

Memorial Business Park Private Plan Change Request (Proposal)

Notified Saturday 29 November 2014
Submissions close Friday 30 January 2015

Submissions can be emailed to dpreview@ccc.govt.nz

If you require further information about this plan change request please contact Hamish Osborne, Independent Secretariat, to the Independent Hearings Panel, email info@chchplan.ihp.govt.nz or phone **0800 2424 040**



The proposed
**Christchurch
Replacement District Plan**

Memorial Business Park Plan Change Request

Plan Change Request pursuant to clause 20 of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014

Memorial Avenue Investments Limited

August 2014



MBP

Memorial Business Park

Memorial Business Park

Plan Change Request

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MEMORIAL BUSINESS PARK

Plan Change Request

**Plan Change Request pursuant to clause 20 of the
Canterbury Earthquake (Christchurch Replacement
District Plan) Order 2014**

MEMORIAL AVENUE INVESTMENTS LIMITED

AUGUST 2014

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1. **INTRODUCTION AND BACKGROUND**

- 1.1 This plan change request is made under clause 20 of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 (**the Order**). This document outlines the changes sought to the provisions of the operative Christchurch City Plan (**City Plan**) (including planning maps) in order to give effect to the Regional Policy Statement and the Land Use Recovery Plan (**LURP**) issued under the Canterbury Earthquake Recovery Act 2011. Although this is a change to the operative City Plan, the plan change provisions have been prepared to sit within the Christchurch Replacement District Plan (**Replacement Plan**) to be prepared under the Order.
- 1.2 The site is located at the intersection of Memorial Avenue and Russley Road, Christchurch and is referred to as Memorial Business Park (**MBP**). The site is identified in the LURP as a Greenfield Priority Area - Business. This request seeks that the site be rezoned to a site specific Industrial Park (Memorial Avenue) zone and seeks provisions for that zone to be considered with, and included as part of, the Industrial Chapter of the Proposal notified under Clause 6(4)(a) of the Order.



- 1.3 The application site, shown in the above figure, is 24.55ha in size and primarily in the ownership of Memorial Avenue Investments Limited (**MAIL**), the requestor of this plan change. The majority of the site is currently utilised for grazing activities, but a small number of rural lifestyle homes are also established. Although currently zoned for rural use the rural potential of the site has been marginalised by encroaching urban activities. The LURP directs the Council to rezone the site for business use. This plan change request implements the LURP.
- 1.4 The proposed rezoning of the site has a significant history as set out below. It was originally intended that the rezoning of this site be part of the Industrial Chapter in the Proposal to be notified under Clause 6(4)(a) of the Order. However, contrary to the recommendations of Council staff, this site has not been included in that Proposal. This request seeks that the rezoning of the application be part of the consideration of the Industrial Chapter as was originally intended by MAIL and Council staff.

Background to the Request that this land be rezoned as part of initial Proposal

- 1.5 In December 2009 MAIL lodged a private plan change application (identified as PC35) to the Christchurch City Plan which proposed a mixed business zoning for the site. In February 2010, the Council issued a substantial request for further information (RFI). Detailed responses to that RFI were provided by MAIL to the Council in July 2010.
- 1.6 In August 2010, the Council issued a second substantive RFI. MAIL was proceeding to prepare responses to the second RFI when the Canterbury earthquakes struck. Further work on those responses was put on hold.
- 1.7 Alongside PC35, MAIL had also been progressing submissions on proposed change 1 (PC1) to the Regional Policy Statement which contained a metropolitan urban limit. In December 2009, Commissioners hearing those submissions included the MAIL site within the MUL as a 'greenfields business area'. In June 2011 MAIL, Christchurch City Council and Canterbury Regional Council reached settlement on various Environment Court appeals to PC1 to confirm the site as a Greenfield Business Area.
- 1.8 MAIL was purchased by new owners in December 2013. Work on the rezoning of the site recommenced and Council staff were informed that PC35 was being reactivated.
- 1.9 In December 2013, the Minister for Earthquake Recovery approved the LURP which made changes to the Regional Policy Statement. The LURP identified the MAIL site as a Priority Business Area, directed the Council to undertake a review of the City Plan, and directed that the Council rezone the priority areas.
- 1.10 In January 2014, Council officers contacted MAIL and said they were in discussions with Canterbury Earthquake Recovery Authority staff and asked MAIL to agree to becoming part of the District Plan Review (DPR) rather than continuing to process PC35. At that stage, MAIL was told that timeframes for the DPR were notification by May 2014 with decisions by the end of 2014.
- 1.11 MAIL agreed to the Council's request to be part of Phase 1 of the DPR. Since January 2014, MAIL has worked with Council officers on the draft zone provisions which would be included in the Industrial Chapter of Phase 1 of the DPR. It was agreed that Council would notify zone provisions which were acceptable to officers and that MAIL would then be free to make a submission on the notified version which could include additional or alternative provisions which MAIL was seeking with the original PC35.
- 1.12 In March 2014 the Council held a public consultation evening on the rezoning of the MAIL site. It was indicated that the zoning would be for an industrial park which would be part of Phase 1 of the DPR.
- 1.13 In April 2014, MAIL held a public meeting itself to present its vision for rezoning of the site. That was attended by members of the public and local residents.
- 1.14 Also in April 2014 a Council staff and elected members workshop was held on the Industrial Chapter of the DPR. That workshop included a discussion of the MAIL rezoning to Industrial Park. A number of questions were raised during the workshop which were the subject of further consultation and collaboration between MAIL and Council officers to address those issues.
- 1.15 On 23 May 2014 there was another Council staff and elected members workshop on the Industrial Chapter of the DPR where the MAIL rezoning, as part of the Chapter, was further discussed. At that workshop Council officers advised that priority areas (including the MAIL site) were meant to be rezoned as a priority and all of the necessary assessments to support a rezoning were available so the MAIL rezoning could proceed.

- 1.16 On 29 May 2014 there was a further Council workshop to consider all amendments to chapters discussed in previous workshops. There was no discussion at that workshop of the MAIL provisions.
- 1.17 On 5 June 2014 the Council considered a recommendation from Council staff that the Council approve draft priority chapters (which included the rezoning of the MAIL site) and that those draft chapters be provided to the Ministers of Earthquake Recovery and Environment for comment.
- 1.18 However, the Council resolved at that meeting that the MAIL site be deferred to Phase 2. No reasons were provided.
- 1.19 MAIL then raised concerns about the site not being included as had been agreed, with both councillors and staff. Staff advised that the Council could reconsider its decision on 26 June 2014 and on that date the Council considered a staff recommendation for the rezoning of MAIL site. The staff report and recommendation stated:

Since the Council approval meeting the officers have met with Councillors to discuss the following. The MAIL site was subject to a lodged private plan change prior to the owners accepting that it could go forward by the way of the District Plan Review (DPR). Officers worked with the owners for the site to be included within the draft Industrial chapter with a zone of Industrial Park and including provision for up to 200 hotel bedrooms. While the owners are not completely in agreement with aspects of the draft proposed zoning, they accept that the DPR is the quicker route to finalising the land use appropriate for the site. The draft proposed industrial park zone for this land is in keeping with the LURP, chapter 6 of the Regional Policy Statement, and other policies in the priority chapters. If the MAIL site was not included into the first stage of chapters to go to the Ministers the MAIL site owners would be within their rights to re-start the private plan change process. In light of this understanding the Council would now prefer to incorporate the MAIL site back into the draft proposed Industrial Chapter to go to the Ministers for their comments.

Financial Implications

There are no financial implications to this decision.

Staff Recommendation

It is recommended to Council that:

- a. The Memorial Avenue Investments Limited site bounded by Memorial Avenue, Russley, and Avonhead Roads be included within that stage 1, draft proposed Industrial chapter of the District Plan Review to go to the Ministers for their comments.
- 1.20 In a publicly excluded session as part of the 26 June meeting the Council resolved not to include the MAIL site with the rest of the Industrial Chapter. No reasons for that decision were provided.
- 1.21 This request seeks that the MAIL site be included with the rest of the Industrial Chapter as had previously been indicated. All information necessary has been completed and there is no reason to delay. The site is proposed to form part of the Industrial Chapter and should be included to enable integrated decision making for this site. MAIL will be making a submission on other parts of the Industrial Chapter.

2. OVERVIEW OF THE PROPOSED INDUSTRIAL PARK (MEMORIAL AVENUE) ZONE

- 2.1 This request puts forward a comprehensive framework of planning provisions designed to deliver integrated, high quality business development. The provisions ensure that development will be appropriate to the physical setting which is informed by a number of features including the high amenity "boulevard" style of Memorial Avenue, the urban fringe location, and associated complexity of adjacent land uses, and reverse sensitivity constraints imposed by the close proximity of the airport.

Resource Management Rationale

- 2.2 The subject land presents several opportunities which have provided the impetus for this rezoning. These include:
- a. Both the Regional Policy Statement and the Land Use Recovery Plan direct the site to be rezoned business;
 - b. The location, local environment and relationship to major transport infrastructure which make the land more suitable for urban activities than rural activities;
 - c. The potential to consolidate the airport as a commercial node of regional significance and deliver associated social and economic benefits to Christchurch and the wider region.
- 2.3 These opportunities must be balanced against a number of resource management constraints which have been identified and addressed by MAIL's technical consultant and in the proposed rules. The relevant constraints are as follows:
- a. The site is located over the unconfined aquifer which provides drinking water to urban Christchurch;
 - b. The potential for retail and office development on the site to undermine investment in existing centres and the CBD;
 - c. Insufficient current capacity in the reticulated wastewater and water supply systems to accommodate development on the site;
 - d. Development on the site will generate higher levels of traffic on the existing road network; and
 - e. The close proximity of Christchurch International Airport and associated potential for noise and reverse sensitivity effects.

Development Concept

- 2.4 The development concept responds directly to these opportunities and constraints in the following ways:
- a. **The site will comprise mixed business activities** which are compatible with, consolidate and leverage off airport activities; and help meet unmet demand for goods, services and employment in the western sector of Christchurch. These activities are likely to comprise industrial, guest accommodation, commercial services, retail and offices.
 - b. **Attractive urban design along the Memorial Avenue, Russley Road and Avonhead Road frontages.** The Memorial Avenue frontage will maximise the 'gateway' amenity experience of visitors to Christchurch arriving via the airport. Industrial and warehousing activities will not be allowed in this area. The Memorial

Avenue frontage also provides an opportunity for a feature relating to the armed forces 'memorial' significance of Memorial Avenue.

- c. **A moderate density of development within a high amenity, landscaped setting** which is in keeping with the mixed urban-rural character of the area and the garden-city image of Christchurch. This will be achieved through generous landscaping and tree planting. Landscaping setbacks along Memorial Avenue, Russley Road and Avonhead Road will ensure that the zone appears as a high amenity area when viewed from the outside. The landscaping along Memorial Avenue is also important in terms of maintaining the high quality "boulevard" connection between the airport and the Central City.
 - d. **A high quality streetbased environment** punctuated by high quality public spaces, attractive buildings and excellent access and integration within the site. Buildings will be generally low-scale to maximise sunlight access and to create an intimate street-based experience.
 - e. **Infrastructure.** Generally it is intended that development on the site will be serviced through connection to reticulated services. Stormwater swales will also be used, but these will be designed to avoid standing water so that there is minimum potential for birdstrike to passing aircraft.
- 2.5 The outline development plan (ODP) provides an overarching framework for comprehensive and integrated development. The ODP comprises the following elements:
- a. The primary and secondary road network and vehicle entry/exit points,
 - b. Pedestrian and cycle linkages;
 - c. Landscaping and boundary setback areas;
 - d. Public open space areas;
 - e. Stormwater management areas; and
 - f. Restrictions on certain activities in identified areas.
- 2.6 These ODP elements link to the rules / standards which is the means of enforcement. These require that development is consistent with and maintains the integrity of the ODP, to ensure that the comprehensive and integrated development pattern envisaged by the ODP is delivered on the ground. The ODP will form an appendix to the Industrial Chapter of the Replacement District Plan.

Standards and Assessment Matters

- 2.7 The standards for the proposed Industrial Park Zone (Memorial Avenue) adopt, with some limited amendment, those in the proposed Industrial Chapter of the Replacement District Plan as recommended by Council officers on 5 June 2014. However, there are a number of provisions proposed which are specific to the site and are appropriate because of the unique planning context and development concept. The key mechanisms set in place by the standards and associated assessment matters are:
- a. **An extra layer of urban design and architecture standards along all frontages.** These are in recognition of the importance of the site and its high visual profile. The standards will ensure that buildings address the street, are in keeping with local character, and contribute to amenity of the public realm both inside and outside the zone. All buildings in this part of the zone are required to obtain resource consent and are subject to specific assessment matters.

- b. **Requirement to protect the landscaping areas and public open space areas identified on the ODP.** These areas are important to the overall shape and image of the development concept, particularly for the delivery of a high amenity, landscaped setting and minimising the visual impact of development to areas beyond. The zone requires these areas to be set aside as landscaping areas.
- c. **Retention of noise insulation standards** – guest accommodation will be required to achieve a prescribed level of external to internal noise reduction.
- d. **Limits on retail and office floorspace** to ensure that retail and office development within the zone does not undermine the recovery of the CBD, or existing key activity centres and neighbourhood centres, or undermine public infrastructure investment in those centres. The level of retail proposed is the same as that which is provided within the Special Purpose (Airport) Zone for the Spitfire Square development. Any proposed office or retail development above these limits will be required to obtain resource consent and demonstrate that the viability of existing centres and associated infrastructure investment will not be compromised.
- e. **Restrictions on activities with the proposed Runway End Protection Area (REPA).** Christchurch International Airport Limited is seeking extension of the designation for airport purposes, to extend the REPA. Designation of the land would restrict buildings and activities which could occur. The REPA would however be able to provide additional car parking areas.

2.8 The form of the request is almost identical to that drafted by Council officers in consultation with MAIL and presented to Council at its meeting on 5 June 2014 as part of the Industrial Chapter for inclusion in the Proposal to be notified under clause 6(4)(a) of the Order. The following section sets out the provisions which are requested. The amendments proposed to the version Council staff had prepared are shown tracked. These are the only changes to the version agreed between MAIL and Council staff and recommended by Council staff to be included in Phase 1 of the DPR. They have been primarily added to address concerns raised over recent months during consultation on the proposed provisions. Several changes also reflect those which Council officers advise will be made to the provisions for other zones in response to comments received from the Minister for Canterbury Earthquake Recovery and the Minister for the Environment.

2.9 Any additional changes sought by MAIL to the provisions of the Proposal notified under clause 6(4)(a) of the Order or to this proposal will be made by way of a submission under clause 6 of Schedule 1 to the Order.

3. THE PROVISIONS REQUESTED

16.4.5 Rules Industrial Park Zone (Memorial Avenue)

16.4.5.1 Activity status tables – Industrial park zone (Memorial Avenue)

16.4.5.1.1 Permitted activities

The activities listed below are Permitted Activities in the Industrial Park Zone (Memorial Avenue) if they comply with both a. and b. below:

- a. All of the following Key Structuring Elements (whether or not they are identified as 'Indicative') on the Memorial Avenue Outline Development Plan (Appendix 16.7.10):
 - i. Key Open Space locations
 - ii. Stormwater facility associated with open space and setback
 - iii. Cycle/ pedestrian route connecting Memorial Avenue to Airport
 - iv. Primary Road
 - v. Secondary Road
 - vi. Guest Accommodation restricted to this area

Compliance with a Key Structuring Element listed above and as shown on the Memorial Avenue Outline Development Plan is not required if resource consent (subdivision and/or land use) already provides for the same non-compliance with the Key Structural Element on the land proposed for the activity.

- b. Built Form Standards in Rule 16.4.5.2 and Activity Specific Standards set out in this table.

ACTIVITY		ACTIVITY SPECIFIC STANDARDS
Industrial		
P1	Industrial Activity	a. Any display of goods or showroom shall be ancillary to and on the same site as the Permitted Activity and shall not occupy more than 250m ² or 25% of the gross floor area of the site, whichever is the lesser.
P2	Warehousing and distribution activities	
P3	High Technology Industrial Activity	a. Any display of goods or showroom shall be ancillary to and on the same site as the High Technology Industrial Activity and shall not occupy more than 250m ² or 25% of the gross floor area of all buildings on the same site, whichever is the lesser.
P4	Service Industry	a. Nil
P5	Trade and Industry Training Facilities	a. Nil

Commercial		
P6	Retail activity unless specified below	<p>Retail Activity within the Industrial Park (Memorial Avenue) Zone shall:</p> <p>a. be limited to a total of 4100m² glfa across the Outline Development Plan area in Appendix 16.7.10; and</p> <p>b. for single retail tenancies of less than 450m² glfa, not exceed 800m² glfa across the Outline Development Plan area in Appendix 16.7.10; and</p> <p>c. have a minimum of 20% of the ground floor elevation facing the street comprised of visually transparent glazing.</p>
P7	Ancillary Retail Activity unless specified below.	<p>Any Ancillary Retail Activity shall either</p> <p>a. occupy no more than 250m² or 25% of the gross floor area of all buildings on the site, whichever is the lesser; and</p> <p>b. be located at the front of buildings facing the street, except on rear sites;</p> <p>and</p> <p>d. a minimum of 20% of the ground floor elevation facing the street shall have visually transparent glazing.</p>
P8	Food and Beverage Outlet unless specified below	<p>a. The maximum gross leasable floor area per tenancy shall be 150 m².</p> <p>b. The activity shall only operate between the hours of 7am and 7pm. Refer to NC5 in 16.4.5.1.5 for Food and Beverage Outlets on sites adjoining or within 50 metres of Memorial Avenue or Russley Road.</p>
P9	Service station	a. Nil.
P10	Commercial Service	a. Nil
P11	Office Activity unless specified below	<p>Office Activity within the Industrial Park Zone (Memorial Avenue) shall:</p> <p>a. be limited to a total of 5000m² across the Outline Development Plan area; and</p> <p>b. be located at the front of buildings facing the street, except on rear sites; and</p> <p>c. a minimum of 20% of the ground floor elevation facing Memorial Avenue, Russley Road or Avonhead Road shall have visually transparent glazing.</p>
P12	Ancillary Office Activity	<p>Any Ancillary Office Activity shall:</p> <p>a. occupy no more than 500m² or 30% of the gross floor area of all buildings on the same site, whichever is the lesser; and</p>

		<p>b. be located at the front of buildings facing the street, except on rear sites; and</p> <p>c. a minimum of 20% of the ground floor elevation facing the street shall have visually transparent glazing.</p>
P13	Veterinary care facility	a. Nil.
P14	Guest accommodation	<p>a. No more than 200 bedrooms shall be provided in the zone</p> <p>b. Guest accommodation shall be limited to the areas defined as 'Guest Accommodation restricted to this area' on the Outline Development Plan in Appendix 16.7.10.</p> <p>c. any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35dB Dtr,2m,nTw + Ctr.</p> <p>d. any ancillary retail activity shall occupy not no more than 500m² or 25% of the gross floor area of all buildings on the site use for Guest Accommodation, whichever is the lesser.</p>
P15	Parking Lots in the area identified as Runway End Protection Area in the Outline Development Plan in Appendix 16.7.10.	a. Nil.
Community		
P16	Public Transport Facility	a. Nil.
P17	Emergency Service Facility	a. Nil.
P18	Gymnasium	a. Nil.
Rural Activities		
P19	Rural research facilities and laboratories	a. Nil.

16.4.5.1.2 Controlled Activities

There are no *Controlled* activities.

16.4.5.1.3 Restricted Discretionary Activities

The activities listed below are Restricted Discretionary Activities. RD3 and RD4 shall also comply with the Built Form Standards set out in 16.4.5.2.

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in 16.5.1 and 16.5.2 for each standard, as set out in the following table.

Activity	The Council's Discretion shall be limited to the following Matters:

RD1	Activities P1 – P19 set out in 16.4.5.1. 1 which do not comply with one of more of the Key Structuring Elements on the Memorial Avenue Outline Development Plan in Appendix 16.7.10.	a. Outline Development Plan – 16.4.5.3.1
RD2	Activities P1 – P18 set out in 16.4.5.1.1 that do not comply with one or more of the Built Form Standards in Rule 16.4.5.2.	a. Maximum Height of Buildings and Fencing or Screening Structures – 16.6.1.1 b. Maximum Building Coverage of a Site – 16.6.1.2 c. Minimum Building Setback from Road Boundaries – 16.6.1.3 d. Minimum building setback from the Boundary with a Residential Zone – 16.6.1.4 e. Sunlight and Outlook at Boundary with a Residential Zone – 16.6.1.5 f. Outdoor Storage Of Materials/ Car Parking – 16.6.1.6 g. Landscaped Areas– 16.6.1.7
RD3	Erection of new buildings and additions to existing buildings on sites within 50 metres of Memorial Avenue, Russley Road and Avonhead Road	a. Design and amenity – 16.4.5.3.2
RD4	The creation of any surface water management structure within 3 kilometres of the outer edge of the runways at Christchurch International Airport. Any application arising from noncompliance with this rule will only require written approval from Christchurch International Airport Limited Compliance with this rule is not required if resource consent (subdivision and/or land use) already provides for the same non-compliance.	a. Surface water management structures and Birdstrike risk – 16.6.1.9.
RD5	Retail activity which does not comply with the permitted Activity Specific Standard in Rule 16.4.5.1 for Activity P6	Retail Activity – 16.4.5.3.3

16.4.5.1.4 Discretionary Activities

The activities listed below are discretionary activities.	
Activity	The Council will consider any matters under s104 of the Act including:

D1	Any activity that does not comply with one or more of the permitted Activity Specific Standards in Rule 16.4.5.1.1 for Activities P1, P2, P3, P7, P8, P11, P12 and P14.	a. Display of Goods, Showroom and Non-industrial Activities -16.6.2.1.
D2	Parking Lots and Parking Buildings, except for Parking Lots in the area identified as Runway Extensions Protection Area in the Outline Development Plan in Appendix 16.7.10	a. Parking Lots and Parking Buildings – 16.6.2.3
D3	Any Activity not provided as Permitted, Restricted Discretionary, or Non Complying	

16.4.5.1.5 Non Complying Activities

The activities listed below are a <i>Non Complying Activity</i> .	
NC1	Any billboard within the zone.
NC2	Any activity not complying with Rule 16.4.5.2.9 (Sewer Provision)
NC3	Sensitive Activity inside the air noise contour (50dBA Ldn) as defined in the Planning Maps
NC4	Any site access or road access from the zone to Memorial Avenue or Russley Road other than those indicated on the Outline Development Plan in Appendix 16.7.10
NC5	Food and beverage outlets with drive-through facilities on sites within 50m of Memorial Avenue or Russley Road
NC6	Any activity which results in the daily average sewage flow from the site exceeding 0.09 L/s/ha.
NC7	Any Industrial Activity (P1) or Warehousing or Distribution Activity (P2) within 50 metres of Memorial Avenue or Russley Road.
NC8	New buildings on the area marked "No additional buildings" in the Outline Development Plan in Appendix 16.7.10

16.4.5.1.6 Prohibited activities

There are no <i>Prohibited</i> activities.
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16.4.5.2 Built Form Standards – Industrial park zone (Memorial Avenue)

16.4.5.2.1 Maximum height of buildings and fencing or screening structures

Applicable to	Permitted	Restricted Discretionary	Matters of Discretion

a. All buildings unless specified below	15 metres	More than 15 metres	Maximum Height of Buildings and Fencing or Screening Structures – 16.6.1.1
b. All buildings within 50 metres of Memorial Avenue, or adjoining a 'Key Open Space location' defined on the Outline Development Plan in Appendix 16.7.10.	12 metres	More than 12 metres	
c. Guest Accommodation in the area defined as 'Guest Accommodation restricted to this area' on the Outline Development Plan, set back more than 50 metres from Memorial Avenue .	20 metres	More than 20 metres	
d. Fencing and screening structures located between any building and the road boundary	1.2 metres, or 2 metres where the whole of the structure is at least 50% visually transparent – refer to Figure 16.1.	Greater than 1.2 metres, or the structure is greater than 1.2 metres where the whole of the structure is less than 50% visually transparent, or greater than 2 metres where the whole of the structure is at least 50% visually transparent. Refer to Figure 16.1 below.	

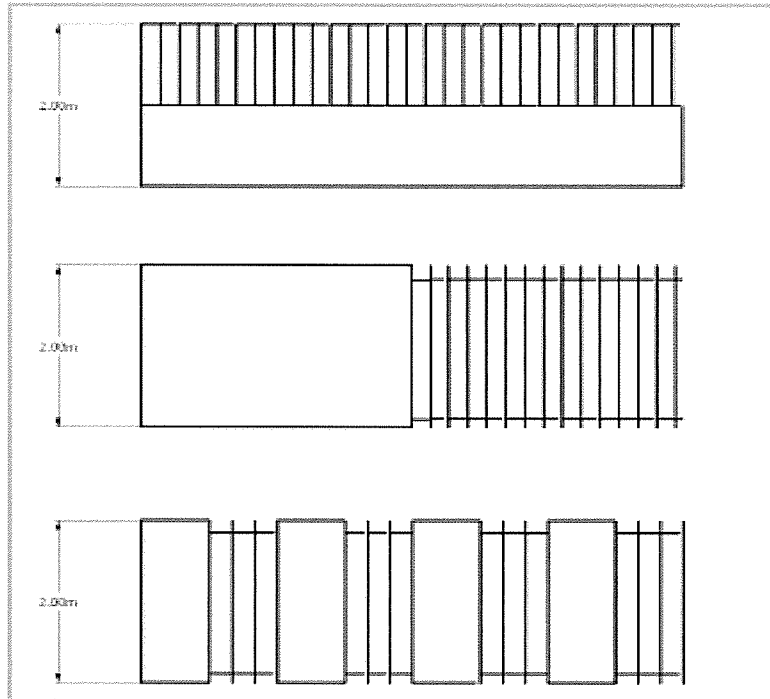


Figure 16.1: Examples of a structure/ fence that is 50% visually transparent (Being the top half of the first diagram; the right half of the second diagram; and every second section of the last diagram)

16.4.5.2.2 Maximum building coverage of a site

Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a. Buildings - All Areas	50%	More than 50%	Maximum Building Coverage of a Site – 16.6.1.2

Any application arising from non-compliance with this rule will not require written approvals and shall not be publicly or limited notified.

16.4.5.2.3 Minimum building setback from road boundaries

Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a. Any activity unless specified in b – f below	6 metres	Less than 6 metres	Minimum Building Setback from Road Boundaries – 16.6.1.3
b. Ancillary Offices (only applicable to setbacks from the 'Primary Road' or 'Secondary Road' as defined on the Outline Development Plan in Appendix 16.7.10)	1.5 metres	Less than 1.5 metres	

c. For sites with more than one road boundary (only applicable to setbacks from the 'Primary Road' and 'Secondary Road' as defined on the Outline Development Plan in Appendix 16.7.10)	1.5 metres on one road boundary and 6 m on any other boundary	Less than 1.5m on one road boundary and 6 m on any other boundary	
d. Any activity on a site adjacent to Memorial Avenue	10 metres	Less than 10 metres	
e. Any activity on a site adjacent to Russley Road	10 metres	Less than 10 metres	
f. Any activity on a site adjacent to Avonhead Road	15 metres	Less than 15 metres	

Any application arising from non-compliance with this rule will not require written approvals and shall not be publicly or limited notified.

16.4.5.2.4 Minimum building setback from the eastern boundary and residential activity

Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a. Any site adjoining the eastern boundary of the zone.	20 metres	Less than 20 metres	Minimum building setback from the boundary with a residential zone – 16.6.1.4
b. Any site adjoining a site used for residential activity within the zone	20 metres	Less than 20 metres	Minimum building setback from the boundary with a residential zone – 16.6.1.4

16.4.5.2.5 Sunlight and outlook at eastern boundary and boundary with residential properties within the zone

Permitted	Restricted Discretionary	Matters of Discretion
Where a site boundary adjoins the eastern boundary of the zone or a site used for Residential activity within the zone, no part of any building shall project beyond a building envelope contained by a 45 degree recession plane measured at any point 2.3 metres above the site boundary.	Non-compliance with Permitted Standard	Sunlight and Outlook at boundary with a Residential Zone – 16.5.1.5

NOTE: The level of site boundaries shall be measured from filled ground level, except where the site on the other side of the internal boundary is at a lower level then that lower level shall be adopted.

16.4.5.2.6 Outdoor storage of materials

Permitted	Restricted Discretionary	Matters of Discretion
a. The outdoor storage of materials shall not be located within the minimum setbacks specified in Rules 16.4.5.2.3 and 16.4.5.2.4	Non-compliance with Permitted Standard	Outdoor Storage of Materials/car parking – 16.6.1.6
b. Car parking shall be provided to the side or rear of sites and not between buildings and the street, except for visitor parking. On sites adjacent to Memorial Avenue all car parking shall be provided to the side or rear of sites and not between buildings and the street.	Non-compliance with Permitted Standard	

16.4.5.2.7 Landscaped areas

Permitted	Restricted Discretionary	Matters of Discretion
a. The minimum percentage of the site to be landscaped shall be 20%, excluding those areas required to be set aside for trees within or adjacent to parking areas (refer to clause e below)	Non-compliance with Permitted Standard	Landscaped Areas 16.6.1.7
b. The area adjoining the road frontage of all sites shall have a landscape strip in accordance with the following standards. <ul style="list-style-type: none"> i. Minimum width – 1.5 metres ii. Minimum density of tree planting – 1 tree for every 10 metres of road frontage or part thereof, evenly spaced with shrubs between each tree; 		
c. A landscaping strip shall be provided within the setback from Avonhead Road, the eastern boundary of the zone and setback from any site used for Residential activity within the zone of a depth at least half that of the setback required under Rules 16.4.5.2.3 and 16.4.5.2.4. Within the landscaping strip, at least 1 tree shall be planted for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary. Shrubs shall be planted between each tree.		
d. Between the internal road running parallel to Russley Road and Russley Road, a landscaping strip of 5 metres depth and a fence of at least 1.8 metres in height shall be provided running parallel to Russley Road.		

e. In addition to clauses (a) – (d) 1 tree shall be planted for every 5 car parking spaces within any car parking area.		
f. All landscaping / trees required for these rules shall be in accordance with the provisions in Appendix 16.1.		

Note 1: Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater. Where practicable, the stormwater facilities that support multiple values such as stormwater retention, water quality treatment, biodiversity enhancement, Ngai Tahu/ Manawhenua values and landscape amenity, should be incorporated into landscaped areas, to achieve effective stormwater management and the protection of groundwater in an integrated manner.

Any application arising from non-compliance with clauses (a) and (c) of this rule will not require written approvals and shall not be publicly or limited notified.

16.4.5.2.8 Signage adjacent to Memorial Avenue

Permitted	Restricted discretionary	Matters of Discretion
<p>a. Within the 20m setback adjacent to Memorial Avenue, no more than two double sided outdoor advertisements shall be permitted, and shall:</p> <ul style="list-style-type: none"> a. not exceed an area of 10m² per side; b. have a maximum height of 10 metres c. have a maximum width of 5 metres d. be for directional purposes and only contain the name of the complex, the names of businesses within the complex, access information, the onsite location of facilities (including carparks), and hours of operation; e. not be flashing or illuminated by any means other than lights directed on it; f. be located within 10 metres of a vehicle access point 	Non-compliance with this standard.	Signage 16.4.5.3.3 –

16.4.5.2.9 Sewer protection

Permitted	Non-complying
a. Until the upgrade of the Riccarton Interceptor Sewer, there shall be no discharge of wastewater from the zone to the Council's reticulated wastewater network	Non-compliance with this standard.

16.4.5.2.10 Hours of deliveries

Permitted	Non-complying	Matters of Discretion
a. No service deliveries shall occur within the zone between the hours of 10.00pm to 7.00am	Non-compliance with this standard	Hours of deliveries – 16.6.1.10

16.4.5.2.11 Cycle access

Permitted	Non-complying	Matters of Discretion
a. A cycleway shall be provided between Avonhead Road and Memorial Avenue	Non-compliance with this standard	16.4.5.3.4 Cycle access

16.4.5.3 Matters of discretion – Industrial Park Zone (Memorial Avenue)

16.4.5.3.1 Outline Development Plan

- a. The extent to which development is in accordance with the Outline Development Plan.
- b. The extent to which the location of vehicular access points, the design of the transport network (including road alignment and intersection design within the Outline Development Plan area and connections with the wider network), and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on residential amenity values and the safety and efficiency of the transport network.
- c. The effect of any additional access points on the safety and efficiency of the adjoining road network, having regard to the level and type of traffic using the proposed access point, the location and design of the proposed access point and the adequacy of existing or alternative access points.
- d. The degree to which safe and efficient pedestrian and cycle access is provided with the adjoining area including linkages with the airport and wider transport networks.
- e. The effectiveness of the design, construction and operation of stormwater facilities in managing stormwater onsite including retention, infiltration and treatment.
- f. The ability for the stormwater system to be adequately maintained, particularly if it remains in private ownership.
- g. The extent to which treatment and disposal methods conform to the Council's guidelines for stormwater management systems.

- h. The extent to which any stormwater system recognises and/or provides for those values of importance to Ngāi Tahu/manawhenua and in particular the maintenance and enhancement of water quality and mahinga kai values.
- i. The extent to which external public open space is provided centrally within the zone in highly visible and publicly accessible locations.
- j. Whether sufficient open space is provided across the zone in two pocket parks, comprising at least 3000m² to serve workers and visitors.
- k. Whether the open spaces within the zone adjoin road boundaries for the majority of their boundary and are north facing to ensure sufficient sunlight while being accessible.
- l. The extent to which stormwater basins and open space areas are co-located while not overlapping so as to maximise recreational and amenity opportunities.
- m. The extent to which the location of Guest Accommodation outside the area defined on the ODP reduces the opportunity for Guest accommodation fronting Memorial Avenue and Russley Road, having regard to the limit of 200 bedrooms within the zone.
- n. The degree to which Guest Accommodation outside the area defined on the ODP reduces capacity or erodes the integrity and function of the zone.
- o. The degree to which Guest Accommodation outside the area defined on the ODP may lead to reverse sensitivity effects on existing and/or potential use of the land for industrial or commercial activities.

16.4.5.3.2 Design and Amenity

- a. The extent to which the design of the buildings will support the development of and maintain a high quality urban environment, having regard to:
 - i. the degree of variation in form, bulk, location, orientation and height of the building;
 - ii. the avoidance of large expanses of wall or repetitious building forms; and
 - iii. the choice of materials.
- b. The quality of the architectural treatment of the building elevations including the design, architectural features and details, use of colour and building materials.
- c. The extent to which a high level of amenity is achieved with space and landscaping being as prominent as the built form.
- d. The extent to which the location of security fencing detracts from the visual amenity and landscape planting along the street frontage.
- e. The extent to which any signage on buildings is integrated with the architectural detail of a building.
- f. The extent to which showrooms, offices and areas for display of goods are positioned to face Memorial Ave and Russley Road to maximise visual interest.
- g. The extent to which car parking and loading areas, service areas and outdoor storage are effectively screened from public view by landscaping.
- h. The effectiveness of mitigation including landscaping, in reducing the adverse effects of buildings including their scale and appearance on the adjoining environment including Memorial Avenue, Russley Road and Avonhead Road.

- i. The choice of materials and colours/reflectivity of facades to help to reduce the prominence of buildings in the landscape.

16.4.5.3.3 Signage

- a. The extent to which the location, area, number, height, width and illumination of outdoor advertisements adversely affects the visual amenity, character and significance of Memorial Avenue as a memorial.
- b. The extent to which proposed outdoor advertisements respect and are sympathetic to the context of the zone as a gateway to the City.
- c. The degree of visual intrusion that outdoor advertisements have on the surrounding environment including adverse effects on the amenity of residential properties within the zone and surrounding area.
- d. The extent to which advertisements will result in visual clutter and loss of visual coherence of the character and amenity of the environment.
- e. The extent to which the proposed outdoor advertisement relates to the businesses or activity on the site and within the zone.
- f. The degree to which outdoor advertisements are prominent and detract from the anticipated outcomes for the zone.
- g. The degree to which the height, area, and size of the proposed display is of a human scale. The potential effects of the outdoor advertisement on the safety of the surrounding transport network including the potential for motorists to be distracted, confused, or adversely affected.

16.4.5.3.4 Cycle Access

- a. The degree to which safe and efficient pedestrian and cycle access is provided through the site and zone from Avonhead Road to Memorial Avenue, is connected with the wider transport network, and is integrated with stormwater basins and/ or open space.

16.4.5.3.5 Retail Activities

- a. The extent which the additional gross floor area of retail activity avoids significant adverse effects on the function and efficient use of the central business district and Christchurch City district centres; and
- b. The extent to which the additional gross floor area of retail activity avoids significant adverse effects on the recovery of the central business district, including undermining the recovery following the Canterbury earthquakes of 2010 and 2011;
- c. The extent to which the additional gross floor area of retail activity limits significant adverse effects on communities who rely on the central business district and Christchurch City district centres for their social and economic wellbeing; and
- d. Consistency with the objectives and policies for Industrial zones.












16.7 Appendices

Insert a new Appendix 16.7.10 Industrial Park Zone (Memorial Avenue):

MBP - Outline Development Plan



Key

-  Site boundary
-  Urban design rules apply to the area within 50 metres of Memorial Avenue, Russley Road and Avonlead Road
-  Special Amenity Area - Guest accommodation restricted to this area
-  No additional buildings
-  Proposed REPA
-  Key open space locations
-  Set back along edges
-  Stormwater facility associated with open space and setbacks (indicative)
-  Cycle/Pedestrian route connecting Memorial Avenue to Airport
-  Primary road
-  Secondary road



SCALE (m) 1:300 @ A3