



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

- ACTIVITY:** Temporary site office and depot  
**LOCATION:** 158 Travis Road, Burwood  
**APPLICANT:** Downer NZ Limited  
**REFERENCE NO:** RMA92023325  
**STANDARDS:**
  - The activity must proceed in general accordance with the information submitted to the Council on 20 August 2013.
  - The activity must cease on or before 21 February 2014.
  - The activity must comply with the relevant City Plan noise standards at any occupied residential site at all times.
  - Any signage is restricted to a maximum area of 5m<sup>2</sup>.
  - Upon cessation of the temporary use the site must be grassed and left clean and tidy.
  - 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 storage for the Pleasant Point Yacht Club  
**LOCATION:** South New Brighton Park – 74 Beatty Street  
**APPLICANT:** Pleasant Point Yacht Club  
**REFERENCE NO:** RMA92023308  
**STANDARDS:**
  - The activity must proceed in general accordance with the information submitted to Council on 19 August 2013.
  - With the exception of the provision of power, water, sewer and stormwater services to 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.
- ACTIVITY:** Carpark  
**LOCATION:** 4 Wilmer Street, Central City  
**APPLICANT:** Wilson Parking  
**REFERENCE NO:** RMA92023190  
**STANDARDS:**
  - The activity must proceed in general accordance with the information submitted to the Council on 3 and 23 August 2013 and labelled RMA92023190.
  - That carpark entry and exit is limited to the existing vehicle crossings as shown on the aerial photograph labelled RMA92023190.
  - The carparking area shall be levelled and compacted with gravel to a standard acceptable to a Council Monitoring Officer.
  - The carpark spaces and aisles must also be clearly visible to users of the site to a standard acceptable to 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 or pedestrians.
  - That signs shall comply with City Plan Standards.
  - 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:** Carpark  
**LOCATION:** 23 Lichfield Street, Christchurch City  
**APPLICANT:** Wilson Parking  
**REFERENCE NO:** RMA92023195  
**STANDARDS:**
  - The activity must proceed in general accordance with the information submitted to the Council on 3 and 23 August 2013, (as stated in the application RMA92023195).
  - Carpark entry and exit is limited to the existing vehicle crossing fronting Lichfield Street.
  - The carparking area shall be compacted and maintained to a standard acceptable to a Council Monitoring Officer.
  - The carpark spaces and aisles must be clearly visible to users of the site to a standard acceptable to 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 or pedestrians.
  - Signs must comply with City Plan Standards for the Central City Business Zone.
  - Upon cessation of the temporary use or the expiry of the time limit under the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011, (18th April 2016) the site must be remediated to its original state and be left clean and tidy.
- ACTIVITY:** Temporary site office and depot  
**LOCATION:** 31 Ruru Road, Bromley  
**APPLICANT:** Downer NZ Limited  
**REFERENCE NO:** RMA92023369  
**STANDARDS:**
  - The activity must proceed in general accordance with the information submitted to the Council on 26 August 2013.
  - The activity must cease on or before 18 April 2016.
  - The activity must comply with the relevant City Plan noise standards at any occupied residential site at all times.
  - Any signage is restricted to a maximum area of 5m<sup>2</sup>.
  - Upon cessation of the temporary use the site must be grassed and left clean and tidy.
  - 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 site office and storage facility  
**LOCATION:** 391 Wilsons Road Waltham  
**APPLICANT:** Downer NZ Limited  
**REFERENCE NO:** RMA92023371  
**STANDARDS:**
  - The activity must proceed in general accordance with the information submitted to the Council on 26 August 2013.
  - The activity must cease on or before 31 December 2014.
  - The activity must comply with the relevant City Plan noise standards at any nearby occupied residential site at all times.
  - Any signage is restricted to a maximum area of 5m<sup>2</sup>.
  - Upon cessation of the temporary use the site must be grassed and left clean and tidy.
  - Entry and exit to the site are to be from Lismore Street.
  - Dust mitigation measures are to be taken which include dust cloth attached to the exterior fencing and dust mitigation measures when required.
  - 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 carpark for up to 40 cars  
**LOCATION:** 55 Chester Street West, Central City  
**APPLICANT:** Christchurch City Council  
**REFERENCE NO:** RMA92023488  
**STANDARDS:**
  - Carpark entry/exit is limited to the existing vehicle crossing shown on the plan attached with the application, held in Council records RMA92023488.
  - 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.
  - Transportable landscaping boxes shall established along 50% of the road boundary frontage and be maintained with suitable planting and retained in place while the temporary car park is in operation.
- ACTIVITY:** Continued operation of the temporary central city bus exchange until April 2016  
**LOCATION:** 46-50 Lichfield Street and 133, 139, 141A Tuam Street  
**APPLICANT:** Christchurch City Council  
**REFERENCE NO:** RMA92023272  
**STANDARDS:**
  - Under this approval, RMA92023272, the activity must proceed in general accordance with the information submitted to the Council under reference RMA92018542 on 1 August 2011, later amended in an email from the applicant dated 9 September, clarified in an email dated 10 September from Mr Carr, and an email from the applicant dated 14 September, and as amended in the later application submitted on 20 October (RMA92018977), and as described further in those Officer reports and in accordance with Appendix 3 of the current report. The activity may operate until 18 April 2016. After that date, the activity shall cease and all buildings shall be removed from the site unless further approval under relevant Canterbury Earthquake legislation or a resource consent has been obtained.
  - With the exception of the non compliance with noise standards and traffic generation, the activity must comply with the relevant Standards for Permitted Temporary Accommodation 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.
  - Following the establishment of the bus exchange, should any significant adverse effects arise that will, in the opinion of a Council Enforcement Officer or Environmental Health Officer, cause nuisance for occupiers of surrounding sites, or safety issues for users of the exchange, the Council may review the conditions of consent at any time and consider the need to impose additional requirements or conditions to avoid, remedy or mitigate those adverse effects.
- The planting plan, as amended and now labelled RMA92018542/1, shall continue to apply to the site. For clarity, this shall include the following:
  - chain link fencing 1.8 metres high shall enclose the landscaped area to the rear of the ticket office, waiting rooms and toilets; chain link fencing shall not be continuous on the eastern site boundary, allowing for access to the platform from the cycle stand area; chain link fencing south of this access point shall be no higher than 1.2 metres
  - the cycle stand shall be located as shown on the plan
  - the ticket office shall be moved slightly south so that there are no gaps between the proposed buildings that enable persons to pass between them
  - clear signage for the bus exchange shall be provided at each street frontage as well as appropriate way finding signage with respect to the activities on the site such as waiting areas, ticketing, and timetables
  - a temporary fence with a high degree of transparency or a maximum height of 1.2 metres shall be located along the sites western boundary to demarcate the bus exchange boundary and to restrict pedestrian movement between this site and the adjoining site across the bus lane.
- CCTV shall be incorporated in the development of the site, and shall be monitored during hours of operation by on-site staff. Outside of operating hours, the site will also require security monitoring.
- On-site lighting shall provide a consistent level of illumination across the site to enable safe movement and a high level of visibility for pedestrians.
- The ticket office and waiting rooms shall include windows on east and west faces which enable those waiting for buses to overlook the site and surrounds.
- The design of bus shelters shall be such that they do not inhibit visibility across the site.
- Provision shall be made on-site for adequate numbers of conveniently located rubbish bins.
- All planting shall be maintained, including irrigation where required, and any damaged planting shall be replaced within one week of damage occurring. The minimum height at planting of the oak and magnolia trees shall be 5 metres and 4 metres accordingly.
- Except in the case of emergencies, passengers must not be permitted to board or alight buses while buses are located in the bus lanes on Lichfield Street.
- The measures, including signage, to be located on the small 'build-out' on Lichfield Street to identify its location as a barrier on the roadway, shall be retained.
- On the 20th day of each third month after the Exchange opens, passenger numbers in the morning and evening peak hours should be monitored by the applicant. Once this monitoring indicates that a threshold of 1,600 passengers is reached in either the morning or the evening peak hour, a more detailed analysis should be provided of the operation of the

- eastern bus lane, with particular consideration given to the location(s) of pedestrian crossing movements and assessment of the effects on pedestrian safety and bus operation if higher pedestrian flows were to cross at the same location(s). Appropriate remedial measures should be proposed if adverse effects are identified, and this should specifically consider the use of pedestrian guard rails to limit the number of potential crossing locations of the eastern bus lane. The results of monitoring, analysis and proposed remedial measures shall be submitted to the Planning Manager, Environmental Policy and Approvals Unit within two weeks of the identification of this threshold having been met.
  - The pedestrian guard rails shall be retained on site, installed over a distance of 10 metres on the western edges of the northern end of each platform and on the eastern edge of the central platform.
  - The formal pedestrian crossing located between the exchange and Colombo Street shall be retained across Lichfield Street in close proximity to the Bus Exchange.
  - Bollards or cones on that section of the Lichfield Street footpath between the eastern and western entrances to the Bus Exchange shall be retained, to provide additional guidance to pedestrians of where they may safely stand.
  - If any bollard or cone on the painted hatched area on Lichfield Street to the immediate northeast of the Bus Exchange is struck and dislodged, it shall be replaced or reinstated within 24 hours.
  - ACTIVITY:** Temporary accommodation for the fine arts and photography courses of the Design and Arts College of New Zealand  
**LOCATION:** 35 Acheron Drive, Middleton  
**APPLICANT:** Design and Arts College of New Zealand  
**REFERENCE NO:** RMA92023577  
**STANDARDS:**
    - The activity must proceed in general accordance with the information submitted to Council on 17 September 2013.
    - A cycle stand shall be established on site capable of holding at least ten cycles
    - With the exception of car parking space numbers, the activity must comply with the relevant Standards for Permitted Temporary Accommodation 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 Office Accommodation  
**LOCATION:** 12 Sayers Crescent, Upper Riccarton  
**APPLICANT:** Ainger Tomlin Limited - Chartered Accountants  
**REFERENCE NO:** RMA92023573 amending RMA92019343  
**STANDARDS:**
    - The activity must proceed in general accordance with the information submitted to Council on 22 December 2011 and 17 September 2013.
    - The maximum number of staff employed by the Ainger Tomlin on the subject site shall be limited to 14, with the exception of the months from April to August during which a maximum of 17 staff may be employed.
    - Use of this site by Ainger Tomlin for temporary office accommodation shall cease on 20 January 2016, unless the Council has given approval to a further Site Specific application prior to this time.
    - The applicant must actively manage the use of on-site carparking spaces to ensure that use of these spaces is maximised. Any overflow parking by staff must also be managed so that on-street parking will only occur on the road frontage of Riccarton Domain or 12 Sayers Crescent.
    - With the exception of the number of staff based at the site, the activity must comply with the relevant Standards for Permitted Temporary Accommodation 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 activity must not create any significant adverse effects (relating, but not limited, to noise, traffic generation, visual amenity, refuse disposal, animal control, dust, mud, light spill, odour or any other effect) that will, in the opinion of a Council Enforcement Officer or Environmental Health Officer, cause nuisance for occupiers of surrounding sites. If any significant adverse effects arise, then the Council can impose additional requirements or conditions to avoid, remedy or mitigate those adverse effects.
  - ACTIVITY:** Temporary site office required in association with the construction of a new pumpstation  
**LOCATION:** Bayswater Reserve, 100 Bayswater Crescent, Bromley  
**APPLICANT:** Downer NZ Limited  
**REFERENCE NO:** RMA92023518  
**STANDARDS:**
    - The activity must proceed in general accordance with the information submitted to the Council on 10 September 2013.
    - The activity must cease on or before 1 February 2014.
    - The activity must comply with the relevant NZ standards for construction noise.
    - Any signage is restricted to a maximum area of 5m<sup>2</sup>.
    - Upon cessation of the temporary use the site must be grassed and left clean and tidy.
  - ACTIVITY:** Temporary depot for St Johns Ambulance  
**LOCATION:** 141 Wilsons Road, St Martins  
**APPLICANT:** The Order of St John Ambulance  
**REFERENCE NO:** RMA92023204  
**STANDARDS:**
    - The activity must proceed in general accordance with the information submitted to the Council on 7 August 2013.
    - The activity must cease on or before 18 April 2016.
    - The ambulance drivers shall avoid using sirens between the hours of 10pm and 7am the next day, unless traffic volumes on Wilsons Road necessitate the need to use such warning devices.
    - The activity must not create any significant adverse effects (relating, but not limited, to noise, light spill, traffic generation, and visual amenity) that will, in the opinion of a Council Enforcement 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.
- 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 at [www.ccc.govt.nz/tempaccomm](http://www.ccc.govt.nz/tempaccomm).
- 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.