

## JOINT COMMUNITY BOARD MEETING OF TUESDAY 28 MAY 2013

Notice is hereby given of a Joint Community Board meeting of the Fendalton/Waimairi and Shirley/Papanui Community Boards to be held on Tuesday 28 May 2013 at 5pm in the Boardroom, Fendalton Service Centre, corner Jeffreys Road and Clyde Roads.

The joint Boards will meet to consider the Gardiner Road and Sawyers Arms Road Intersection Approaches – Safety Improvement Plan.

**E Cordwell**  
COMMUNITY BOARD ADVISER

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

- ACTIVITY:** To relocate parts of the QEII Park CCC creche building at 193 Travis Road to 74 Beatty Street to temporarily replace the demolished South Brighton Community Centre Building.

**LOCATION:** 74 Beatty Street (South New Brighton)

**APPLICANT:** Christchurch City Council

**REFERENCE NO:** RMA92022092

**STANDARDS:**

  - The activity must proceed in general accordance with the information submitted to the Council on 22/03/2013.
  - New structures must be set back a minimum 3 metres from any road boundary and any internal site boundary.
  - 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 do arise, then the Council can impose additional requirements or conditions to avoid, remedy or mitigate those adverse effects.
- ACTIVITY:** Temporary Accommodation including office and classroom

**LOCATION:** 35 Cambridge Terrace, Central City

**APPLICANT:** University of Otago Christchurch School of Medicine

**REFERENCE NO:** RMA92022150

**STANDARDS:**

  - The activity must proceed in general accordance with the information submitted to the Council on 2 April 2013.
  - With the exception of the student numbers and car park spaces provided, 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 activity must not create any significant adverse effects (relating to noise, lighting, dust, traffic generation and visual amenity) that will in the opinion of a Council Enforcement Officer or Environmental Health Officer, cause nuisance for occupiers of the surrounding sites.
- ACTIVITY:** Temporary venue for functions

**LOCATION:** 83 Clyde Road, Ilam

**APPLICANT:** Julia Burbury

**REFERENCE NO:** RMA92022117

**STANDARDS:**

  - The activity must proceed in general accordance with the information submitted to the Council on 27/03/13 and the additional information submitted on 02/04/13.
  - The Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011 expires on 18 April 2016. Occupation of the site by the temporary accommodation will need to cease on or before that date unless a resource consent has been applied for and obtained.
  - The activity must comply with the noise requirements within the development standards for Group 1 zones, within Part 11 – 1.3.3 of the City Plan, and amplified music shall cease on the site by 10pm.
  - The site can be used for functions operated by 'Moveable Feasts', 'Lizzie's Cuisine', 'White Tie Catering' and 'Continental Event Catering' only.
  - No more than 10 staff members shall work at the site at any one time.
  - The use of the site shall generate no more than 250 vehicle trips per day.
  - The establishment of this temporary activity shall not create or give rise to any existing use right in respect of the land, the activity, or any associated structure (in accordance with clause 5/3 of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011).
- ACTIVITY:** Temporary Storage Facility

**LOCATION:** 119 & 121 New Brighton Road, Burwood

**APPLICANT:** McConnell Dowell Constructors Limited

**REFERENCE NO:** RMA92022162

**STANDARDS:**

  - The activity must proceed in general accordance with the information submitted to the Council on the 3 April 2013.
  - The applicant shall implement their residents Communication Plan for any night time activities occurring after 6pm.
  - Any temporary stockpiling of contaminated material is to be in accordance with RMA92020520 and all conditions of that resource consent must be complied with.
  - The activity shall not create any significant adverse effects (relating but not limited to noise, dust, mud, light spill, odour, traffic generation, refuse disposal 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.
- ACTIVITY:** Wilson Carparking

**LOCATION:** 29 Cambridge Terrace

**APPLICANT:** Wilson Parking

**REFERENCE NO:** RMA92021097

**STANDARDS:**

  - The activity must proceed in general accordance with the information submitted to the Council in the application numbered RMA92021097.
  - Carpark entry and exit is limited to the existing vehicle crossing only.
  - The carparking area shall be compacted to a standard acceptable to a Council monitoring officer.
  - The individual carparking spaces must be clearly marked and visible to users of the site.
  - The activity must not create any significant adverse effects (relating to 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 Officer, cause nuisance for occupiers of surrounding sites.
  - 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 state and be left clean and tidy.
- ACTIVITY:** Temporary car park

**LOCATION:** 196 AND PART 194 Antigua Street, Central City

**APPLICANT:** Wilson Parking

**REFERENCE NO:** RMA92020571

**STANDARDS:**

  - The activity must proceed in general accordance with the information submitted to the Council in the application held in Council record RMA92020571.

- Carpark entry and exit is limited to the existing vehicle crossings shown on the plan attached with the application, held in Council Record RMA92020571.
  - The carparking area shall be compacted to a standard acceptable to a Council monitoring officer.
  - The carparking spaces and aisles must be clearly visible to users of the site to the satisfaction of a Council Monitoring Officer.
  - The activity must not create any significant adverse effects (relating to but not limited to, noise, dust, mud, light spill, odour, traffic generation, refuse disposal, and visual amenity) that will, in the opinion of a Council Enforcement Officer, cause nuisance for occupiers of surrounding sites.
  - 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 state and be left clean and tidy.
- ACTIVITY:** Temporary Car Park

**LOCATION:** 309 Durham Street, Central City

**APPLICANT:** Christchurch City Council

**REFERENCE NO:** RMA92022077

**STANDARDS:**

    - The activity must proceed in general accordance with the information submitted to the Council on 20 March 2013.
    - The activity must not create any significant adverse effects (relating to noise, lighting, dust, traffic generation and visual amenity) that will in the opinion of a Council Enforcement Officer or Environmental Health Officer, cause nuisance for occupiers of the surrounding sites.
    - The car parking exit and entrance shall be sealed to ensure that gravel is not carried on to adjoining streets and the car parking areas shall be defined by appropriate markings or other methods.
    - Signage is to comply with the City Plan signage standards for the zone.
    - The transportable planted landscaping boxes shall be installed and maintained along 50% of the road frontage.
    - The works required by conditions 3 and 5 shall be completed within 3 months of the date of this approval.
  - ACTIVITY:** Temporary Car Parking

**LOCATION:** 161 – 136 ANTIGUA STREET AND 137 MOORHOUSE AVENUE

**APPLICANT:** Wilson Parking

**REFERENCE NO:** RMA92020573

**STANDARDS:**

    - The activity must proceed in general accordance with the information submitted to the Council in the application held in Council record RMA92020573.
    - Carpark entry and exit is limited to the existing vehicle crossings shown on the plan attached with the application, held in Council Record RMA92020573.
    - The carparking area shall be compacted to a standard acceptable to a Council monitoring officer.
    - The carparking spaces and aisles must be clearly visible to users of the site.
    - The existing fence as shown in the photos on file RMA92020573 shall be retained.
    - The activity must not create any significant adverse effects (relating to but not limited to, noise, dust, mud, light spill, odour, traffic generation, refuse disposal, and visual amenity) that will, in the opinion of a Council Enforcement Officer, cause nuisance for occupiers of surrounding sites.
    - 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 state and be left clean and tidy.
  - ACTIVITY:** Chartered Accountancy Practice

**LOCATION:** 312/314 Riccarton Road, Upper Riccarton

**APPLICANT:** Staples Rodway Christchurch Limited

**REFERENCE NO:** RMA92022221

**STANDARDS:**

    - The activity must proceed in general accordance with the information submitted to the Council on the 11th of April, 2013.
    - With the exception of the number of FTE staff, 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.
    - 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.
  - ACTIVITY:** Temporary Accommodation for Thai Restaurant

**LOCATION:** 45 Horseshoe Lake Road, Burwood

**APPLICANT:** Benjaroung Ltd

**REFERENCE NO:** RMA92022172

**STANDARDS:**

    - The activity must proceed in general accordance with the information submitted to the Council on the 4 April 2013.
    - The hours and conditions set down on the Liquor Licence shall be complied with.
    - Signage for the restaurant shall be limited to a maximum of 3m<sup>2</sup> only.
    - The establishment of this temporary activity shall not create or give rise to any existing use right in respect of the land, the activity, or any associated structure (in accordance with clause 5/3 of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011).
  - ACTIVITY:** Temporary Car Parking

**LOCATION:** 125 AND 127 MOORHOUSE AVENUE AND 26 HORATIO STREET

**APPLICANT:** Wilson Parking

**REFERENCE NO:** RMA92020572

**STANDARDS:**

    - The activity must proceed in general accordance with the information submitted to the Council in the application held in Council record RMA92020572.
    - Carpark entry and exit is limited to the existing vehicle crossings shown on the plan attached with the application, held in Council Record RMA92020572.
    - The carparking area shall be compacted to a standard acceptable to a Council Monitoring Officer.
    - The carparking spaces and aisles must be clearly visible to users of the site to the satisfaction of a Council Monitoring Officer.
    - The activity must not create any significant adverse effects (relating to but not limited to, noise, dust, mud, light spill, odour, traffic generation, refuse disposal, and visual amenity) that will, in the opinion of a Council Enforcement Officer, cause nuisance for occupiers of surrounding sites.
    - 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 state and be left clean and tidy.
  - ACTIVITY:** Use of the property as a depot/storage facility

**LOCATION:** 33 Gayhurst Road

**APPLICANT:** Sam Downing

**REFERENCE NO:** RMA92022287

**STANDARDS:**

    - The activity must proceed in general accordance with the information submitted to the Council on 18th April 2013.
    - There shall be a maximum of 20 heavy goods vehicle trips per day to and from the site.
    - There shall be a maximum of 3 portacom/storage containers on the site, with no individual portacom/storage container exceeding 30m<sup>2</sup> in size.
    - The hours of operation shall be restricted to 7am to 7pm Monday to Saturday with up to 12 Sundays per year (7am to 7pm) when urgent works are required.
    - Dust mitigation measures shall be employed to prevent dust, sand and materials causing nuisance beyond the site.
    - The activity must not create any significant adverse effects (relating, but not limited to, noise, dust, mud, light spill, odour, traffic generation, refuse disposal and visual amenity) that will, in the opinion of a Council Enforcement Officer or Environmental Health Officer, cause nuisance for occupiers of surrounding sites. Note: if any significant adverse effects do arise, then the Council can impose additional requirements or conditions to avoid, remedy or mitigate those adverse effects.
    - Occupation of the site by the depot/storage facility shall cease on or before the 30th April 2014.

- ACTIVITY:** Convenience Store

**LOCATION:** 18B Birmingham Drive

**APPLICANT:** Natvar Gopal

**REFERENCE NO:** RMA92022235

**STANDARDS:**

  - The activity must proceed in general accordance with the information submitted to the Council on the 11 April 2013.
  - Signage for the Convenience Store is to comply with the City Plan standards for the zone.
  - The establishment of this temporary activity shall not create or give rise to any existing use right in respect of the land, the activity, or any associated structure (in accordance with clause 5/3 of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011).
- ACTIVITY:** Temporary Car Park

**LOCATION:** 692 Colombo Street, Central City

**APPLICANT:** Christchurch City Council

**REFERENCE NO:** RMA92022211

**STANDARDS:**

  - The activity must proceed in general accordance with the information submitted to the Council on 10 April 2013.
  - The activity must not create any significant adverse effects (relating to noise, lighting, dust, traffic generation and visual amenity) that will in the opinion of a Council Enforcement Officer or Environmental Health Officer, cause nuisance for occupiers of the surrounding sites.
  - The car park entranceway shall be finished in a way to ensure that gravel is not carried on to the adjoining streets and the car parking areas shall be defined by appropriate markings or other methods.
  - The transportable planted landscaping boxes shall be maintained and retained in place while the temporary car park is in operation.
  - Signage is to comply with the City Plan signage standards for the zone.
- ACTIVITY:** Temporary Car Park

**LOCATION:** 293 St Asaph Street, Central City

**APPLICANT:** Christchurch City Council

**REFERENCE NO:** RMA92022258

**STANDARDS:**

  - The activity must proceed in general accordance with the information submitted to the Council on 12 April 2013.
  - The activity must not create any significant adverse effects (relating to noise, lighting, dust, traffic generation and visual amenity) that will in the opinion of a Council Enforcement Officer or Environmental Health Officer, cause nuisance for occupiers of the surrounding sites.
  - Signage is to comply with the City Plan outdoor advertising standards for the zone.
  - The car park shall be laid out and spaces differentiated in accordance with the requirements of Volume 3, Part 13 of the City Plan.
  - The planted landscaping boxes shall be installed and maintained along 50% of the road frontage.
  - The works required by conditions 4 and 5 shall be completed within 3 months of the date of this approval.
- ACTIVITY:** Temporary Storage Facility

**LOCATION:** 119 & 121 New Brighton Road, Burwood

**APPLICANT:** McConnell Dowell Constructors Limited

**REFERENCE NO:** RMA92022162

**STANDARDS:**

  - The activity must proceed in general accordance with the information submitted to the Council on the 3 April 2013.
  - The applicant shall implement their residents Communication Plan for any night time activities occurring after 6pm.
  - Any temporary stockpiling of contaminated material is to be in accordance with RMA92020520 and all conditions of that resource consent must be complied with.
  - The activity shall not create any significant adverse effects (relating but not limited to noise, dust, mud, light spill, odour, traffic generation, refuse disposal 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.
- ACTIVITY:** Establish a restaurant structure from shipping containers to house a bar, restaurant and café

**LOCATION:** 487 New Brighton Road, New Brighton

**APPLICANT:** Tavern Holdings Ltd

**REFERENCE NO:** RMA92021999

**STANDARDS:**

  - The activity must proceed in general accordance with the information submitted to Council on 13 March and 2,3 and 4 April 2013.
  - The site specific standards include:
    - That the outdoor deck and seating area be closed to patrons after 10pm daily. (This consent notes that this area may be used by smokers, however no service to this area shall be provided).
    - There shall be no outdoor speakers.
    - There shall be no amplified entertainment inside, whether it be live bands, amplified or acoustic, DJ's, recorded music or the showing of TV events such as sporting fixtures on a big screen.
    - Any music indoors shall be limited to background levels only. This has been defined as a level at which two people can conduct a conversation without raising their voices whilst standing 1m apart.
    - Any security lights shall be directed into the site and away from the neighbours.
    - A fence with a minimum height of 1.8m shall be erected along the northern boundary with a density not less than 12 kg/m<sup>2</sup> (a minimum thickness of 25mm where timber fencing is used), no gaps are to be found between the palings, where timber is used, and also between the ground surface and the bottom of the fence. The fence shall be constructed prior to the temporary Tavern opening.
  - With the exception of the activity being located in the Living 1 zone and the two-storey component of the building, 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.

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