

## RESOURCE MANAGEMENT ACT 1991 CHRISTCHURCH CITY PLAN PROPOSED PLAN CHANGE 66 TEMPLETON SPECIAL RURAL ZONE TO BE MADE OPERATIVE

At its meeting on 28 March 2013 the Christchurch City Council resolved to approve changes to the Christchurch City Plan introduced by Plan Change 66 – Templeton Special Rural Zone.

In accordance with Clause 17(2) of Schedule 1 to the Resource Management Act, the approved changes will become operative on 15 April 2013.

The Operative Plan Change can be inspected during normal opening hours at any of the Council's Service Centre Offices. For details of your nearest Service Centre, please telephone (03) 941 8999.

## PROPOSED PLAN CHANGE 32 WAIMAKARIRI RIVER STOPBANK FLOODPLAIN LAND USE CONTROLS TO BE MADE OPERATIVE

At its meeting on 28 March 2013 the Christchurch City Council resolved to approve changes to the Christchurch City Plan introduced by Plan Change 32 – Waimakariri River Stopbank Floodplain Land Use Controls.

In accordance with Clause 17(2) of Schedule 1 to the Resource Management Act, the approved changes will become operative on 15 April 2013.

The Operative Plan Change can be inspected during normal opening hours at any of the Council's Service Centre Offices. For details of your nearest Service Centre, please telephone (03) 941 8999.

Dated at Christchurch this 3rd day of April 2013.

**Michael Theelen**  
GENERAL MANAGER  
STRATEGY AND PLANNING GROUP

## PERMITTED TEMPORARY ACCOMMODATION AND PERMITTED TEMPORARY DEPOTS AND STORAGE FACILITIES

Under Clause 7(3)(a) and Clause 8(3)(a) of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011

Despite anything to the contrary in the Christchurch City, the activities listed below are permitted activities in the specified locations if they comply with the prescribed standards:

- ACTIVITY:** Antique retailing in living zone  
**LOCATION:** 289 FERRY ROAD, LINWOOD  
**APPLICANT:** Peter & Jane Finch  
**REFERENCE NO:** RMA92021823  
**STANDARDS:**

  - The activity must proceed in general accordance with the information submitted to Council on 18/02/2013 and 22/02/2013.
  - Any signage on the site is restricted to a maximum of 3m<sup>2</sup> (total).
  - Upon cessation of the temporary use or the expiry of the time limit under the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011 the site must be remediated to its original residential use and be left in a clean and tidy state.
  - The activity must not create any significant adverse effects (relating, but not limited, to noise, dust, mud, light spill, odour, traffic generation, refuse disposal, animal control and visual amenity) that will, in the opinion of a Council Enforcement or Health Officer, cause nuisance for occupiers of surrounding sites. If any significant adverse effects do arise, then the Council can impose additional requirements or conditions to avoid, remedy or mitigate those adverse effects.
  - With the exception of a retail business in a living zone, the activity must comply with the relevant Standards for Permitted Temporary Accommodation and Temporary Depots and Storage Facilities under Clause 7(3)(a) of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011, contained in the public notice issued by the Council on 9 April 2011.
- ACTIVITY:** Temporary Depot and Storage Facility  
**LOCATION:** 230 Wainoni Road, Avondale  
**APPLICANT:** PPG Ltd  
**REFERENCE NO:** RMA92021805  
**STANDARDS:**

  - The activity must proceed in general accordance with the information submitted to the Council on 14 February 2013.
  - Work hours are not to exceed those stated in this consent. (7.00am – 7.00pm Monday to Friday and 7.00am – 7.00pm on Saturdays when required).
  - The 3 containers to be established on the site shall be at least 6 metres of any road boundary and 3 metres from any neighbouring boundary.
  - The applicant will remove and clear any mud, shingle or general debris occurring within the carriage way to the site, on a daily basis.
  - Any stock piling of materials is not to exceed the height of the neighbouring fence and is not to create any adverse effects on the neighbouring sites.
  - The applicant is not to create any significant adverse effects relating but not limited to noise, dust, mud, light spill, odour, traffic generation, refuse disposal, animal control and visual amenity that will in the opinion of a Council Enforcement or Health Officer cause nuisance for occupiers of the surrounding sites. If any significant adverse do arise, then the Council can impose additional requirements or conditions to avoid, remedy or mitigate those adverse effects.
  - The applicant is to provide the required 5 car parking spaces on site as shown on their application plan.
  - The site is not to exceed the maximum of 100 vehicle movements per day to and from the site.
  - At the end of the two year period, commencing from the date of this approval, the site must be remediated to its original state and be left clean and tidy.
- ACTIVITY:** Temporary accommodation for a maximum of 100 displaced persons  
**LOCATION:** 19 Main South Road  
**APPLICANT:** Jason Whitelaw  
**REFERENCE NO:** RMA92021815  
**STANDARDS:**

  - The activity must proceed in general accordance with the information and plans submitted to the council on 15 February 2013.
  - A maximum of 100 displaced persons may be accommodated on the site at any one time.
  - The areas shown on the site plan labelled RMA92021815/4 as zones 7 and 8 shall be used for displaced persons accommodation. The two dwellings at the front of the site may also be used for displaced persons accommodation.
  - The Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011 expires on 18 April 2016. The use of the site for temporary accommodation will need to cease on or before this date, and all cabin units used for temporary accommodation of displaced persons shall be removed from the site.
  - With the exception of car park numbers, the activity must comply with the relevant Standards for Permitted Temporary Accommodation and Temporary Depots and Storage Facilities under Clause 7(3)(a) and Clause 8(3)(a) of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011, contained in the public notice issued by the Council on 9 April 2011.
- ACTIVITY:** Temporary builders' depot  
**LOCATION:** 69 Rockinghorse Road, New Brighton  
**APPLICANT:** Mr G West  
**REFERENCE NO:** RMA92021695  
**STANDARDS:**

  - The activity must proceed in general accordance with the information submitted to Council on 30 January 2013.
  - That the duration of this approval be limited to three months from the date of issue.
  - Those workers associated with the builders' depot be on the site no earlier than 7.30am week days.
  - With the exception of standards 2 and 3 above, the activity must comply with the relevant Standards for Permitted Temporary Accommodation and Temporary Depots and Storage Facilities under Clause 7(3)(a) of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011, contained in the public notice issued by the Council on 9 April 2011.

- ACTIVITY:** To establish a temporary site office and storage facility  
**LOCATION:** 94 Cuffs Road, Wainoni  
**APPLICANT:** McConnell Dowell Constructors Ltd  
**REFERENCE NO:** RMA92021937  
**STANDARDS:**

- The activity must proceed in general accordance with the information submitted to the Council on 4 March 2013.
- With the exception of the zoning the activity must comply with the relevant Standards for Permitted Temporary Accommodation and Temporary Depots and Storage Facilities under Clause 7(3)(a) and Clause 8(3)(a) of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011, contained in the public notice issued by the Council on 9 April 2011.
- The hours of operation of the depot will be as stated in the application: 7am until 6pm Monday to Friday with some half days on Saturdays when required.
- Vehicle and machinery start ups may not occur on the site before 7am on any day.
- No stockpiling of any materials is to exceed a height of 1.8 metres above ground level. Machinery is not to be stored on top of any stockpile.
- Noise, dust and odour are to comply with the standards as set down by the Christchurch City Plan and the National Environmental standards with the appropriate mitigation measures undertaken where necessary.
- Measures shall be implemented on the site to ensure that material is not carried by trucks and other vehicles onto Cuffs Road.
- The activity shall cease on the site before 18 April 2016.
- Upon cessation of the temporary use the site must be remediated to its original state and be left clean and tidy.

- ACTIVITY:** Café in a living zone  
**LOCATION:** 100 Bealey Avenue, Central City  
**APPLICANT:** Di McCauley  
**REFERENCE NO:** RMA92021905  
**STANDARDS:**

- The activity must proceed in general accordance with the information submitted to the Council on 27/02/2013.
- Any signage on the site is restricted to a maximum of 3m<sup>2</sup> (total).
- Upon cessation of the temporary use or the expiry of the time limit under the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011 the site must be left in a clean and tidy state.
- The activity must not create any significant adverse effects (relating, but not limited, to noise, dust, mud, light spill, odour, traffic generation, refuse disposal, animal control and visual amenity) that will, in the opinion of a Council Enforcement or Health Officer, cause nuisance for occupiers of surrounding sites. If any significant adverse effects do arise, then the Council can impose additional requirements or conditions to avoid, remedy or mitigate those adverse effects.
- With the exception of a commercial activity in a living zone, the activity must comply with the relevant Standards for Permitted Temporary Accommodation and Temporary Depots and Storage Facilities under Clause 7(3)(a) of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011, contained in the public notice issued by the Council on 9 April 2011.

- ACTIVITY:** Temporary operation of a car sales activity  
**LOCATION:** 238 Fitzgerald Avenue  
**APPLICANT:** W M Scott  
**REFERENCE NO:** RMA92021943  
**STANDARDS:**

- The activity must proceed in general accordance with the information submitted to the Council on 5 March 2013.
- Low level barriers of a minimum height of 0.5m above ground level are to be placed along the road boundary of the site to prevent vehicles being parked on the legal road. In order that vehicles can access the site, a gap in this vehicle barrier shall be maintained but only in the location adjoining the existing vehicle crossover.
- Signage is not to exceed 3m<sup>2</sup>.
- The former club building shall remain in residential use.
- No lighting of the yard is permitted other than the existing security light attached to the existing dwelling.
- Trading hours are to be limited 9am until 6pm Monday to Saturday. There shall be no trading on Sundays or Public Holidays.
- No vehicles are to be stored within the area between the front of residential dwelling and the legal road and no vehicles available for sale are to be parked on the public road.
- The number of vehicles stored and available for sale on the site shall not exceed 15.
- The activity shall cease or relocate from the site before 18 April 2016.

- ACTIVITY:** Demolition company depot  
**LOCATION:** 47 Hawkins Road, Marshland  
**APPLICANT:** Jamon Construction  
**REFERENCE NO:** RMA92021750  
**STANDARDS:**

- The activity must proceed in general accordance with the information submitted to the Council on 5 February, and the further information provided.
- The area of the site used for the activity shall be no more than 3000m<sup>2</sup>, and generally in accordance with the site plan submitted on 8 February 2013.
- The area of impervious surfaces on the site shall not be increased. (i.e. by sealing, paving or gravelling any areas).
- Any temporary buildings, shipping containers or storage areas shall be set back a minimum of 15m from the road frontage.
- The existing tree planting around the boundaries of the site shall be maintained.
- The activity shall not involve the sale of goods or salvage items to the public.
- Any new structures erected on site must be single storey and relocatable.
- No more than 7 heavy vehicles may be stored on site at any one time. Heavy vehicles shall not be left idling between the existing shed and the road boundary.
- Hours of operation shall be between 7am-6pm Monday – Saturday.
- The activity shall not generate more than 50 vehicle trips per day to and from the site. (One vehicle trip is one vehicle leaving, or one vehicle arriving at the site).
- The applicant shall employ dust mitigation measures such as brooming, watering and removal of debris, etc, to prevent dust, sand and materials causing a nuisance beyond the subject site.
- Activities on the site must comply with the City Plan noise standards for Rural zones, being:

Group 1 Zones (including Rural zones) (including scheduled activities) Refer Clause 1.3.2 (a)	Development Standards				Critical Standards			
		Day-time	Night-time	Ldn		Day-time	Night-time	Ldn
L 10	49dBA	42dBA	50dBA	L 10	60dBA	48dBA	59dBA	
L eq	50dBA	41dBA		L eq	57dBA	49dBA		
L max	75dBA	65dBA		L max	85dBA	75dBA		

- Upon cessation of use or the expiry of the time limit under the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011 on 18 April 2016, the site must be remediated to its original state and be left clean and tidy state. In particular, any material put down on soil to allow vehicles to use the parts of the site beyond the presently sealed or metalled areas shall be scraped off and those parts of the site returned to being suitable for agricultural use.
- The activity shall not create any significant adverse effects (relating, but not limited, to noise, dust, mud, light spill, odour, traffic generation, refuse disposal, animal control and visual amenity) that will, in the opinion of a Council Enforcement or Health Officer, cause nuisance for occupiers of surrounding sites. If any significant adverse do arise, then the Council can impose additional requirements or conditions to avoid, remedy or mitigate those adverse effects.

- ACTIVITY:** Establish temporary staff facilities for staff working at the Botanic Gardens within a complex that is made up of four small temporary buildings  
**LOCATION:** 7 Riccarton Avenue, Central City  
**APPLICANT:** Christchurch City Council  
**REFERENCE NO:** RMA92022059  
**STANDARDS:**

- The activity must proceed in general accordance with the information submitted to the Council on 18 March 2013.
- Occupation of the site by the temporary accommodation will need to cease on or before 30 March 2014.

The Standards for Permitted Temporary Accommodation and Temporary Depots and Storage Facilities contained in the public notice issued by the Council on 9 April 2011 can be viewed on the Temporary Accommodation page of the Council's website: ([www.ccc.govt.nz/homeliving/buildingplanning/resourceconsents/temporaryaccommodpermitted.aspx](http://www.ccc.govt.nz/homeliving/buildingplanning/resourceconsents/temporaryaccommodpermitted.aspx)).

The above activities are permitted in the specified locations until the expiry of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011. The expiry date is 18 April 2016.

Any temporary activity established under these provisions shall not create or give rise to any existing use right in respect of any land, activity, or structure (refer clause 5/3 Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011).

If you have any questions or would like more information about the activities listed above please phone 941 8999 and ask to speak to the Duty Planner.

**Steve McCarthy**  
RESOURCE CONSENTS AND BUILDING POLICY MANAGER