</p> <p>c. Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited (absent its written approval).</p> <p>Advice notes:</p> <p>1. The National Grid transmission lines are shown on the Planning Maps.</p> <p>2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</p> <p>3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines. Buildings and activities in the vicinity of National Grid transmission lines must comply with the NZECP 34:2001.</p>

18.9.1.6 Prohibited activities

a. The activities listed below are prohibited activities.

PR1	Any new or relocated bach that would result in the total number of baches in that part of the Open Space Coastal Zone shown in Appendix 18.11.5, including the Coastal Bach Overlay area, exceeding 45 baches .
PR2	Any new or relocated bach that does not meet the built form standard in Rule 18.9.2.1.

18.9.2 Built form standards – Coastal Bach Overlay only

18.9.2.1 Bach numbers

a. A maximum of 18 [baches](#) can be established on the area of land shown as Coastal Bach Overlay in Appendix 18.11.5.

18.9.2.2 Building scale

- a. The gross floor area of any individual bach shall be no more than 50m². For the purposes of this rule gross floor area shall only include ground floor and shall exclude any mezzanine level.
- b. The total area of all decks associated with a bach shall be no more than 6m².

18.9.2.3 Building height

- a. The maximum height of any building shall be 4.5 metres.

18.9.2.4 Site coverage

- a. No more than 25% of the total area shown in Appendix 18.11.5 shall be covered by buildings, decks and impervious surfaces.

18.9.2.5 Vehicle access

- a. The use of the vehicular access to the Coastal Bach Overlay shown in Appendix 18.11.5 shall be restricted to bach owners for the purposes of taking people or goods to or from their respective baches or for vehicles specifically needed for construction, maintenance or emergency purposes. Except for the loading or unloading of people and/or goods, and for the temporary parking of vehicles (other than vehicles owned by bach owners) specifically needed for construction, maintenance or emergency purposes, there shall be no parking in the Coastal Bach Overlay shown in Appendix 18.11.5.

18.10 Rules - Matters of discretion

18.10.1 Recreation facilities and major sports facilities

- a. Whether any reduced [site](#) size will:
 - i. Provide sufficient separation to mitigate the effects of activities, [buildings](#) and [parking areas](#) on open space and [adjoining](#) residents;
 - ii. Provide adequate public access and connectivity;
 - iii. Promote a safe physical environment and reflect principles of [Crime Prevention through Environmental Design](#) (CPTED);
 - iv. Enable a mixed or multifunctional use of land and facilities, and/or an adaptable design to increase the capacity of the open space and the [recreation facility](#);
 - v. Create benefits in terms of satisfying the needs of the local community, particularly where there is an identified deficiency, or specialised recreational needs.
- b. Whether the scale of the [recreation facility](#) is in keeping with the local context and character of the surrounding environment.
- c. Whether the [recreation facility](#) will displace the informal and/or passive recreational open space and/or adversely affect any planting or the amenity of the open space;
- d. Whether any natural and [historic heritage](#) areas, and/or significant trees will be protected.
- e. In addition, in the case of Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton, whether the [recreation facility](#):
 - i. will displace the permitted recreational boating, marine [recreation activities](#) and/or associated facilities;
 - ii. will have adverse impacts on access to the boat launching facilities and/or the coastal marine area.
- f. In addition, in the case of Open Space McLeans Island Zone, whether the [recreation facility](#) and associated activities will adversely affect [conservation activities](#), including the captive bird breeding programme, within the Peacock Springs Conservation Area (identified in Appendix [17.12.1](#), Chapter 17, particularly in terms of noise disturbance.
- g. In addition, in the case of the Open Space Natural Zone, whether:
 - i. [indigenous vegetation](#) and [indigenous fauna](#) and their habitats will be maintained and/or enhanced;
 - ii. the proposal will enable people to experience the natural environment;
 - iii. it is necessary for the activity and/or facility to be located within an open space natural environment;
 - iv. the facility supports [recreation activities](#) and/or tourism activities and provides necessary services such as public toilets.

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

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

18.10.3 Traffic generation and access

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

18.10.4 Hours of operation

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

18.10.5 Parking areas and public transport facilities

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

18.10.6 Public amenities

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

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

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

- a. For night sporting events that exceed capacity limits specified for permitted activities in [18.5.4.1.1](#):
 - i. The duration of the activity and its timing;
 - ii. The nature of the activity, including its value and/or benefit (economically, socially and/or culturally) to the wider community;
 - iii. The availability or otherwise of alternative venues with an appropriate capacity;
 - iv. The impact on nearby residential properties and occupants;
 - v. The cumulative effect of the activity.
- b. For concerts that exceed noise levels specified for permitted activities in [18.5.4.1.1](#):
 - i. The proximity of [sensitive activities](#);
 - ii. The levels of noise predicted to be received at residential properties in the vicinity and elsewhere, and the scale and nature of associated effects;
 - iii. Relevant standards and guidelines for noise effects assessment;
 - iv. The duration of the activity and its timing;
 - v. The nature of the activity, including its value and/or benefit (economically, socially and/or culturally) to the wider community;
 - vi. The availability or otherwise of alternative venues with an appropriate capacity;
 - vii. The effectiveness of methods of control and mitigation proposed in the Event Management Plan;
 - viii. Sound system design and calibration;
 - ix. Any proposals made by the applicant to reduce noise generation, including:
 - A. reduction of noise at source;
 - B. screening of [boundaries](#).

- c. For any other permitted activity which does not meet the provisions of the Development Plan in Appendix 18.11.2, the activity specific standards specified for permitted activities in Rule 18.5.4.1.1, or the built form standards in Rule 18.5.4.2:
 - i. The impact on nearby residential properties and occupants;
 - ii. The cumulative effect of the activity;
 - iii. The necessity for the location as opposed to elsewhere on the site where it may be permitted;
 - iv. The duration, timing and frequency of the activity;
 - v. The nature of the activity, including its value and/or benefit (economically, socially and/or culturally) to the wider community.

18.10.8 Planting of exotic vegetation

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

18.10.9 Activities on the surface of water bodies

- a. The size and speed of any vessels to be used and the extent to which activities on the surface of the water body will adversely affect:
 - i. The natural values of water bodies and their margins;
 - ii. Margin and bank stability and the likelihood of erosion;
 - iii. Wildlife, including disturbance to nesting, feeding or spawning sites;
 - iv. Residents in adjoining residential or rural zones, particularly in terms of noise impacts;

- v. Public access to the [water body](#) and create potential congestion where vessels are loaded and unloaded.
 - vi. Ngāi Tahu/Manawhenua cultural values, including [indigenous biodiversity](#) and mahinga kai.
- b. Within a [site of Ngāi Tahu cultural significance](#) identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification.

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

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

18.10.11 Residential activity

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

18.10.12 Landscaping and trees

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

18.10.13 Additional matters for Hagley Park

- a. Whether there are alternative convenient locations, venues or [buildings](#) outside Hagley Park where the activity/facility could locate.
- b. Whether the scale of the proposed activity/facility is in proportion to the need generated by the [recreation activities](#) and sporting activities taking place within the park.
- c. The extent to which the activity/facility impacts on:
 - i. the ability to accommodate future outdoor [recreation activity](#);
 - ii. the existing landscape qualities, including vistas, views into the park, [water body margins](#), woodlands and group planting, and avenues of trees; and
 - iii. the botanical and heritage features within the park.
- d. The length of time, where relevant, and the season in which the proposed activity/facility is proposed to be in operation and measures proposed to reinstate the area upon vacating the [site](#).
- e. Within a [site of Ngāi Tahu cultural significance](#) identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification.

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

- a. The extent to which the proposal may have adverse effects on the [water body](#) and [water body margins](#), ecosystems, water quality and the ability to drain stormwater.
- b. Whether the proposal may have adverse effects on wildlife by way of disturbance to nesting or feeding sites.
- c. The extent to which any [building](#) within the [water body margins](#) may affect public access to and along the [water body](#).

- d. Whether the proposal will have adverse impacts on the visual, natural or heritage character of the [water body](#) and/or margins and their value to the public.
- e. The extent of the visual impact of the proposed development's scale and its appropriateness having regard to the purpose of the zone.
- f. Whether the proposed [building](#) or structure forms an integral part of the Avon River Precinct/Te Papa Ōtākaro in which case regard will be had to any approved park master plan.
- g. The extent to which the activity will impact on Ngāi Tahu/Manawhenua cultural, [indigenous biodiversity](#) and mahinga kai values.
- h. Within a [site of Ngāi Tahu cultural significance](#) identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification.

18.10.15 Setback from boundaries

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

18.10.16 Outdoor storage

- a. The extent to which planting or screening will mitigate any adverse visual effects of [outdoor storage areas](#). Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species;
- b. The extent to which the materials or goods stored within the [setback](#) have an adverse visual effect.

18.10.17 Building height

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

18.10.18 Recession Planes

- a. The extent to which the recession plane intrusion will result in:
 - i. overshadowing and reduced sunlight admission, taking account the location of [residential units](#) on [adjoining sites](#) and the position of main [living areas](#) and [outdoor living spaces](#);
 - ii. loss of privacy and outlook for [adjoining](#) residents;
 - iii. visual dominance;
 - iv. compatibility with the character and scale of [buildings](#) within and surrounding the [site](#);

- v. adverse visual effects that can be mitigated by [landscaping](#). Reference should be made to General Rules and Procedures, Appendix [6.11.6](#), Part B for guidance and information on tree species.
- b. Whether the recession plane intrusion will create any benefits in terms of retention of open space or the satisfaction of specialised recreational needs.

18.10.19 Water supply for firefighting

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

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

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

18.10.21 Building footprint, site coverage and impervious surfaces

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

- f. Whether appropriate public access and connectivity is provided;
- g. The extent to which any adverse visual effects can be mitigated by effective use of planting. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species.
- h. The extent to which mixed or multifunctional use of land and facilities, and adaptable design increases the capacity of the open space and [recreation facility](#);
- i. The extent to which the proposal meets a recreational need of the community, particularly where there is an identified deficiency, or a specialised recreational need.
- j. Where the [site](#) is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.
- k. Within a [site of Ngāi Tahu cultural significance](#) identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification.

18.10.22 Plantation forestry

- a. Whether the [plantation forestry](#) promotes best practice in terms of any recognised industry standards or guidelines and any management plan for the operation.
- b. The effects of the [plantation forestry](#) on the open space character and [amenity values](#) taking into account:
 - i. The scale and extent of the proposed forestry and any cumulative effects taking into account [existing forestry](#) in the vicinity.
 - ii. Any adverse effects of tracking or roading, including visibility, scarring, the extent to which existing contours are followed and any proposed measures to remedy or mitigate the effects.
 - iii. Any adverse effects on the landscape values of the [site](#) and surrounding environment.
 - iv. The relationship of the planted area to existing landforms, including ridgelines.
- c. The effects of [plantation forestry](#) activities, in particular harvesting, on infrastructure and the [amenity values](#) of the surrounding environment, in terms of traffic generation and safety, noise, dust and nuisance and proposed management methods to mitigate the potential effects.
- d. Any benefits generated by the [plantation forestry](#) in relation to carbon sequestration and reduction of greenhouse gases.
- e. The potential for the spread of wilding trees and any management plans to contain or eradicate wilding trees.
- f. Within a [site of Ngāi Tahu cultural significance](#) identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification.

18.10.23 Recreation facilities

- a. Whether the [recreation facility](#):

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

18.10.24 Indigenous vegetation and ecosystems in the Open Space Coastal Zone

- a. The extent to which [indigenous vegetation](#) and [indigenous fauna](#) and their habitats are maintained and/or enhanced.
- b. The source of any [indigenous vegetation](#) and whether the non-local origin is the most appropriate.
- c. The extent to which [indigenous vegetation](#) and [indigenous fauna](#) and their habitats will be affected and whether replacement planting of [indigenous vegetation](#) is proposed.
- d. Any effects on the stability and resilience of beaches and dunes, habitat restoration and enhancement.

18.10.25 Exotic vegetation planting in the Open Space Coastal Zone

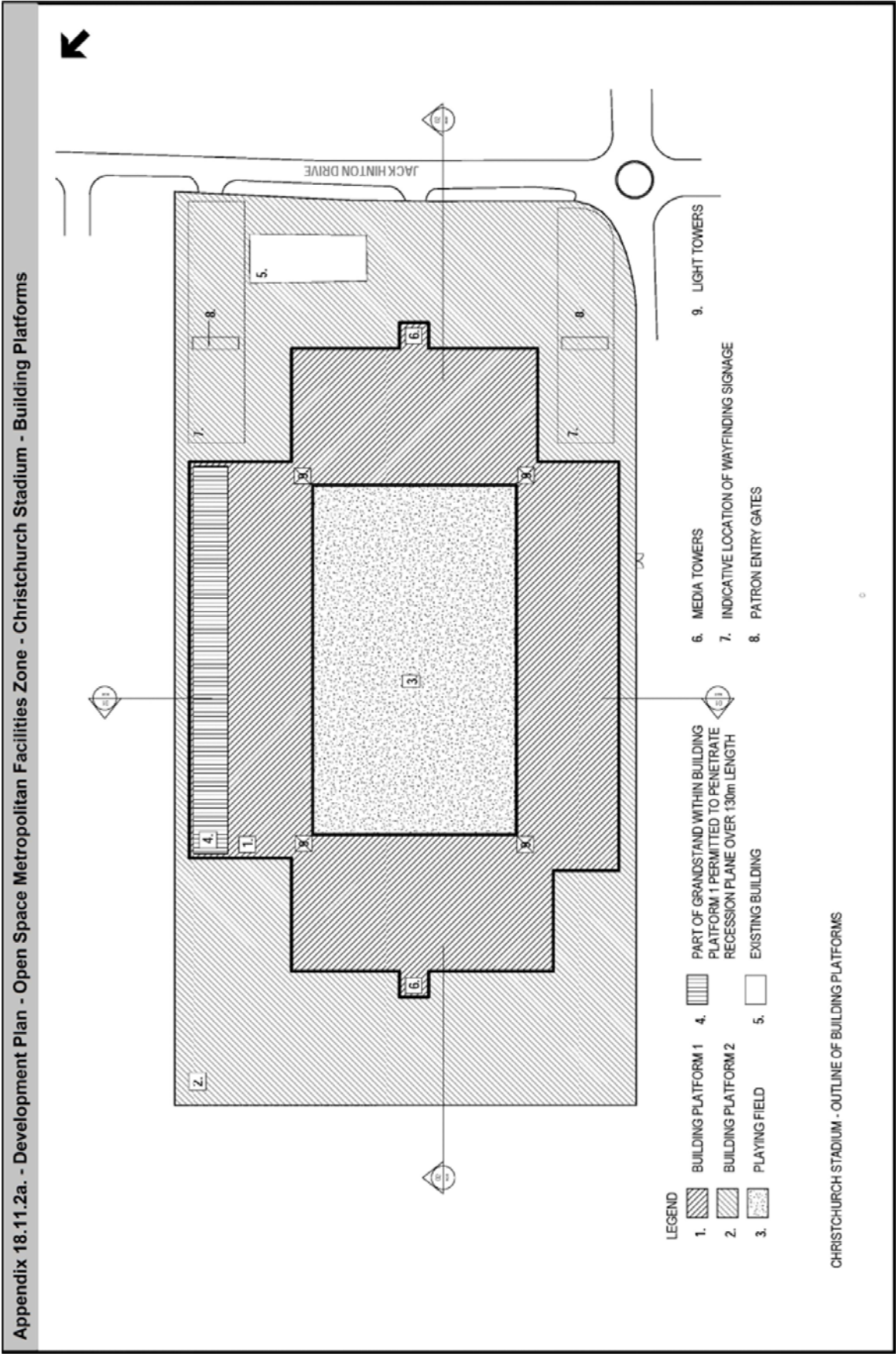
- a. Whether consideration has been given to using appropriate [indigenous vegetation](#) instead of exotic species.
- b. Whether the species proposed to be planted are likely to spread into [adjoining](#) land.
- c. The extent to which the planting of exotic vegetation, rather than local [indigenous vegetation](#), is essential.
- d. The ability to remove the exotic plants and replace with [indigenous vegetation](#) and the likely timeframes.
- e. The extent to which the [indigenous biodiversity](#) and the functioning of ecosystems will be affected.
- f. Any effects on the stability and resilience of beaches and dunes, habitat restoration and enhancement.

18.10.26 Baches within Taylors Mistake, Hobsons Bay and Boulder Bay

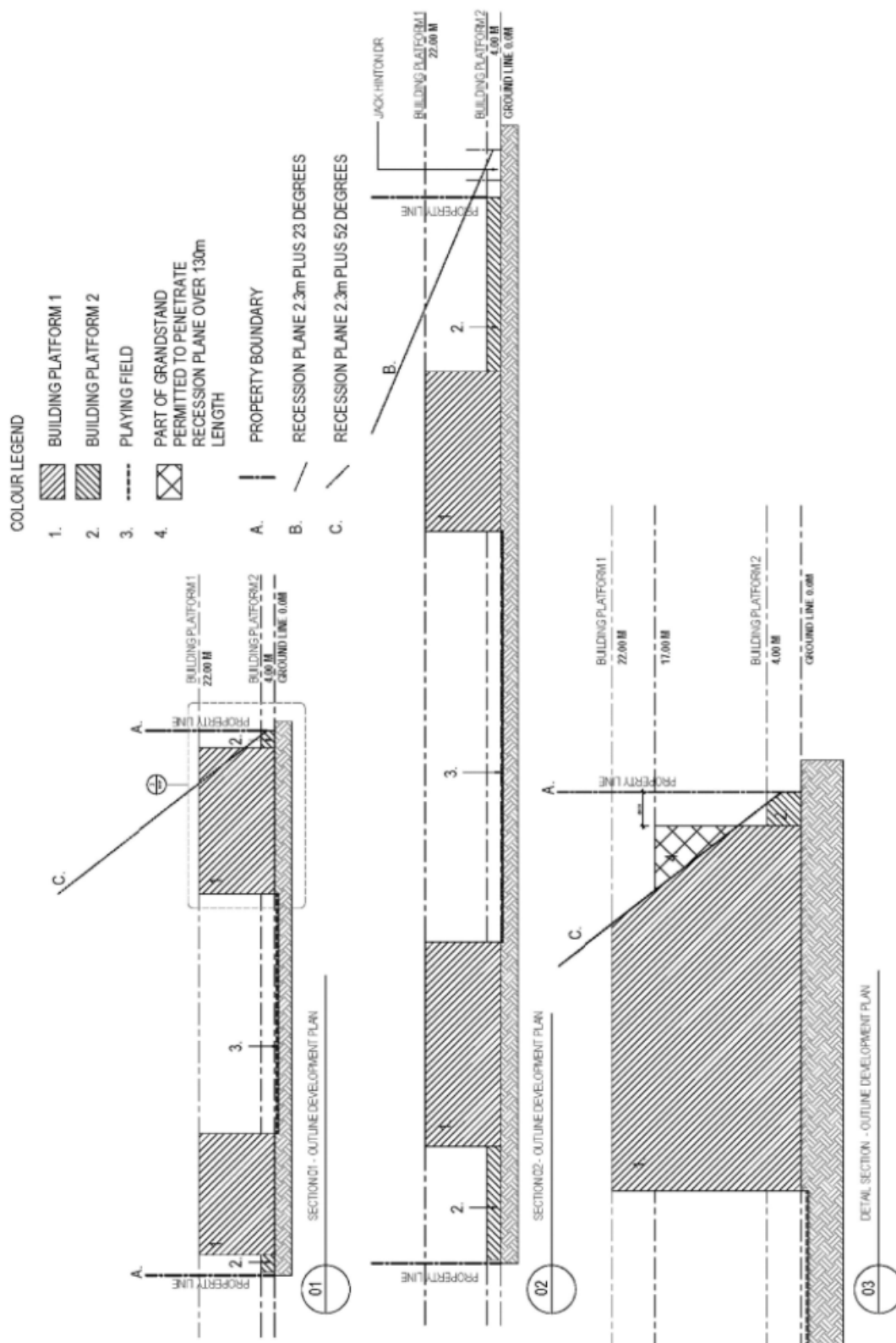
- a. The location of the [access](#) point and impact on the [adjoining Council reserve](#).
- b. The visual impact of the [building](#) addition and its appropriateness in the coastal environment and landscape setting.

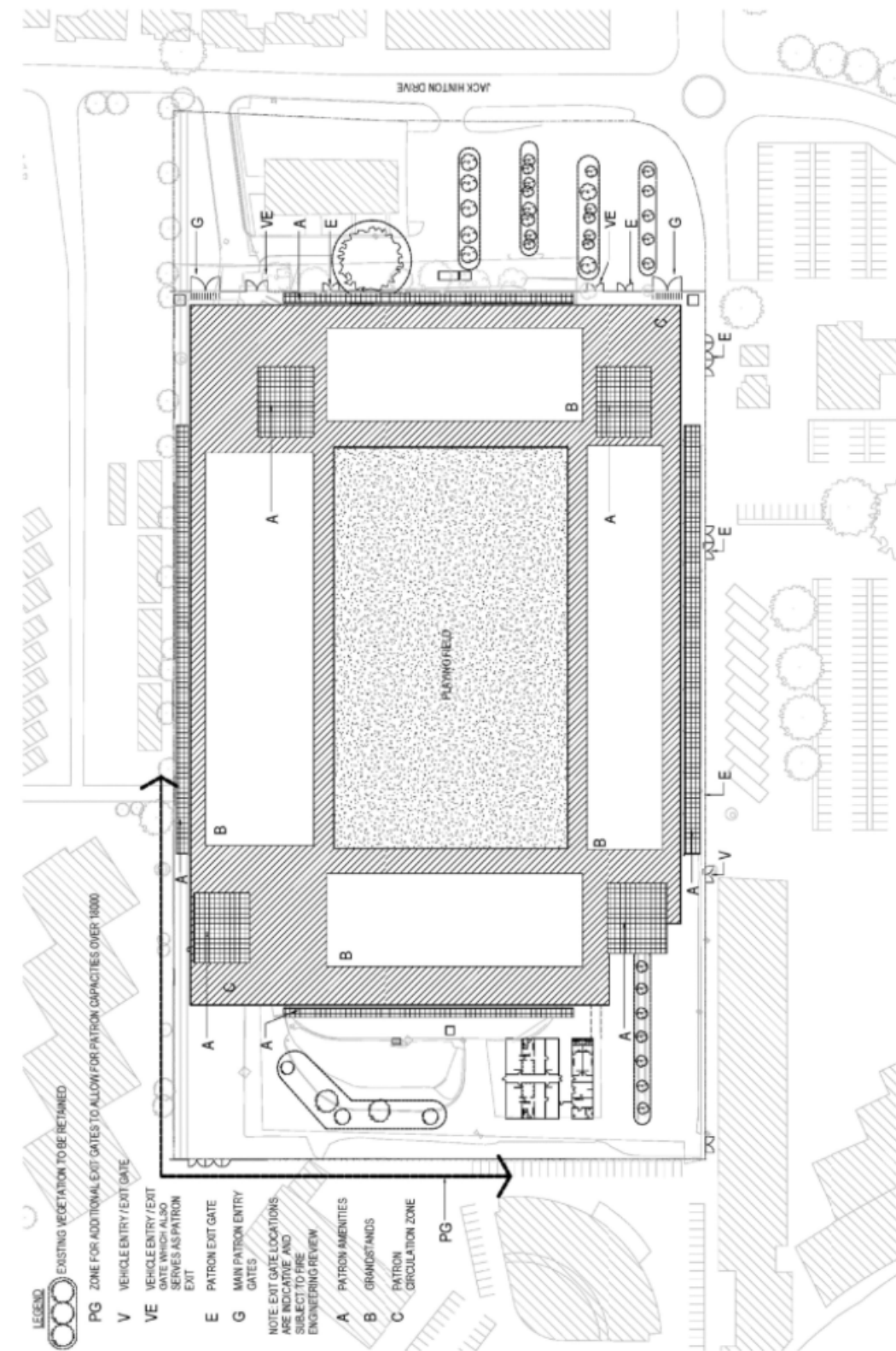
- c. Whether the building addition is required to achieve a connection to a reticulated sewer system.

Appendix 18.11.2 - Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) Development Plan

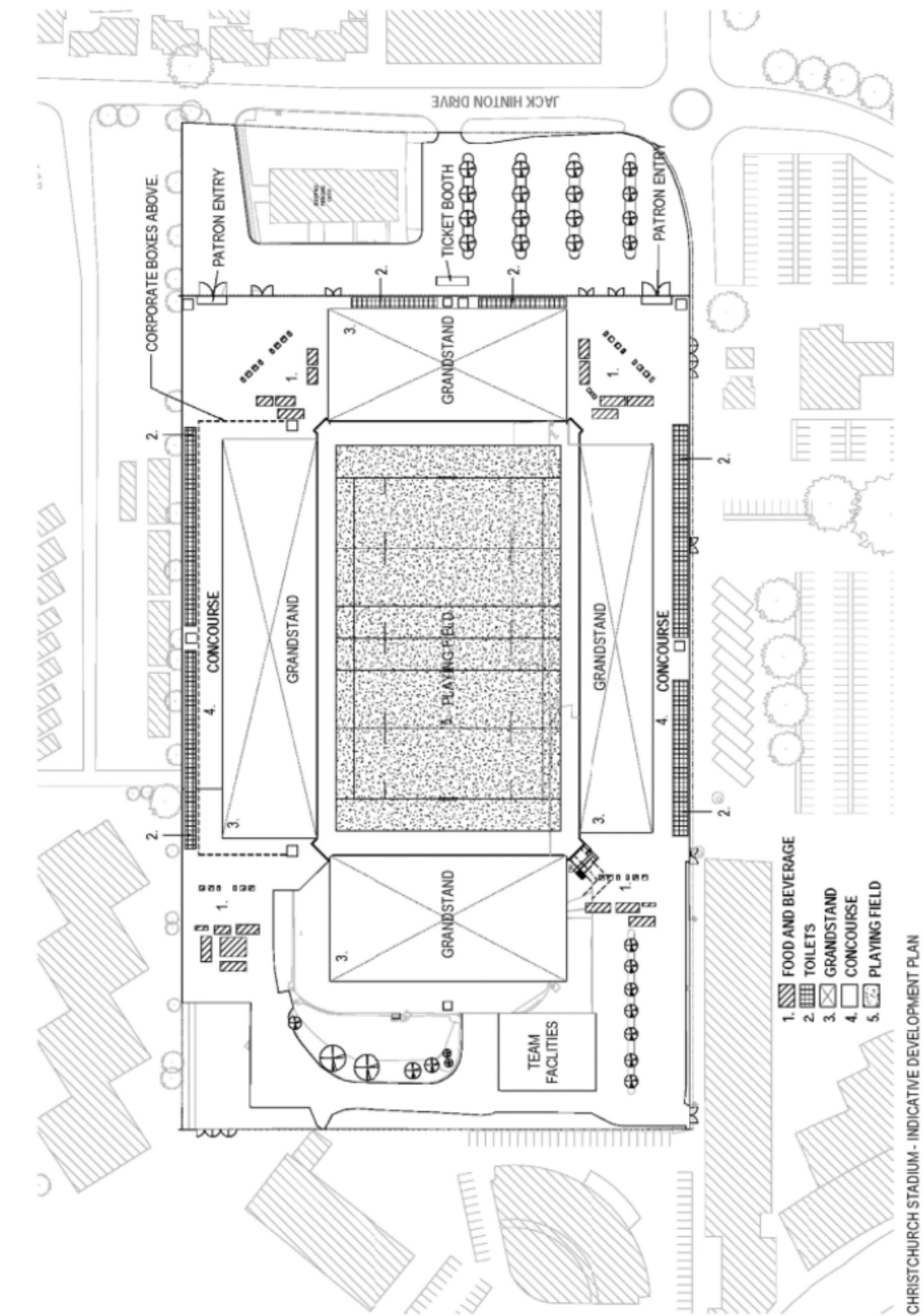


Appendix 18.11.2b. - Development Plan - Open Space Metropolitan Facilities Zone - Christchurch Stadium - Building Envelope Diagram

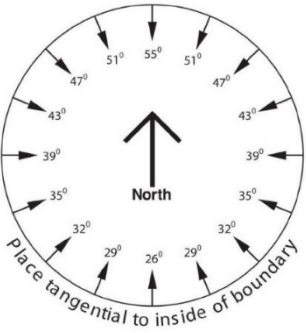
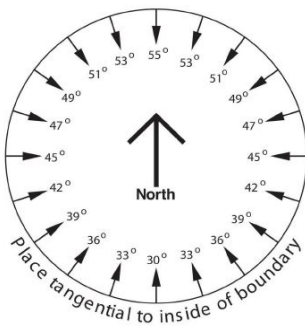
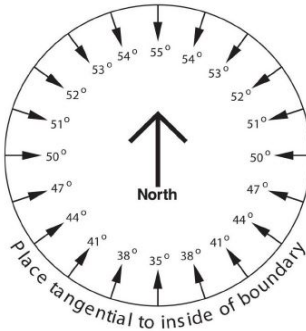
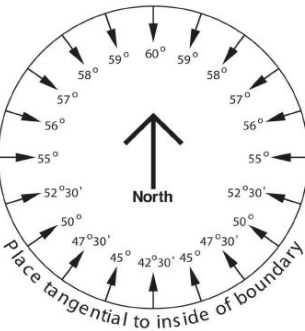
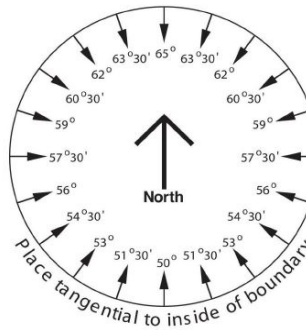
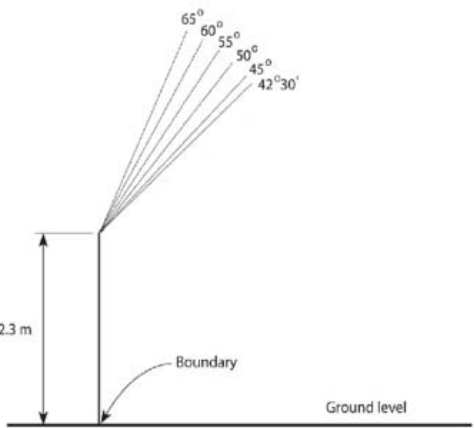




CHRISTCHURCH STADIUM - LANDSCAPE AND CIRCULATION PLAN



Appendix 18.11.3 - Recession Planes

	
<p>A. Applicable to all <u>buildings</u>:</p> <ul style="list-style-type: none"> On <u>sites</u> in non-residential zones that adjoin the Residential Suburban Zone, Residential Small Settlement Kainga Overlay Areas 1 and 2 and Spencerville Overlay Area. 	<p>B. Applicable to all <u>buildings</u>:</p> <ul style="list-style-type: none"> On <u>sites</u> in non-residential zones that adjoin the Residential Density Transition Zone and Residential Hills Zone.
	
<p>C. Applicable to all <u>buildings</u>:</p> <ul style="list-style-type: none"> On <u>sites</u> in non-residential zones that adjoin the Residential Medium Density Zone 	<p>D. Applicable to all <u>buildings</u>:</p> <ul style="list-style-type: none"> On <u>sites</u> in non-residential zones that adjoin the Residential Medium Density Zone Higher Height Limit Overlay areas On <u>sites</u> in non-residential zones that adjoin the Residential Medium Density Zones (except those <u>buildings</u> over 11 metres in <u>height</u>)
	
<p>E. Applicable to all <u>buildings</u>.</p> <ul style="list-style-type: none"> Over 11 metres in <u>height</u> on <u>sites</u> in non-residential zones that adjoin the Residential Medium Density Zone Higher Height Limit Overlay areas, Residential Central City Zone, Residential Guest Accommodation Zone, and Accommodation and Community Facilities Overlay 	<p>Note: North is true north</p>

Appendix 18.11.4 - Yaldhurst Recreation and Sports Facility Development Plan





Special conditions for Area 1

1. Scaffold stand seating shall be located a minimum of 80m from the northern site boundary and a maximum of 100m from the eastern site boundary and shall not exceed provision for a total of 900 seats.
2. Seating within the clubroom stand shall be located a minimum of 175m from the northern site boundary and a maximum of 100m from the eastern site boundary, and shall not exceed provision for a total of 400 seats.
3. All measures as described in the Environmental Lighting Effects Report prepared by Connetics Ltd and entered into Council records as RMA92023228 pages 141 to 144 in relation to exterior lighting design, installation and operation shall be implemented to control and minimise any adverse lighting effect on adjoining properties.
4. Car parking and flood lighting shall be limited to the locations as shown on the Connetics Locality Plan entered into Council records as RMA92023228 page 7.
5. Flood lighting serving the full sized pitches shall be constructed in accordance with the Connetics Plan Lighting Tower Detail Sheet 11 entered into Council records as RMA92023228 page 8 and headframes (to which floodlights will be mounted as shown on Sheet 11) shall not exceed 21m in height.
6. Flood lighting serving the mini pitches shall be constructed in accordance with the Connetics Plan Training Field Horizontal Illuminance and Spill Light Sheet 6 entered into Council records as RMA92023228 page 9 and shall not exceed 9.7m in height to the bottom of the luminaire.
7. Flood lighting shall be angled in accordance with the Connetics Plans Main Playing Field Flood Light Aiming Angles Sheet 3 and Playing Fields A & B Flood Light Aiming Angles Sheet 5 entered into Council records as RMA92023228 pages 10 and 11.

Appendix 18.11.5 – Taylors Mistake, Hobson Bay and Boulder Bay Baches

