

Chapter 17 Rural

17.1 Objectives and Policies

17.1.1 Objective 1 - A productive and diverse rural environment

- a. Christchurch District has a productive and diverse rural environment where:
 - i. the range of activities supports and maintains the rural working environment, including the potential productive capacity of the land;
 - ii. subdivision and development does not create reverse sensitivity effects on rural activities, strategic infrastructure, access to high quality gravel resources and natural hazard mitigation works; and
 - iii. rural character is maintained and enhanced, including the distinctive character of Banks Peninsula and the Port Hills.

17.1.1.1 Policy 1 - Rural activities

- a. Ensure the range of activities located on rural land is limited to those that have a:
 - i. direct relationship with, or are dependent on, the natural resource, natural features or the rural activity; or
 - ii. functional necessity for a rural location.

17.1.1.2 Policy 2 - General elements of rural character and amenity

- a. Ensure the nature, scale and intensity of subdivision, use and development in all rural areas is characterised by:
 - i. land in pasture, trees, crops or indigenous vegetation;
 - ii. a low density of buildings and structures with a high ratio of openness to built form; and
 - iii. a general absence of urban scale or type of infrastructure.

17.1.1.3 Policy 3 - Function of rural areas

- a. Recognise the different natural and physical resources, character and amenity values of rural land in Christchurch District including:
 - i. the dominance of the rural working environment on Banks Peninsula and its integration with maintenance of landscape and biodiversity values;
 - ii. the rural productive, quarrying and recreation activities in the rural flat land area surrounding the main Christchurch urban area;
 - iii. the flood management and groundwater recharge functions adjoining the Waimakariri River;

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- iv. the open character and natural appearance of the Port Hills facing the Christchurch main urban area reinforcing a distinct urban boundary; and
- v. the re-use of the site of the former Templeton Hospital.

17.1.1.4 Policy 4 - Scale and intensity of rural related activities

- a. Ensure rural-related activities establishing on rural land:
 - i. are of a scale and intensity, including the built form, hours of operation and traffic generated, that is compatible with rural character and amenity values;
 - ii. will not trigger demand or expectation for any unplanned upgrade or extension to existing infrastructure, including the roading network;
 - iii. avoid, remedy or mitigate adverse effects on the natural environment; and
 - iv. support the ability for rural activities to continue to operate.

17.1.1.5 Policy 5 - Density and distribution of rural dwellings

- a. Ensure a density and distribution of rural dwellings that will:
 - i. retain a rural working environment;
 - ii. support a consolidated urban form and rural settlements;
 - iii. encourage retention of larger sites;
 - iv. prioritise the use of existing sites or amalgamation of multiple small sites;
 - v. avoid creating new sites less than 4ha in the Rural Urban Fringe Zone;
 - vi. enable use of existing sites less than 4ha for rural dwellings in the Rural Urban Fringe Zone where it will not result in large lot/rural residential development;
 - vii. avoid the expectation of land use change of rural land to urban activities or for large-lot/rural residential development; and
 - viii. retain a low density of built form with a high degree of openness appropriate to the zone.

17.1.1.6 Policy 6 - Rural Banks Peninsula

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- a. Ensure that subdivision, use and development in the Rural Banks Peninsula Zone recognises, maintains, and where practicable enhances the quality of the rural working environment by:
 - i. restricting the scale, location and reflectivity of buildings to maintain a low density of built form that is not visually dominant and does not detract from views of natural landforms and features.

17.1.1.7 Policy 7 - Intensive farming

- a. Ensure new intensive farming activities avoid adverse effects on rural amenity by not establishing in locations that are in close proximity to residential zones.

17.1.1.8 Policy 8 - Plantation forestry

- a. Ensure new plantation forestry is located and managed to:
 - i. avoid fire risk to nearby residential activities and urban areas;
 - ii. maintain the open rural character and high visual amenity of the Port Hills facing the Christchurch main urban area; and
 - iii. maintain the natural landforms and features on Banks Peninsula.

17.1.1.9 Policy 9 - Separation distances between rural dwellings and rural activities

- a. Ensure the design and location of new buildings for rural dwellings achieve adequate separation distances or adopt other on-site mitigation methods including acoustic insulation, to mitigate potential reverse sensitivity effects with lawfully established rural activities, quarrying activities or strategic infrastructure.

17.1.1.10 Policy 10 - Catchment management approach for rural land

- a. Encourage integrated subdivision and development on rural land at a catchment level that maximises the degree of openness, protects productive potential and enables biodiversity enhancement or recreation opportunities while avoiding, remedying or mitigating adverse effects on the rural environment.

17.1.1.11 Policy 11 - Location and management of quarrying activities

- a. Enable access to locally sourced aggregate resources to provide for the recovery and growth needs of the District by:
 - i. providing for the continuation of quarrying activities in the Rural Quarry Zone until 2031; and
 - ii. providing for new quarrying activities in rural zones other than the Rural Quarry Zone only where the activity:

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- A avoids areas identified for their outstanding or significant landscape, ecological, cultural or heritage value;
- B avoids locating in close proximity to residential zones;
- C internalises adverse environmental effects as far as practicable using industry best practice and management plans;
- D manages dust, noise, vibration, access and lighting to maintain rural amenity values;
- E protects groundwater from the effects of filling and the use and storage of hazardous substances;
- F ensures the siting and scale of buildings and visual screening maintains rural amenity and character; and
- G is capable of processing extracted materials on-site or on another site where this would not extend the life of another quarry.

17.1.1.12 Policy 12 - Rehabilitation of quarry sites

- a. Ensure quarry sites are remediated to enable subsequent use of the land for rural activities; and
- b. Ensure the final rehabilitated landform is appropriate having particular regard to:
 - i. the location, gradient and depth of excavation;
 - ii. the availability of clean fill material and consequent timeframes for rehabilitation; and
 - iii. any other adverse effects associated with rehabilitation including traffic, dust, drainage and landscape effects.

17.1.1.13 Policy 13 - High quality gravel resource overlay

- a. Avoid subdivision and rural dwellings on sites less than 4ha in the high quality gravel resource overlay that may:
 - i. foreclose the ability to extract gravel resources; and/or
 - ii. increase the likelihood of reverse sensitivity effects on quarrying and associated activities.

17.2 Rules - Rural Banks Peninsula Zone

17.2.1 How to use the rules

17.2.1.1 The rules that apply to activities in the Rural Banks Peninsula Zone are contained in:

- a. The Activity Status Tables (including Activity Specific Standards) in Rule [17.2.2](#); and
- b. Built Form Standards in Rule [17.2.3](#).

17.2.1.2 The Activity Status Tables and Standards in the following chapters also apply to activities in all areas of the Rural Banks Peninsula Zone (where relevant):

- 5 Natural Hazards;
- 6 General Rules and Procedures;
- 7 Transport;
- 8 Subdivision, Development and Earthworks;
- 9 Natural and Cultural Heritage;
- 11 Utilities, Energy and Infrastructure; and
- 12 Hazardous Substances and Contaminated Land.

Advice Note: [Summit Road \(Canterbury\) Protection Act 2001](#)

Any development may be affected by the provisions of the [Summit Road \(Canterbury\) Protection Act 2001](#) which applies to land

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within 30m vertically below the Summit Road and Dyers Pass Road (refer to [Summit Road \(Canterbury\) Protection Act](#) and Gazette notice). You are advised to contact the Summit Road Protection Authority for more information.

17.2.2 Activity Status Tables - Rural Banks Peninsula Zone

17.2.2.1 Permitted Activities

In the Rural Banks Peninsula Zone the activities listed below shall comply with any Activity Specific Standards set out in this table and the Built Form Standards in Rule [17.2.3](#).

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules [17.2.2.3](#), [17.2.2.4](#) or [17.2.2.5](#) below.

Activity		Activity Specific Standards
P1	<u>Farming</u>	a. NIL
P2	<u>Farm building</u>	a. NIL
P3	<u>Rural produce retail</u>	a. Any <u>Rural produce retail</u> shall be limited to: i. a retail area with a maximum area of 75m ² <u>gross floor area</u> ; and ii. one per <u>site</u> .
P4	<u>Rural produce manufacturing</u>	a. The <u>gross floor area</u> occupied by <u>Rural produce manufacturing</u> shall be less than 100m ² per <u>site</u> .
P5	<u>Existing forestry</u>	a. NIL
P6	<u>Plantation forestry</u>	a. Any <u>Plantation forestry</u> activity shall be limited to: i. a maximum planted area of one ha per <u>site</u> .
P7	<u>Residential activity</u>	a. Any site containing the <u>residential unit</u> shall have a minimum <u>net site area</u> of either: i. 40ha where it is below the 160m contour; ii. 100ha where it is above the 160m contour; or iii. 1ha where the <u>site</u> has been created under Rule 8.3.1.1 RD2 (Table 6a) as a lifestyle allotment option 1 subdivision.

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Activity		Activity Specific Standards
P8	Repairs, replacement and/or additions to an existing <u>Residential unit</u> on an existing site with a minimum <u>net site area</u> less than 40ha where it is below the 160m contour or 100ha where it is above the 160m contour	a. NIL
P9	<u>Minor residential unit</u>	a. the <u>site</u> containing both units shall have a minimum <u>net site area</u> of 40ha where it is below the 160m contour or 100ha where it is above the 160m contour; b. the <u>Minor residential unit</u> shall have a minimum <u>gross floor area</u> of 35m ² and a maximum of 70m ² ; c. the <u>vehicle access</u> for both units shall be from the same <u>access</u> ; and d. where the <u>Minor residential unit</u> is detached from the main <u>residential unit</u> it shall be separated by no more than 10m
P10	<u>Home occupation</u>	a. Any <u>Home occupation</u> shall limit: <ul style="list-style-type: none"> i. the number of FTE employed persons, who reside permanently elsewhere than on the site, to two; and ii. the <u>gross floor area</u> of any <u>building</u> used plus the <u>outdoor storage area</u> to a total area of less than 40m²
P11	<u>Conservation activities</u>	a. Any <u>Conservation activities</u> shall: <ul style="list-style-type: none"> i. limit any <u>building</u> and/or <u>impervious surfaces</u> to an area of less than 100m²
P12	<u>Recreation activities</u>	a. Any <u>Recreation activities</u> shall: <ul style="list-style-type: none"> i. limit any <u>building</u> and/or <u>impervious surfaces</u> to an area of less than 100m²
P13	<u>Farm stay</u>	a. Any <u>Farm stay</u> shall: <ul style="list-style-type: none"> i. accommodate no more than six <u>farm stay</u> guests at any one time
P14	<u>Rural tourism activity</u>	a. Any <u>Rural tourism activity</u> shall limit: <ul style="list-style-type: none"> i. visitors to a maximum of 60 per day.

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Activity		Activity Specific Standards
P15	<u>Rural tourism facility</u>	a. Any <u>Rural tourism facility</u> shall limit: a. the <u>gross floor area</u> of any <u>building</u> and/or <u>impervious surfaces</u> used, to an area of less than 100m ² ; and b. the area of any <u>ancillary retail activity</u> to less than 25m ² .
P16	Repairs, replacement and/or additions to existing <u>Place of assembly</u> .	<u>Place of assembly</u> shall be limited to: a. Additions that increase the <u>gross floor area</u> by no more than 100m ² .
P17	Construction of a new access track	a. Any new access track shall be less than 5m in width.
P18	<u>Emergency services facilities</u>	a. NIL
P19	<u>Veterinary care facility</u>	a. Any <u>Veterinary care facility</u> shall: i. limit any <u>building</u> and/or <u>impervious surfaces</u> to an area of less than 100m ²
P20	<u>Heli-landing area</u>	a. Any <u>Heli-landing area</u> shall: i. occur on <u>sites</u> greater than 3000m ² in area.

17.2.2.2 Controlled Activities

There are no controlled activities.

17.2.2.3 Restricted Discretionary Activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in 17.8 as set out in the following table.

Any application arising from these rules shall not require full public notification.

Activity	The <u>Council's</u> discretion shall be limited to the following matters:xx
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RD1	Any Activity listed in Rule 17.2.2.1 that does not meet one or more of the Built Form Standards in Rule 17.2.3, unless otherwise specified.	<ul style="list-style-type: none"> a. Building height – 17.8.1.1; b. Setbacks from road boundaries – 17.8.1.2; c. Shading of state highway – 17.8.1.3; d. Setback from internal boundaries – 17.8.1.4; e. Separation distances – 17.8.1.5; f. Site coverage and building footprint – 17.8.1.6; g. Traffic generation and access – 17.8.1.7; h. Identified building area – 17.8.1.8; i. Building reflectivity – 17.8.1.9; j. Identified important ridgelines – 17.8.1.10; k. Public access to the Coastal environment – 17.8.3.1; and l. Significant landscapes – Rural Banks Peninsula – 17.8.3.2
RD2	Any Activity listed in Rule 17.2.2.1 that does not meet one or more of the Activity Specific Standards, except RD3 and NC3.	<ul style="list-style-type: none"> a. Scale of activity – 17.8.2.1; b. Plantation forestry – 17.8.2.4; c. Public access to the Coastal environment – 17.8.3.1; and d. Significant landscapes – Rural Banks Peninsula – 17.8.3.2
RD3	Minor residential unit that does not comply with Rule 17.2.2.1 P9 b-d.	<ul style="list-style-type: none"> a. Minor residential unit – 17.8.2.2; b. Public access to the Coastal environment – 17.8.3.1; and c. Significant landscapes – Rural Banks Peninsula – 17.8.3.2
RD4	Boarding of domestic animals	<ul style="list-style-type: none"> a. Rural related activities – 17.8.2.3; b. Public access to the Coastal environment – 17.8.3.1; and c. Significant landscapes – Rural Banks Peninsula – 17.8.3.2
RD5	Equestrian facility	<ul style="list-style-type: none"> a. Rural-related activities – 17.8.2.3; b. Public access to the Coastal environment – 17.8.3.1; and c. Significant landscapes – Rural Banks Peninsula – 17.8.3.2

17.2.2.4 Discretionary Activities

The activities listed below are discretionary activities.

Activity	The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act.
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D1	<u>Guest accommodation, other than Farm stays permitted under Rule 17.2.2.1 P13</u>	<ul style="list-style-type: none"> a. Scale of activity - 17.8.2.1; b. Public access to the Coastal environment – 17.8.3.1; and c. Significant landscapes – Rural Banks Peninsula – 17.8.3.2
D2	<u>New Place of assembly</u>	
D3	<u>Quarrying activity</u>	
D4	<u>Residential activity on an allotment created in a lifestyle allotment option 2 subdivision under Rule 8.3.1.1 RD2 (Table 6b). The allotment containing the residential unit shall have a minimum net site area of 1ha with the balance lot greater than 3ha.</u>	<ul style="list-style-type: none"> a. Residential activities associated with a lifestyle allotment subdivision on Banks Peninsula – 17.8.2.5; b. Public access to the Coastal environment – 17.8.3.1; and c. Significant landscapes – Rural Banks Peninsula – 17.8.3.2
D5	<u>Intensive farming</u>	<ul style="list-style-type: none"> a. Rural-related activities – 17.8.2.3; b. Public access to the Coastal environment – 17.8.3.1; and c. Significant landscapes – Rural Banks Peninsula – 17.8.3.2

17.2.2.5 Non-complying Activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	Any <u>Residential activity</u> that does not comply with Activity Specific Standard in Rule 17.2.2.1 P7 or Rule 17.2.2.4 D4
NC3	Any <u>Minor residential unit</u> that does not comply with Activity Specific Standard in Rule 17.2.2.1 P9 a.

17.2.2.6 Prohibited Activities

There are no prohibited activities.

17.2.3 Built Form Standards - Rural Banks Peninsula Zone

17.2.3.1 Identified building area

Any new residential unit located on a site created by subdivision occurring after 30 January 1997 shall be located on an identified building area.

17.2.3.2 Building reflectivity

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All buildings	The reflectivity of any building shall be no greater than 40%	Non-compliance with Permitted Standard	a. Building reflectivity – 17.8.1.9 b. Coastal environment – 17.8.3.1 c. Significant Landscapes – Rural Banks Peninsula – 17.8.3.2

17.2.3.3 Identified important ridgelines

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All buildings	Shall be located at least 20 vertical metres below that of any adjoining identified important ridgeline	Non-compliance with Permitted Standard	a. Identified important ridgelines – 17.8.1.10 b. Coastal environment – 17.8.3.1 c. Significant Landscapes – Rural Banks Peninsula – 17.8.3.2

17.2.3.4 Landscape buffer

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All buildings	Shall be located a distance of at least 150m horizontal or 50m vertical measured from the boundary of any Outstanding Natural Feature or Landscape or Area of Outstanding Natural Character in the Coastal Environment, or Area of at least High Natural Character in the Coastal Environment.	Non-compliance with Permitted Standard	a. Coastal environment – 17.8.3.1 b. Significant Landscapes – Rural Banks Peninsula – 17.8.3.2

17.2.3.5 Maximum building height

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Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u>	7.5m	Greater than 7.5m	a. Building Height – 17.8.1.1 ; b. Public access to the Coastal environment – 17.8.3.1 ; and c. Significant Landscapes – Rural Banks Peninsula – 17.8.3.2

Note: See the permitted height exceptions contained within the definition of height.

17.2.3.6 Minimum building setback from road boundaries

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u> , unless specified below	15m	Less than 15m	a. Setbacks from road boundaries - 17.8.1.2 ; b. Public access to the Coastal environment - 17.8.3.1 ; and c. Significant landscapes - Rural Banks Peninsula - 17.8.3.2
b. <u>Buildings on sites</u> fronting a major or minor arterial or state highway	30m from a major or minor arterial <u>road</u> or state highway <u>boundary</u>	Less than 30m from a major or minor arterial <u>road</u> or state highway <u>boundary</u>	
c. Additions to <u>buildings</u> existing as at 2 May 2015 unless specified below	7.5m	Less than 7.5m	

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d. Additions to <u>buildings</u> existing as at 2 May 2015 on <u>sites</u> fronting a state highway	20m from a state highway <u>boundary</u>	Less than 20m from a state highway <u>boundary</u>	
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Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

17.2.3.7 Shading of state highway

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. Vegetation, including trees, shelter-belts or <u>plantation forestry</u>	Vegetation shall not be planted in any position which will result in shading of the state highway carriageway between 10:00am and 2:00pm on the shortest day of any calendar year	Non-compliance with permitted standard	a. Shading of state highway - 17.8.1.3

Any application arising from non-compliance with this rule will only require written approval of the New Zealand Transport Agency and shall not be limited or publicly notified.

17.2.3.8 Minimum building setback from internal boundaries

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	

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a. All <u>buildings</u> , unless specified below.	10m	Less than 10m	a. Setback from internal boundaries – 17.8.1.4 ;
b. Additions to <u>buildings</u> existing as at 2 May 2015.	7.5m	Less than 7.5m	b. Public access to the Coastal environment – 17.8.3.1 ; and c. Significant Landscapes – Rural Banks Peninsula – 17.8.3.2

Any application arising from non-compliance with this rule shall not be publicly notified.

17.2.3.9 Outdoor storage areas - activities other than rural activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. Non-rural activities	Any <u>outdoor storage area</u> shall not be located within the minimum <u>setbacks</u> specified for <u>buildings</u> in Rules 17.2.3.6 and 17.2.3.8	Non-compliance with permitted standard	a. Setbacks from road boundaries – 17.8.1.2 ; b. Setback from internal boundaries – 17.8.1.4 ; c. Public access to the Coastal environment – 17.8.3.1 ; and d. Significant Landscapes – Rural Banks Peninsula – 17.8.3.2

Any application arising from non-compliance with this rule shall not be publicly notified.

17.2.3.10 Minimum setback from a boundary of a legally established quarrying activity

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. <u>Residential unit</u> , including additions and alterations to existing <u>residential units</u>	Greater than 250m	Less than 250m	a. Separation distances – 17.8.1.5

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Any application arising from non-compliance with this rule shall not be publicly notified.

17.2.3.11 Minimum separation distances - Plantation forestry, Intensive farming and Residential activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. <u>Plantation forestry</u>	Trees shall be located: a. 30m or more from an existing <u>residential unit</u> , approved <u>Identified building area</u> or Residential Zone <u>boundary</u> ; and	Trees located less than 30m	a. Separation distances <u>-17.8.1.5</u>
	b. 10m or more from an internal <u>boundary</u> of an adjoining <u>site</u> under different ownership	Trees located less than 10m	
b. Any new <u>Residential unit</u>	Greater than 200m from any <u>building</u> , compound or part of a <u>site</u> used for <u>Intensive farming</u> on an adjoining <u>site</u> .	Less than 200m from any <u>building</u> , compound or part of a <u>site</u> used for <u>Intensive farming</u> on an adjoining <u>site</u> .	
c. Any new <u>Residential unit</u>	Greater than 30m from any <u>existing forestry</u> on an adjoining <u>site</u> under different ownership	Less than 30m from any <u>existing forestry</u> on an adjoining <u>site</u> under different ownership	

Any application arising from non-compliance with this rule shall not be publicly notified.

17.2.3.12 Maximum site coverage

Applicable to	Activity Status	Matters of Discretion
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	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u>	10% of the <u>net site area</u> or 2000m ² , whichever is the lesser.	Greater than 10% of <u>net site area</u> or 2000m ² , whichever is the lesser.	a. Site coverage and building footprint – 17.8.1.6 ; b. Public access to the Coastal environment – 17.8.3.1 ; and c. Significant Landscapes – Rural Banks Peninsula – 17.8.3.2

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

17.2.3.13 Maximum individual building footprint

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u>	A <u>building</u> footprint of 300m ² or less per <u>building</u>	Greater than 300m ² <u>building</u> footprint per <u>building</u>	a. Site coverage and building footprint - 17.8.1.6 ; b. Public access to a Coastal environment – 17.8.3.1 ; and c. Significant Landscapes – Rural Banks Peninsula – 17.8.3.2

17.2.3.14 Maximum vehicle trips - activities other than rural activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. Non-rural activities	The maximum number of <u>vehicle trips</u> per <u>site</u> shall be 100 per day	Non-compliance with permitted standard	a. Traffic generation and access - 17.8.1.7

Any application arising from non-compliance with this rule shall not be publicly notified.

17.3 Rules - Rural Urban Fringe Zone

17.3.1 How to use the rules

17.3.1.1 The rules that apply to activities in the Rural Urban Fringe Zone are contained in:

- a. The Activity Status Tables (including Activity Specific Standards) in Rule 17.3.2; and
- b. Built Form Standards in Rule 17.3.3.

17.3.1.2 The Activity Status Tables and standards in the following chapters also apply to activities in all areas of the Rural Urban Fringe Zone (where relevant):

- 5 Natural Hazards;
- 6 General Rules and Procedures;
- 7 Transport;
- 8 Subdivision, Development and Earthworks;
- 9 Natural and Cultural Heritage;
- 11 Utilities, Energy and Infrastructure; and
- 12 Hazardous Substances and Contaminated Land.

17.3.2 Activity Status Tables - Rural Urban Fringe Zone

17.3.2.1 Permitted Activities

In the Rural Urban Fringe Zone (other than the areas identified in 17.3.1.2), the activities listed below shall comply with any Activity Specific Standards set out in this table and the Built Form Standards in Rule 17.3.3.

Activities may also be restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 17.3.2.3, 17.3.2.4, 17.3.2.5 or 17.3.2.6 below.

Activity		Activity Specific Standards
P1	<u>Farming</u>	a. NIL
P2	<u>Farm building</u>	a. NIL
P3	<u>Rural produce retail</u>	a. Any <u>Rural produce retail</u> shall be limited to: <ol style="list-style-type: none">i. a retail area with a maximum area of 75m² <u>gross floor area</u>;andii. one per <u>site</u>.
P4	<u>Rural produce manufacturing</u>	a. The <u>gross floor area</u> occupied by <u>Rural produce manufacturing</u> shall be less than 100m ² per <u>site</u> .

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Activity		Activity Specific Standards
P5	<u>Residential activity</u>	a. The <u>site</u> containing the <u>Residential unit</u> shall have a minimum <u>net site area</u> of 4ha or greater.
P6	Repairs, replacement and/or additions to an existing <u>residential unit</u> on an existing <u>site</u> with a minimum <u>net site area</u> less than 4ha	a. NIL
P7	<u>Minor residential unit</u>	a. the <u>site</u> containing both units shall have a minimum <u>net site area</u> of 4ha; b. the <u>Minor residential unit</u> shall have a minimum <u>gross floor area</u> of 35m ² and a maximum of 70m ² ; c. the <u>vehicle access</u> for both units shall be from the same <u>access</u> ; and d. where the <u>Minor residential unit</u> is detached from the main <u>Residential unit</u> it shall be separated by no more than 10m.
P8	<u>Home occupation</u>	a. The <u>Home occupation</u> shall limit: <ul style="list-style-type: none"> i. the number of <u>FTE</u> employed persons, who reside permanently elsewhere than on the <u>site</u>, to two; and ii. the <u>gross floor area</u> of any <u>building</u> plus the area used for <u>outdoor storage area</u> to a total area of less than 40m²
P9	<u>Conservation activities</u>	a. Any <u>Conservation activities</u> shall: <ul style="list-style-type: none"> i. limit any <u>building</u> and/or <u>impervious surfaces</u> to an area of less than 100m².
P10	<u>Recreation activities</u>	a. Any <u>Recreation activities</u> shall: <ul style="list-style-type: none"> i. limit any <u>building</u> and/or <u>impervious surfaces</u> to an area of less than 100m².
P11	<u>Farm stay</u>	a. Any <u>Farm stay</u> shall: <ul style="list-style-type: none"> i. accommodate no more than 6 <u>farm stay</u> guests at one time.
P12	<u>Rural tourism activity</u>	a. Any <u>Rural tourism activity</u> shall limit: <ul style="list-style-type: none"> i. visitors to a maximum of 60 per day.

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Activity		Activity Specific Standards
P13	<u>Rural tourism facility</u>	a. Any <u>Rural tourism facility</u> shall limit: <ul style="list-style-type: none"> i. the floor area of any <u>building</u> and/or <u>impervious surfaces</u> used, to an area of less than 100m². ii. the <u>gross floor area</u> of any <u>ancillary retail activity</u> to less than 25m².
P14	Repairs, replacement and/or additions to existing <u>Place of assembly</u>	a. Any <u>Place of assembly</u> shall be limited to: <ul style="list-style-type: none"> i. additions that increase the <u>gross floor area</u> by no more than 100m².
P15	<u>Emergency service facilities</u>	a. NIL
P16	<u>Veterinary care facility</u>	a. Any <u>Veterinary care facility</u> shall: <ul style="list-style-type: none"> i. limit any <u>building</u> and/or <u>impervious surfaces</u> to an area of less than 100m²

17.3.2.2 Controlled Activities

There are no controlled activities

17.3.2.3 Restricted Discretionary Activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in 17.8 as set out in the following table.

Any application arising from these rules shall not require full public notification.

Activity	The <u>Council's</u> discretion shall be limited to the following matters:
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RD1	Any Activity listed in Rule 17.3.2.1 that does not meet one or more of the Built Form Standards in Rule 17.3.3, unless otherwise specified.	<ul style="list-style-type: none"> a. Building height –17.8.1.1; b. Setbacks from road boundaries –17.8.1.2; c. Setback from internal boundaries –17.8.1.4; d. Separation distances –17.8.1.5; e. Site coverage and building footprint –17.8.1.6; f. Traffic generation and access –17.8.1.7; and g. Identified building area –17.8.1.8
RD2	Any Activity listed in Rule 17.3.2.1 that does not meet one or more of the Activity Specific Standards, except RD3 and D4.	<ul style="list-style-type: none"> a. Scale of activity – 17.8.2.1
RD3	<u>Minor residential unit</u> that does not comply with Rule 17.3.2.1 P7 b-d.	<ul style="list-style-type: none"> a. Minor residential unit– 17.8.2.2
RD4	<u>Boarding of domestic animals</u>	<ul style="list-style-type: none"> a. Rural-related activities – 17.8.2.3
RD5	<u>Equestrian facility</u>	

17.3.2.4 Discretionary Activities

The activities listed below are discretionary activities.

Activity		The <u>Council</u> will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the <u>Act</u> .
D1	<u>Guest accommodation, other than Farm stays</u> permitted under Rule 17.3.2.1 P11.	<ul style="list-style-type: none"> a. Scale of activity -17.8.2.1
D2	New <u>Place of assembly</u>	

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Activity		The <u>Council</u> will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the <u>Act</u> .
D3	<p><u>Quarrying activity</u> located 250m or more from a residential zone <u>boundary</u>.</p> <p>Any application arising from this rule that is more than 250m but less than 500m from a residential zone <u>boundary</u> shall be publicly notified.</p>	
D4	<p>One <u>Residential unit</u> on a <u>site</u> in existence as at 2 May 2015 with a <u>net site area</u> greater than 1ha but less than 4ha.</p> <p>Any application arising from this rule shall not be publicly notified.</p>	a. Residential activities on existing small sites – 17.8.2.6
D5	<u>Intensive farming</u>	a. Rural-related activities – 17.8.2.3
D6	<u>Plantation forestry</u>	a. Plantation forestry - 17.8.2.4

17.3.2.5 Non-complying Activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	<p><u>Quarrying activity</u> located less than 250m from a Residential Zone <u>boundary</u>.</p> <p>Any application arising from this rule shall be publicly notified.</p>
NC3	Any <u>Minor residential unit</u> that does not comply with Activity Specific Standard in Rule 17.3.2.1 P7 a, but has a <u>net site area</u> greater than 1ha.

Activity	
NC4	<p>Any <u>Quarrying activity</u> that involves any excavation to a depth less than one metre from the <u>seasonal high water table</u>.</p> <p>Any application arising from this rule shall be publicly notified.</p>

17.3.2.6 Prohibited Activities

The activities listed below are a prohibited activity.

Activity	
PR1	<p>New <u>Residential activities</u> and <u>Minor residential units</u> on any <u>site</u> in existence as at 2 May 2015 with a minimum <u>net site area</u> of 1ha or less</p>

17.3.3 Built Form Standards - Rural Urban Fringe Zone

17.3.3.1 Identified building area

Any new Residential unit located on a site created by subdivision occurring after operative date of the plan shall be located on an Identified building area.

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

17.3.3.2 Maximum building height

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u>	9m	Greater than 9m	a. Building height – 17.8.1.1 .

Note: See the permitted height exceptions contained within the definition of height.

17.3.3.3 Minimum building setback from road boundaries

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Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u> , unless specified below.	15m	Less than 15m	a. Setbacks from road boundaries – 17.8.1.2
b. All <u>buildings</u> on <u>sites</u> less than 0.4ha	6m	Less than 6m	
c. All <u>buildings</u> on <u>sites</u> fronting a major or minor arterial road or state highway	30m from the major or minor arterial road or state highway <u>boundary</u>	Less than 30m from the major or minor arterial road or state highway <u>boundary</u>	

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

17.3.3.4 Minimum building setback from internal boundaries

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u> , unless specified below.	10m	Less than 10m	a. Setback from internal boundaries – 17.8.1.4
b. All <u>buildings</u> on sites less than 0.4ha	3m	Less than 3m	

Any application arising from non-compliance with this rule shall not be publicly notified.

17.3.3.5 Outdoor storage areas - activities other than rural activities

Applicable to	Activity Status	Matters of Discretion
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	i. Permitted	ii. Restricted Discretionary	
a. Non-rural activities	Any <u>outdoor storage area</u> shall not be located within the minimum <u>setbacks</u> specified for <u>buildings</u> in Rules 17.3.3.3 and 17.3.3.4	Non-compliance with permitted standard	a. Setbacks from road boundaries – 17.8.1.2 ; and b. Setback from internal boundaries – 17.8.1.4

Any application arising from non-compliance with this rule shall not be publicly notified.

17.3.3.6 Minimum setback from a boundary of a Rural Quarry Zone or legally established quarrying activity

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. <u>Residential unit</u> , including additions and alterations to an existing <u>residential unit</u>	250m	Less than 250m	a. Separation distances - 17.8.1.5

Any application arising from non-compliance with this rule shall not be publicly notified.

17.3.3.7 Minimum separation distances - residential activities from existing intensive farming and existing forestry

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	

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a. <u>Residential unit</u>	<p>a. Greater than 200m from a <u>building</u>, compound or part of a <u>site</u> used for <u>Intensive farming</u> on an adjoining <u>site</u>; and</p> <p>b. 30m or more from any <u>existing Forestry</u> on an adjoining <u>site</u> under different ownership.</p>	<p>a. Less than 200m from a <u>building</u>, compound or part of a <u>site</u> used for <u>Intensive farming</u> on an adjoining <u>site</u>; and</p> <p>b. Less than 30m from any <u>existing Forestry</u> on an adjoining <u>site</u> under different ownership.</p>	a. Separation distances - 17.8.1.5
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Any application arising from non-compliance with this rule shall not be publicly notified.

17.3.3.8 Maximum site coverage

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. <u>Buildings, impervious surfaces and outdoor storage areas on sites</u> greater than 4ha in area	5% of the <u>net site area</u> or 2000m ² whichever is lesser	Greater than 5% of <u>net site area</u> or 2000m ² whichever is lesser	a. Site coverage and building footprint – 17.8.1.6
b. <u>Buildings, impervious surfaces and outdoor storage areas on existing sites</u> between 0.4 and 4ha in area	10% of the <u>net site area</u> or 2000m ² whichever is the lesser	Greater than 10% of the <u>net site area</u> or 2000m ² whichever is the lesser	
c. <u>Buildings, impervious surfaces and outdoor storage areas on existing sites</u> less than 0.4ha in area	35% of <u>net site area</u>	Greater than 35% of <u>net site area</u>	

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

17.3.3.9 Maximum vehicle trips - activities other than rural activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. Non-rural activities	The maximum number of <u>vehicle trips per site</u> shall be 100 per day	Non-compliance with permitted standard	a. Traffic generation and access - 17.8.1.7

Any application arising from non-compliance with this rule shall not be publicly notified.

17.4 Rules - Rural Waimakariri Zone

17.4.1 How to use the rules

17.4.1.1 The rules that apply to activities in the Rural Waimakariri Zone are contained in:

- a. The Activity Status Tables (including Activity Specific Standards) in Rule [17.4.2](#); and
- b. Built Form Standards in Rule [17.4.3](#).

17.4.1.2 The Activity Status Tables and standards in the following chapters also apply to activities in all areas of the Rural Waimakariri Zone (where relevant):

- 5 Natural Hazards;
- 6 General Rules and Procedures;
- 7 Transport;
- 8 Subdivision, Development and Earthworks;
- 9 Natural and Cultural Heritage;
- 11 Utilities, Energy and Infrastructure; and
- 12 Hazardous Substances and Contaminated Land.

17.4.2 Activity Status Tables - Rural Waimakariri Zone

17.4.2.1 Permitted Activities

In the Rural Waimakariri Zone (other than the areas identified in [17.4.1.2](#)) the activities listed below shall comply with any Activity Specific Standards set out in this table and the Built Form Standards in Rule [17.4.3](#).

Activities may also be restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [17.4.2.2](#), [17.4.2.3](#), [17.4.2.4](#) or [17.4.2.5](#) below.

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Activity		Activity Specific Standards
P1	<u>Farming</u>	a. NIL
P2	<u>Farm building</u>	a. NIL
P3	<u>Rural produce retail</u>	a. Any <u>Rural produce retail</u> shall be limited to: <ul style="list-style-type: none"> i. a retail area with a maximum area of 75m² <u>gross floor area</u>; and ii. one per <u>site</u>.
P4	<u>Rural produce manufacturing</u>	a. The <u>gross floor area</u> occupied by <u>Rural produce manufacturing</u> shall be less than 100m ² per <u>site</u> .
P5	<u>Plantation forestry</u>	a. NIL
P6	<u>Residential activity</u>	a. The <u>site</u> containing the <u>residential unit</u> shall have a minimum <u>net site area</u> of 20ha
P7	Repairs, replacement and/or additions to existing <u>residential units</u> on an existing <u>site</u> with a minimum area less than 20ha	a. NIL
P8	<u>Minor residential unit</u>	a. the <u>site</u> containing both units shall have a minimum <u>net site area</u> of 20ha; b. the <u>Minor residential unit</u> shall have a minimum <u>gross floor area</u> of 35m ² and a maximum of 70m ² ; c. the <u>vehicle access</u> for both units shall be from the same <u>access</u> ; and d. where the <u>Minor residential unit</u> is detached it shall be separated from the main <u>residential unit</u> by no more than 10m.
P9	<u>Home occupation</u>	Any <u>Home occupation</u> shall limit: <ul style="list-style-type: none"> a. the number of FTE employed persons, who reside permanently elsewhere than on the site, to two; and b. the <u>gross floor area</u> of any <u>building</u> used plus the <u>outdoor storage area</u> to a total area of less than 40m²
P10	<u>Conservation activities</u>	a. Any <u>Conservation activities</u> shall: <ul style="list-style-type: none"> i. limit any <u>building</u> and/or <u>impervious surfaces</u> to an area of less than 100m²

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Activity		Activity Specific Standards
P11	<u>Recreation activity</u>	a. Any <u>Recreation activity</u> shall: <ul style="list-style-type: none"> i. limit any <u>building</u> and/or <u>impervious surfaces</u> to an area of less than 100m²
P12	<u>Farm stay</u>	a. Any <u>Farm stay</u> shall: <ul style="list-style-type: none"> i. accommodate no more than six <u>farm stay</u> guests at any one time
P13	<u>Rural tourism activity</u>	a. Any <u>Rural tourism activity</u> shall limit: <ul style="list-style-type: none"> i. visitors to a maximum of 60 per day.
P14	<u>Rural tourism facility</u>	a. Any <u>Rural tourism facility</u> shall limit: <ul style="list-style-type: none"> i. the <u>gross floor area</u> of any <u>building</u> and/or <u>impervious surfaces</u> used, to an area of less than 100m²; and ii. the area of any <u>ancillary retail activity</u> to less than 25m²
P15	Repairs, replacement and/or additions to existing <u>Place of assembly</u>	a. Any <u>Place of assembly</u> shall be limited to: <ul style="list-style-type: none"> i. additions that increase the <u>gross floor area</u> by no more than 100m²
P16	<u>Emergency services facilities</u>	a. NIL
P17	<u>Veterinary care facility</u>	a. Any <u>Veterinary care facility</u> shall: <ul style="list-style-type: none"> i. limit any <u>building</u> and/or <u>impervious surfaces</u> to an area of less than 100m²

17.4.2.2 Controlled Activities

There are no controlled activities.

17.4.2.3 Restricted Discretionary Activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in 17.8 as set out in the following table.

Any application arising from these rules shall not require full public notification.

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Activity		The Council's discretion shall be limited to the following matters:
RD1	Any Activity listed in Rule 17.4.2.1 that does not meet one or more of the Built Form Standards in Rule 17.4.3, unless otherwise specified.	<ul style="list-style-type: none"> a. Building height –17.8.1.1; b. Setbacks from road boundaries –17.8.1.2; c. Setback from internal boundaries –17.8.1.4; d. Separation distances –17.8.1.5; e. Site coverage and building footprint –17.8.1.6; f. Traffic generation and access –17.8.1.7; g. Identified building area –17.8.1.8; and h. Public access to the Coastal environment –17.8.3.1
RD2	Any Activity listed in Rule 17.4.2.1 that does not meet one or more of the Activity Specific Standards, except RD3 and NC3.	<ul style="list-style-type: none"> a. Scale of activity - 17.8.2.1; and b. Public access to the Coastal environment - 17.8.3.1
RD3	Minor residential unit that does not comply with Rule 17.4.2.1 P8 b-d	<ul style="list-style-type: none"> a. Minor residential unit –17.8.2.2; and b. Public access to the Coastal environment –17.8.3.1
RD4	Boarding of domestic animals	<ul style="list-style-type: none"> a. Rural-related activities – 17.8.2.3; and b. Public access to the Coastal environment – 17.8.3.1
RD5	Equestrian facility	

17.4.2.4 Discretionary Activities

The activities listed below are discretionary activities.

Activity		The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act.
D1	Guest accommodation, other than Farm stays permitted under Rule 17.4.2.1 P13.	<ul style="list-style-type: none"> a. Scale of activity -17.8.2.1; and b. Public access to the Coastal environment –17.8.3.1
D2	New Place of assembly	

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Activity		The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act.
D3	<p>Quarrying activity located 250m or more from a Residential Zone boundary.</p> <p>Any application arising from this rule that is more than 250m but less than 500m from a Residential Zone boundary shall be publicly notified.</p>	
D4	Intensive farming	<p>a. Rural-related activities – 17.8.2.3; and</p> <p>b. Public access to Coastal environment – 17.8.3.1</p>

17.4.2.5 Non-complying Activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	Any Residential activity that does not comply with Activity Specific Standard in Rule 17.4.2.1 P6 a.
NC3	Any Minor residential unit that does not comply with Activity Specific Standard in Rule 17.4.2.1 P8 a.
NC4	<p>Quarrying activity located less than 250m from a residential zone boundary</p> <p>Any application arising from this rule shall be publicly notified.</p>
NC5	<p>Any Quarrying activity that involves any excavation to a depth less than one metre from the seasonal high water table.</p> <p>Any application arising from this rule shall be publicly notified.</p>

17.4.2.6 Prohibited Activities

There are no prohibited activities.

17.4.3 Built Form Standards - Rural Waimakariri Zone

17.4.3.1 Identified building area

Any new residential unit located on a site created by subdivision occurring after operative date of plan shall be located on an Identified building area.

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

17.4.3.2 Maximum building height

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u>	9m	Greater than 9m	a. Building height – 17.8.1.1 ; and b. <u>Public access to the Coastal environment</u> – 17.8.3.1

Note: See the permitted height exceptions contained within the definition of height.

17.4.3.3 Minimum building setback from road boundaries

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u> , unless specified below.	15m	Less than 15m	a. Setbacks from road boundaries – 17.8.1.2 ; and b. <u>Public access to the Coastal environment</u> – 17.8.3.1
b. All <u>buildings on sites</u> less than 0.4ha	6m	Less than 6m	
c. All <u>buildings on sites</u> fronting a major or minor arterial road or state highway	30m from the major or minor arterial road or state highway <u>boundary</u>	Less than 30m from the major or minor arterial road or state highway <u>boundary</u> .	

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

17.4.3.4 Minimum building setback from internal boundaries

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u> , unless specified below.	10m	Less than 10m	a. Setback from internal boundaries – 17.8.1.4; and
b. All <u>buildings</u> on <u>sites</u> less than 0.4ha	3m	Less than 3m	b. Public access to the Coastal environment – 17.8.3.1

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

17.4.3.5 Outdoor storage area - activities other than rural activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. Non-rural activities	Any <u>outdoor storage area</u> shall not be located within the minimum <u>setbacks</u> specified for <u>buildings</u> in Rules 17.4.3.3 and 17.4.3.4.	Non-compliance with permitted standard	a. Setbacks from road boundaries –17.8.1.2; b. Setback from internal boundaries –17.8.1.4; and c. Public access to the Coastal environment – 17.8.3.1

Any application arising from non-compliance with this rule shall not be publicly notified.

17.4.3.6 Minimum setback from a boundary of a Rural Quarry Zone or legally established quarrying activity

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	

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a. <u>Residential unit, including additions and alterations to existing residential units</u>	Greater than 250m	Less than 250m	a. Separation distances – 17.8.1.5
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Any application arising from non-compliance with this rule shall not be publicly notified.

17.4.3.7 Minimum separation distances - plantation forestry, intensive farming and residential activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. <u>Plantation forestry</u>	Trees shall be located: a. 30m or more from an existing <u>residential unit</u> , approved <u>Identified building area</u> or Residential Zone <u>boundary</u> ; and	Trees located less than 30m	a. Separation distances – 17.8.1.5
	b. 10m or more from an internal <u>boundary</u> of an adjoining <u>site</u> under different ownership	Trees located less than 10m	
b. Any new <u>Residential unit</u>	Greater than 200m from any <u>building</u> , compound or part of a <u>site</u> used for <u>Intensive farming</u> on an adjoining <u>site</u> .	Less than 200m from any <u>building</u> , compound or part of a <u>site</u> used for <u>Intensive farming</u> on an adjoining <u>site</u> .	
c. Any new <u>Residential unit</u>	Greater than 30m from any <u>existing forestry</u> on an adjoining <u>site</u> under different ownership	Less than 30m from any <u>existing forestry</u> on an adjoining <u>site</u> under different ownership	

Any application arising from non-compliance with this rule shall not be publicly notified.

17.4.3.8 Maximum site coverage

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Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. <u>Buildings, impervious surfaces and outdoor storage areas on sites greater than 4ha</u>	3% of the <u>net site area</u> or 6000m ² whichever is lesser	Greater than 3% of <u>net site area</u> or 6000m ² whichever is lesser	a. Site coverage and building footprint - 17.8.1.6 ; and b. Public access to the Coastal environment - 17.8.3.1
b. <u>Buildings, impervious surfaces and outdoor storage areas on existing sites between 0.4 and 4ha in area</u>	10% of the <u>net site area</u> or 2000m ² whichever is the lesser	Greater than 10% of the <u>net site area</u> or 2000m ² whichever is the lesser	
c. <u>Buildings, impervious surfaces and outdoor storage areas on existing sites less than 0.4ha in area.</u>	35% of <u>net site area.</u>	Greater than 35% of <u>net site area.</u>	

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

17.4.3.9 Maximum vehicle trips - activities other than rural activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. Non-rural activities	The maximum number of <u>vehicle trips per site</u> shall be 100 per day	Non-compliance with permitted standard	a. Traffic generation and access - 17.8.1.7

Any application arising from non-compliance with this rule shall not be publicly notified.

17.5 Rules - Rural Port Hills Zone

17.5.1 How to use the rules

17.5.1.1 The rules that apply to activities in the Rural Port Hills Zone are contained in:

- a. The Activity Status Tables (including Activity Specific Standards) in Rule [17.5.2](#); and
- b. Built Form Standards in Rule [17.5.3](#).

17.5.1.2 The Activity Status Tables and standards in the following chapters also apply to activities in all areas of the Rural Port Hills Zone (where relevant):

- 5 Natural Hazards;
- 6 General Rules and Procedures;
- 7 Transport;
- 8 Subdivision, Development and Earthworks;
- 9 Natural and Cultural Heritage;
- 11 Utilities, Energy and Infrastructure; and
- 12 Hazardous Substances and Contaminated Land

Advice Note: [Summit Road \(Canterbury\) Protection Act 2001](#)

Any development may be affected by the provisions of the [Summit Road \(Canterbury\) Protection Act 2001](#) which applies to land within 30m vertically below the Summit Road and Dyers Pass Road (refer to [Summit Road \(Canterbury\) Protection Act](#) and gazette notice). You are advised to contact the Summit Road Protection Authority for more information.

17.5.2 Activity Status Tables - Rural Port Hills Zone

17.5.2.1 Permitted Activities

In the Rural Port Hills Zone (other than the areas identified in [17.5.1.2](#)) the activities listed below shall comply with any Activity Specific Standards set out in this table and the Built Form Standards in Rule [17.5.3](#).

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules [17.5.2.3](#), [17.5.2.4](#), or [17.5.2.5](#) below.

Activity		Activity Specific Standards
P1	Farming	a. NIL
P2	Farm building	a. NIL
P3	Rural produce retail	a. Any Rural produce retail shall be limited to: <ol style="list-style-type: none">i. a retail area with a maximum area of 75m² gross floor area; andii. one per site.

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Activity		Activity Specific Standards
P4	<u>Rural produce manufacturing</u>	a. The <u>gross floor area</u> occupied by <u>Rural produce manufacturing</u> shall be less than 100m ² per <u>site</u> .
P5	<u>Residential activity</u>	a. The <u>site</u> containing the <u>residential unit</u> shall have a minimum <u>net site area</u> of 100ha
P6	Repairs, replacement and/or additions to existing <u>residential units</u> on an existing <u>site</u> with a minimum area less than 100ha	a. NIL
P7	<u>Minor residential unit</u>	a. the <u>site</u> containing both units shall have a minimum <u>net site area</u> of 100ha; b. the <u>Minor residential unit</u> shall have a minimum <u>gross floor area</u> of 35m ² and a maximum of 70m ² ; c. the <u>vehicle access</u> for both units shall be from the same <u>access</u> ; and d. where the <u>Minor residential unit</u> is detached it shall be separated from the main <u>residential unit</u> by no more than 10m.
P8	<u>Home occupation</u>	a. Any <u>Home occupation</u> shall limit: i. the number of FTE employed persons, who reside permanently elsewhere than on the <u>site</u> , to two; and ii. the <u>gross floor area</u> of any <u>building</u> used plus the <u>outdoor storage area</u> to a total area of less than 40m ²
P9	<u>Conservation activities</u>	a. Any <u>Conservation activities</u> shall: i. limit any <u>building</u> and/or <u>impervious surfaces</u> to an area of less than 100m ²
P10	<u>Recreation activity</u>	a. Any <u>Recreation activity</u> shall: i. limit any <u>building</u> and/or <u>impervious surfaces</u> to an area of less than 100m ²
P11	<u>Farm stay</u>	a. Any <u>Farm stay</u> shall: i. accommodate no more than six <u>farm stay</u> guests at any one time
P12	<u>Rural tourism activity</u>	a. Any <u>Rural tourism activity</u> shall limit: i. visitors to a maximum of 60 per day.

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Activity		Activity Specific Standards
P13	<u>Rural tourism facility</u>	a. Any <u>Rural tourism facility</u> shall limit: <ul style="list-style-type: none"> i. the <u>gross floor area</u> of any <u>building</u> and/or <u>impervious surfaces</u> used, to an area of less than 100m²; and ii. the area of any <u>ancillary retail activity</u> to less than 25m²
P14	Repairs, replacement and/or additions to existing <u>Place of assembly</u> .	a. Any <u>Place of assembly</u> shall be limited to: <ul style="list-style-type: none"> i. additions that increase the <u>gross floor area</u> by no more than 100m²
P15	<u>Existing forestry</u>	a. NIL
P16	<u>Emergency services facilities</u>	a. NIL
P17	<u>Veterinary care facility</u>	a. Any <u>Veterinary care facility</u> shall: <ul style="list-style-type: none"> i. limit any <u>building</u> and/or <u>impervious surfaces</u> to an area of less than 100m²

17.5.2.2 Controlled Activities

There are no controlled activities.

17.5.2.3 Restricted Discretionary Activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in 17.8 as set out in the following table.

Any application arising from these rules shall not require full public notification.

Activity	The <u>Council's</u> discretion shall be limited to the following matters:
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RD1	Any Activity listed in Rule 17.5.2.1 that does not meet one or more of the Built Form Standards in Rule 17.5.3, unless otherwise specified.	<ul style="list-style-type: none"> a. Building height – 17.8.1.1; b. Setbacks from road boundaries – 17.8.1.2; c. Setback from internal boundaries – 17.8.1.4; d. Separation distances – 17.8.1.5; e. Site coverage and building footprint – 17.8.1.6; f. Traffic generation and access - 17.8.1.7; g. Identified building area – 17.8.1.8; and h. Public access to the Coastal environment - 17.8.3.1
RD2	Any Activity listed in Rule 17.5.2.1 that does not meet one or more of the Activity Specific Standards, except RD3 and NC3	<ul style="list-style-type: none"> a. Scale of activity - 17.8.2.1; and b. Public access to the Coastal environment - 17.8.3.1
RD3	<u>Minor residential unit</u> that does not comply with Rule 17.5.2.1 P7 b-d	<ul style="list-style-type: none"> a. Minor residential unit– 17.8.2.2; and b. Public access to the Coastal environment - 17.8.3.1
RD4	<u>Boarding of domestic animals</u>	<ul style="list-style-type: none"> a. Rural-related activities – 17.8.2.3; and b. Public access to the Coastal environment - 17.8.3.1
RD5	<u>Equestrian facility</u>	

17.5.2.4 Discretionary Activities

The activities listed below are discretionary activities.

Activity		The <u>Council</u> will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the <u>Act</u> .
D1	<u>Guest accommodation, other than Farm stays</u> permitted under Rule 17.5.2.1 P11.	<ul style="list-style-type: none"> a. Scale of activity -17.8.2.1; and b. Public access to the Coastal environment –17.8.3.1
D2	<u>New Place of assembly</u>	
D3	<u>Intensive farming</u>	<ul style="list-style-type: none"> a. Rural-related activities - 17.8.2.3

Activity		The <u>Council</u> will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the <u>Act</u> .
D4	<u>Quarrying activity</u> Any application arising from this rule shall be publicly notified.	
D5	<u>Plantation forestry</u>	a. Plantation forestry – 17.8.2.4

17.5.2.5 Non-complying Activities

The activities listed below are non-complying activities

Activity	
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	Any <u>Residential activity</u> that does not comply with Activity Specific Standard Rule 17.5.2.1 P5 a
NC3	Any <u>Minor residential unit</u> that does not comply with Activity Specific Standard Rule 17.5.2.1 P7 a

17.5.2.6 Prohibited Activities

There are no prohibited activities.

17.5.3 Built Form Standards - Rural Port Hills Zone

17.5.3.1 Identified building area

Any new residential unit located on a site created by subdivision occurring after the operative date of the plan shall be located on an Identified building area.

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

17.5.3.2 Maximum building height

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Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u>	9m	Greater than 9m	a. Building height - 17.8.1.1; and b. Public access to the Coastal environment - 17.8.3.1

Note: See the permitted height exceptions contained within the definition of height.

17.5.3.3 Minimum building setback from road boundaries

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u> , unless specified below.	15m	Less than 15m	a. Setback from road boundaries – 17.8.1.2; and b. Public access to the Coastal environment - 17.8.3.1
b. All <u>buildings</u> on <u>sites</u> less than 0.4ha	6m	Less than 6m	
c. All <u>buildings</u> on <u>sites</u> fronting a major or minor arterial road or state highway	30m from the major or minor arterial road or state highway boundary	Less than 30m from the major or minor arterial road or state highway boundary	

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

17.5.3.4 Minimum building setback from internal boundaries

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	

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a. All <u>buildings</u> , unless specified below	10m	Less than 10m	a. Setback from internal boundaries – 17.8.1.4 ; and
b. All <u>buildings</u> on <u>sites</u> less than 0.4ha	3m	Less than 3m	b. Public access to the Coastal environment - 17.8.3.1

Any application arising from non-compliance with this rule shall not be publicly notified.

17.5.3.5 Outdoor storage areas - activities other than rural activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. Non-rural activities	Any <u>outdoor storage area</u> shall not be located within the minimum <u>setbacks</u> specified for <u>buildings</u> in Rules 17.5.3.4 and 17.5.3.5	Non-compliance with permitted standard	a. Setbacks from road boundaries - 17.8.1.2 ; b. Setback from internal boundaries - 17.8.1.4 ; and c. Public Access to the Coastal environment - 17.8.3.1

Any application arising from non-compliance with this rule shall not be publicly notified.

17.5.3.6 Minimum separation distances - plantation forestry, intensive farming and residential activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. Any new <u>Residential unit</u>	a. Greater than 200m from any <u>building</u> , compound or part of a <u>site</u> used for <u>Intensive farming</u> on an adjoining <u>site</u>	a. Less than 200m from any <u>building</u> , compound or part of a <u>site</u> used for <u>Intensive farming</u> on an adjoining <u>site</u>	Separation distances - 17.8.1.5

	b. 30m or more from any <u>existing forestry</u> on an adjoining <u>site</u> under different ownership	b. Less than 30m from any <u>existing forestry</u> on an adjoining <u>site</u> under different ownership	
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17.5.3.7 Maximum site coverage

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. <u>Buildings, impervious surfaces and outdoor storage areas on sites</u> greater than 4ha in area	5% of the <u>net site area</u> or 2,000m ² whichever is lesser	Greater than 5% of <u>net site area</u> or 2,000m ² whichever is lesser.	a. Site coverage and building footprint – 17.8.1.6 ; and b. <u>Public access to the Coastal environment</u> - 17.8.3.1
b. <u>Buildings, impervious surfaces and outdoor storage areas on existing sites</u> between 0.4 and 4ha in area	10% of the <u>net site area</u> or 2,000m ² whichever is the lesser	Greater than 10% of the <u>net site area</u> or 2,000m ² whichever is the lesser	
c. <u>Buildings, impervious surfaces and outdoor storage areas on existing sites</u> less than 0.4ha in area	35% of <u>net site area</u>	Greater than 35% of <u>net site area</u>	

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

17.5.3.8 Maximum vehicle trips - activities other than rural activities

Applicable to	Activity Status	Matters of Discretion
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	i. Permitted	ii. Restricted Discretionary	
a. Non-rural activities	The maximum number of <u>vehicle trips per site</u> shall be 100 per day	Non-compliance with permitted standard	a. Traffic generation and access - 17.8.1.7

Any application arising from non-compliance with this rule shall not be publicly notified.

17.6 Rules - Rural Quarry Zone

17.6.1 How to use the rules

17.6.1.1 The Rules that apply to activities in the Rural Quarry Zone are contained in:

- The Activity Status Tables (including Activity Specific Standards) in Rule [17.6.2](#);
- The Built Form Standards for all activities in [17.6.3](#); and
- The Activity Specific Standards for Quarrying activities and Ancillary aggregates-processing activities in [17.6.4](#).

17.6.1.2 The Activity Status Tables and Standards in the following chapters may also apply to activities in all areas of the Rural Quarry Zone:

5. Natural Hazards;
6. General Rules and Procedures;
7. Transport;
8. Subdivision, Development and Earthworks (subdivision and earthworks excluding Quarrying activities);
9. Natural and Cultural Heritage;
11. Utilities, Energy and Infrastructure; and
12. Hazardous Substances and Contaminated Land.

17.6.2 Activity Status Tables - Rural Quarry Zone

17.6.2.1 Permitted Activities

In the Rural Quarry Zone the activities P3-P8 listed below shall comply with the Activity Specific Standards set out in this table and the Built Form Standards set out in [17.6.3](#).

Quarrying activities (P1) and Ancillary aggregates-processing activities (P2) shall comply with the Built Form and Activity Specific Standards set out in [17.6.3](#) and [17.6.4](#).

Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [17.6.2.2](#) - [17.6.2.6](#) below.

Activity	Activity Specific Standards
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P1	<u>Quarrying activity</u>	a. Refer to the standards set out in Rules 17.6.3 and 17.6.4 .
P2	<u>Ancillary aggregates-processing activity</u>	
P3	<u>Farming</u>	a. Any <u>Farming</u> activity and/or <u>Farm building</u> shall comply with the Built Form Standards for P1 (<u>Farming</u>) and P2 (<u>Farm building</u>) of the Rural Urban Fringe Zone set out in Rule 17.3.3 (except for maximum site coverage - 17.3.3.8); and b. The total maximum area of land occupied by <u>buildings</u> and/or covered by <u>impervious surfaces</u> on the <u>site</u> shall not exceed the standard specified in Rule 17.6.3.1 .
P4	<u>Farm building</u>	
P5	<u>Rural produce retail</u>	a. Any <u>Rural produce retail</u> activity shall comply with the Activity Specific Standards and Built Form Standards for P3 (<u>Rural produce retail</u>) of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage - 17.3.3.8); and b. The total maximum area of land occupied by <u>buildings</u> and/or covered by <u>impervious surfaces</u> on the <u>site</u> shall not exceed the standard specified in Rule 17.6.3.1 .
P6	<u>Rural produce manufacturing</u>	a. Any <u>Rural produce manufacturing</u> shall comply with the Activity Specific Standards and Built Form Standards for P4 (<u>Rural produce manufacturing</u>) of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage - 17.3.3.8); and b. The total maximum area of land occupied by all <u>buildings</u> and/or covered by <u>impervious surfaces</u> on the <u>site</u> shall not exceed the standard specified in Rule 17.6.3.1 .
P7	<u>Conservation activity</u>	a. Any <u>Conservation activity</u> shall comply with the Activity Specific Standards and Built Form Standards for P9 (<u>Conservation activity</u>) of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage - 17.3.3.8); and b. The total maximum area of land occupied by <u>buildings</u> and/or covered by <u>impervious surfaces</u> on the <u>site</u> shall not exceed the standard specified in Rule 17.6.3.1 .
P8	<u>Recreation activity</u>	a. Any <u>Recreation activity</u> shall comply with the Activity Specific Standards and Built Form Standards for P10 (<u>Recreation activity</u>) of the Rural Urban Fringe Zone set out in Rules 17.3.2.1 and 17.3.3 (except for maximum site coverage - 17.3.3.8); and b. The total maximum area of land occupied by <u>buildings</u> and/or covered by <u>impervious surfaces</u> on the <u>site</u> shall not exceed the standard specified in Rule 17.6.3.1 .

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Activity		Activity Specific Standards
P9	<u>Emergency services facilities</u>	<ul style="list-style-type: none"> a. Any <u>Emergency services facility</u> shall comply with the Built Form Standards of the Rural Urban Fringe Zone set out in Rules 17.3.3 (except for maximum site coverage - 17.3.3.8); and b. The total maximum area of land occupied by <u>buildings</u> and/or covered by <u>impervious surfaces</u> on the <u>site</u> shall not exceed the standard specified in Rule 17.6.3.1.
P10	Existing <u>intensive farming</u>	<ul style="list-style-type: none"> a. Any <u>Intensive farming</u> activity shall be limited to that which existed on 02 May 2015.

17.6.2.2 Controlled Activities

There are no controlled activities.

17.6.2.3 Restricted Discretionary Activities

The activities listed below are restricted discretionary activities in the Rural Quarry Zone.

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [17.8](#) as specified in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	<p>Any <u>Quarrying activity</u> and/or <u>Ancillary aggregates-processing activity</u> (up until 30 April 2018) that does not meet one or more of the standards in 17.6.3 and 17.6.4, unless otherwise specified in Rule 17.6.2.5 (NC3).</p> <p>Any application arising from non-compliance with the standards set out in 17.6.3 and/ or 17.6.4 shall not be publicly notified.</p>	<ul style="list-style-type: none"> a. Maximum building height – 17.8.1.1; b. Minimum building setbacks from road boundaries - 17.8.1.2; c. Site coverage and building footprint - 17.8.1.6; d. Hours of operation – 17.8.2.13; e. Traffic generation and site access – 17.8.1.7; f. Minimum excavation setbacks – 17.8.2.11; g. Maximum gradient for excavation - 17.8.2.8; h. Location of crushing plant - 17.8.2.9; i. Stockpile height and setbacks - 17.8.2.10; j. Visual screening and maintenance – 17.8.2.12; k. Exposed excavations – 17.8.2.14; and l. Quarry rehabilitation and end use - 17.8.2.16

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Activity	The Council's discretion shall be limited to the following matters:
<p>RD2</p> <p><u>Ancillary aggregates-processing activity</u> after 30 April 2018.</p>	<p>a. Imported materials - 17.8.2.15;</p> <p>b. Scale of activity - 17.8.2.1;</p> <p>c. Traffic generation and access - 17.8.1.7; and</p> <p>d. Maximum building height - 17.8.1.1</p> <p>Any for any <u>Ancillary aggregates-processing activity</u> that does not comply with the relevant Activity Specific Standards set out in 17.6.3 and 17.6.4:</p> <p>e. Minimum building setbacks from road boundaries - 17.8.1.2;</p> <p>f. Site coverage and building footprint - 17.8.1.6;</p> <p>g. Hours of operation - 17.8.2.13;</p> <p>h. Traffic generation and site access - 17.8.1.7;</p> <p>i. Minimum excavation setbacks - 17.8.2.11;</p> <p>j. Maximum gradient for excavation - 17.8.2.8;</p> <p>k. Location of crushing plant - 17.8.2.9;</p> <p>l. Stockpile height and setbacks - 17.8.2.10;</p> <p>m. Visual screening and maintenance - 17.8.2.12;</p> <p>n. Exposed excavations - 17.8.2.14; and</p> <p>o. Quarry rehabilitation and end use - 17.8.2.16</p>
<p>RD3</p> <p>Any <u>Farm building</u> (P4) that does not comply with the Activity Specific Standards in Rule 17.6.2.1.</p> <p>Any application arising from non-compliance with this rule shall be non-notified.</p>	<p>a. Maximum building height - 17.8.1.1;</p> <p>b. Minimum setbacks from road boundaries - 17.8.1.2;</p> <p>c. Minimum building setback from internal boundaries - 17.8.1.4; and</p> <p>d. Site coverage and building footprint - 17.8.1.6</p>

Activity		The Council's discretion shall be limited to the following matters:
RD4	<p>Any Rural produce retail (P5), Rural produce manufacturing (P6), Conservation (P7) or Recreation (P8) activity that does not comply with the Activity Specific Standards in Rule 17.6.2.1.</p> <p>Any application arising from non-compliance with this rule shall not be publicly notified.</p>	<ul style="list-style-type: none"> a. Scale of activity – 17.8.2.1; b. Traffic generation and access – 17.8.1.7; c. Site coverage and building footprint - 17.8.1.6; d. Building height - 17.8.1.1; e. Setbacks from road boundaries - 17.8.1.2; and f. Setbacks from internal boundaries - 17.8.1.4

17.6.2.4 Discretionary Activities

The activities listed below are discretionary activities.

Activity		The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act.
D1	<p>Concrete batching, Chipseal/asphalt manufacturing activity that utilises the natural resources extracted and/or processed on the property as the principal raw material for the activity.</p>	<ul style="list-style-type: none"> a. Scale of activity - 17.8.2.1; and b. Traffic generation and access - 17.8.1.7

17.6.2.5 Non Complying Activities

The activities listed below are non-complying activities.

Activity

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NC1	Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.
NC2	Any <u>vehicle access for Quarrying activities</u> within the Miners Road Quarry area from State Highway 73 or Old West Coast Road where the <u>site</u> has alternative legal access from another <u>road</u> .
NC3	Any <u>Quarrying activity</u> (P1) that does not comply with Activity Specific Standard 17.6.4.6 (maximum depth of excavation). Any application arising from non-compliance with this rule shall be publicly notified.
NC4	<u>Quarrying activity</u> (P1) or <u>Ancillary aggregates processing activity</u> (P2) that does not comply with the Standard in Rule 17.6.4.15(a)(1) .

17.6.2.6 Prohibited Activities

There are no prohibited activities.

17.6.3 Built Form Standards for all activities

The following Built Form Standard shall be met for all activities in the Rural Quarry Zone.

17.6.3.1 Maximum total site coverage for buildings, impervious surfaces and outdoor storage areas - all activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. Rural Quarry Zone - Miners Road and Pound Road areas	5% of the <u>net site area</u> or 2,000m ² , whichever is the lesser.	Greater than 5% of <u>net site area</u> or 2,000m ² , whichever is lesser.	a. Site coverage and building footprint – 17.8.1.6
b. Rural Quarry Zone - McLeans Island area	3% of the <u>net site area</u> or 6,000m ² , whichever is the lesser.	Greater than 3% of the <u>net site area</u> of 6,000m ² , whichever is the lesser.	

17.6.4 Activity Specific Standards for Quarrying and Ancillary aggregates-processing activities only

The following Activity Specific Standards shall be met by all Quarrying activities and Ancillary aggregates-processing activity, as

specified.

17.6.4.1 Maximum building height - Quarrying activities and Ancillary aggregates-processing activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>sites</u>	9 metres*	Greater than 9 metres*.	a. Building height - 17.8.1.1

*measured from original ground level.

17.6.4.2 Minimum building setback from road boundaries - Quarrying activities and Ancillary aggregates-processing activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. <u>Quarrying activities and/or Ancillary aggregates-processing activity on sites fronting Old West Coast Road</u>	50 metres	Less than 50 metres	a. Minimum building setbacks from road boundaries - 17.8.1.2
b. <u>Quarrying activities and/or Ancillary aggregates-processing activity on all other sites</u>	20 metres	Less than 20 metres	

17.6.4.3 Maximum size of individual building - Quarrying activities and Ancillary aggregates-processing activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>sites</u>	500m ²	Greater than 500m ²	a. Site coverage and building footprint - 17.8.1.6

17.6.4.4 Hours of operation - Quarrying activities and Ancillary aggregates-processing activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. Rural Quarry Zone - Miners Road area	<ol style="list-style-type: none"> 0600-1800 Monday to Saturday; and 1200-1800 Sundays until 30 April 2018, on no more than six occasions in a calendar year and confined to a two hour period on each occasion. 	Non-compliance with the permitted standard	a. Hours of operation - 17.8.2.13

b. Rural Quarry Zone - Pound Road and McLeans Island Road areas	<ol style="list-style-type: none"> 1. 0600-1800 Monday to Saturday; 2. 1800-2200 Monday to Saturday until 30 April 2018; and 3. 1200-1800 Sundays until 30 April 2018, on no more than six occasions in a calendar year and confined to a two hour period on each occasion. 		
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17.6.4.5 Site access - Quarrying activities and Ancillary aggregates-processing activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>sites</u>	Vehicular <u>access</u> points shall be limited to those existing at 02 May 2015	Any new vehicular <u>access</u> points	a. Traffic generation and access - 17.8.1.7

17.6.4.6 Maximum depth of excavation - Quarrying activities

Applicable to	Activity Status	
	i. Permitted	ii. Non-complying
a. All <u>sites</u>	<u>Excavation</u> to a depth no greater than one metre from the <u>seasonal high water table</u> .	<u>Excavation</u> to a depth less than one metre from the <u>seasonal high water table</u> .

Note: The seasonal high water table will be determined in consultation with the Canterbury Regional Council.

17.6.4.7 Minimum excavation setbacks - Quarrying activities

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Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. <u>Quarrying activities on sites within the Miners Road and McLeans Island Rural Quarry Zones.</u>	20m from zone <u>boundary</u> if visual screening option (a) in rule 17.6.4.12 is employed; or 10m from zone <u>boundary</u> if either visual screening option (b) or option (c) in rule 17.6.4.12 is employed.	Non-compliance with the permitted standard.	a. Minimum excavation setbacks - 17.8.2.11
b. <u>Quarrying activities on sites within the Pound Road Rural Quarry Zone.</u>	6m from the zone <u>boundary</u> .		
c. <u>Quarrying activities on all sites</u>	6m from <u>boundary</u> of an adjoining <u>allotment</u> , unless it is held in common ownership or the written agreement of the adjoining owner has been obtained.		

Note: refer to Natural Hazards Chapter for excavation setbacks from stopbanks.

17.6.4.8 Minimum setback from the bank of a waterway - Quarrying activities and Ancillary aggregate-processing activities

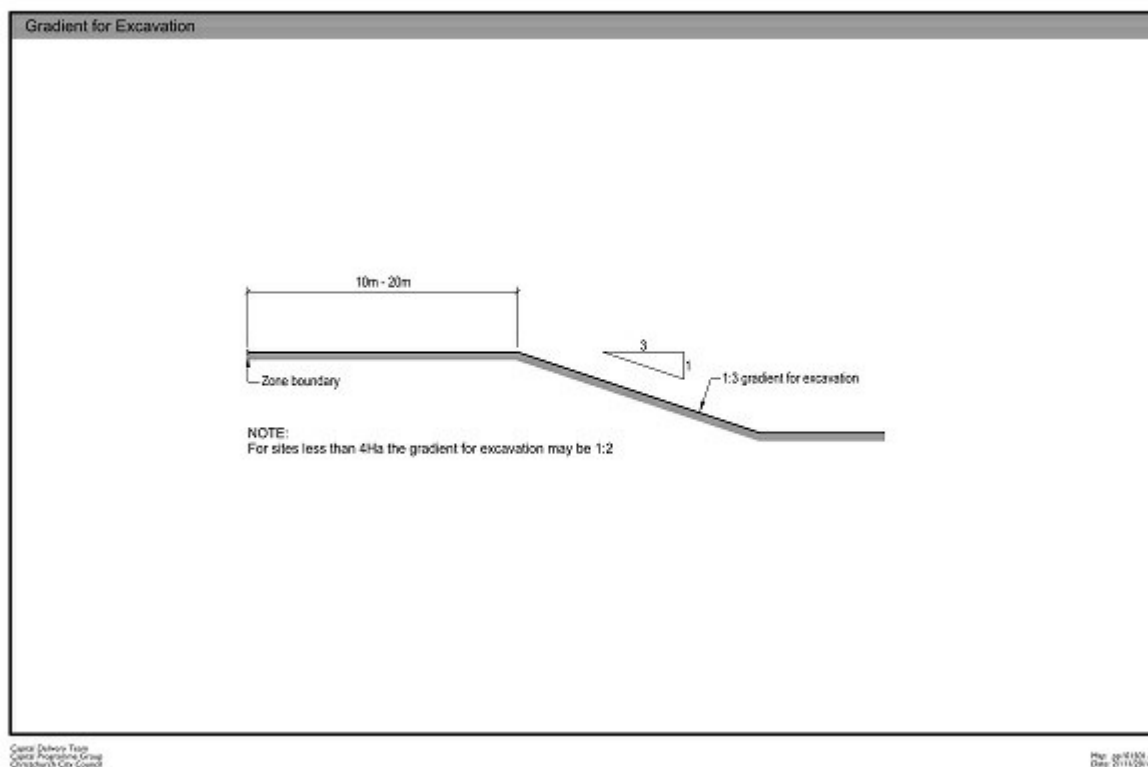
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Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All sites	150m	Less than 150m	a. Water body margins - 6.6.3

17.6.4.9 Maximum gradient for excavation - Quarrying activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. <u>Quarrying activities</u> on <u>allotments</u> of four hectares or more	1 vertical:3 horizontal*	Steeper than 1v:3h	a. Gradient for Excavation - 17.8.2.8
b. <u>Quarrying activities</u> on <u>allotments</u> less than four hectares	1 vertical:2 horizontal*	Steeper than 1v:2h	

*measured from a point 10-20 metres from the zone boundary (depending on the required setback in Rule [17.6.4.7](#)(i-ii) as indicated by the diagram below.



17.6.4.10 Location of crushing plant - Quarrying activities and Ancillary aggregates-processing activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All sites	100 metres from the zone boundary and below original ground level.	Non-compliance with the permitted standard.	a. Location of crushing plant - 17.8.2.9

17.6.4.11 Maximum stockpile height and minimum setback of stockpiles from Rural Quarry Zone boundary - Quarrying activities and Ancillary aggregates-processing activities

Applicable to	Standard	Activity Status		Matters of Discretion
		i. Permitted	ii. Restricted Discretionary	



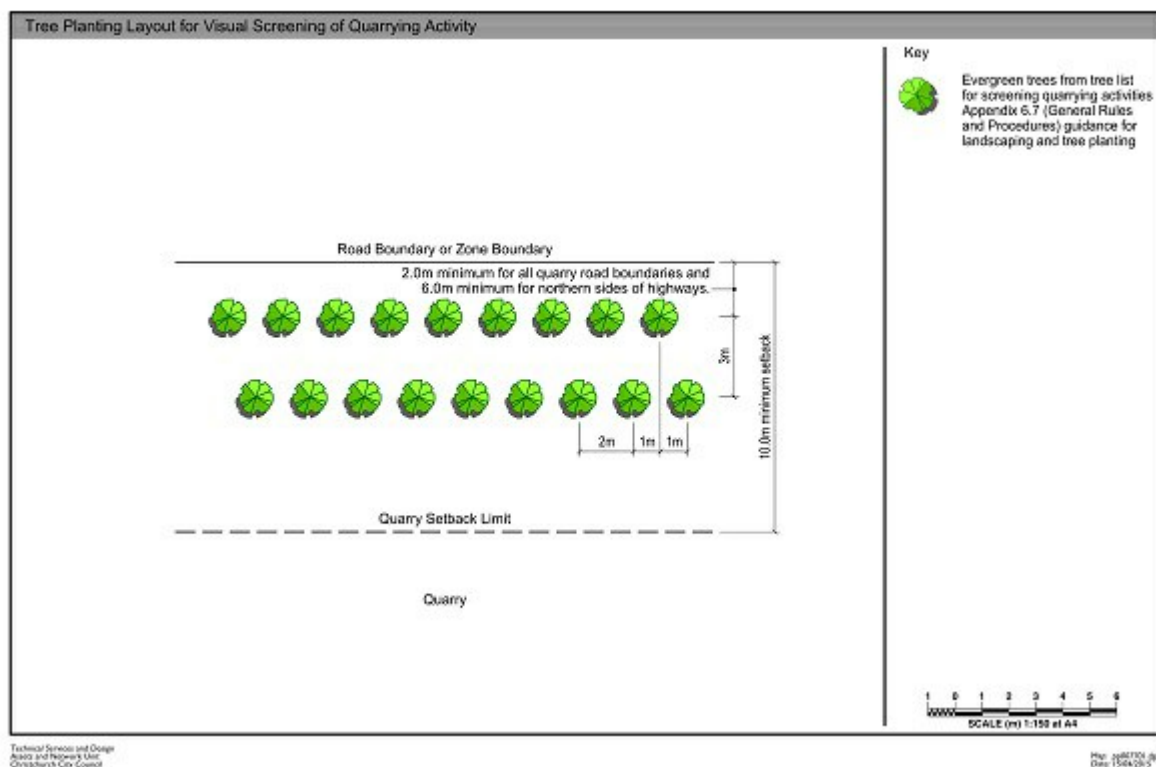
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a. All <u>sites</u>	a. Maximum stockpile height	3m above original ground level	Greater than 3m above original ground level	a. Stockpile height and setback - 17.8.2.10
	b. Minimum <u>setback</u> of <u>stockpiles</u> from zone <u>boundary</u>	50m	Less than 50m	

17.6.4.12 Visual screening - Quarrying activities and Ancillary aggregates-processing activities

Permitted (applicable to all sites)	Restricted discretionary	Matters of Discretion
<p>All <u>Quarrying activities</u> and <u>Ancillary aggregates-processing activity</u> shall be screened from zone and <u>road boundaries</u> by one or more of the following:</p> <p>a. Grass covered earth bunds of a minimum 3m height and with a minimum 1m wide flat top and sides capable of being grazed and mowed with a slope not exceeding 1:3; and/or</p> <p>b. Tree planting in the form of existing shelter belts of at least 3m height that achieve full screening from ground level to full height of tree; and/or</p>	Non-compliance with the permitted standard	a. Visual screening and maintenance - 17.8.2.12

- | | | |
|--|--|--|
| <p>c. Tree planting in the form of new shelter belts to be planted in double staggered rows at 2m spacings between trees and 3m spacings between rows (refer diagram below), provided that:</p> <ul style="list-style-type: none">i. where located on the northern side of a state highway, these are planted a minimum of 6m from the <u>road boundary</u>;ii. trees are selected from the list contained in Appendix 6.11.6 (Chapter 6 – General Rules and Procedures) specific to ‘trees suitable for visual mitigation of Quarrying activities’; andiii. no <u>Quarrying activity or Ancillary aggregates-processing activity</u> is undertaken within 100m of any zone or <u>road boundary</u> until trees have reached a minimum height of 3m. | | |
|--|--|--|



17.6.4.13 Maintenance of visual screening - Quarrying activities and Ancillary aggregates-processing activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All sites	Any trees used for visual screening purposes in accordance with the above rule shall maintain foliage at ground level to full height of tree; and	Non-compliance with the permitted standard	a. Visual screening and maintenance - 17.8.2.12

	Any dead, damaged or diseased trees must be replaced within one month or within the next planting season of March through to October; and		
	Any grassed earth bunds shall be grazed or mown and watered to maintain a tidy and uniform appearance.		

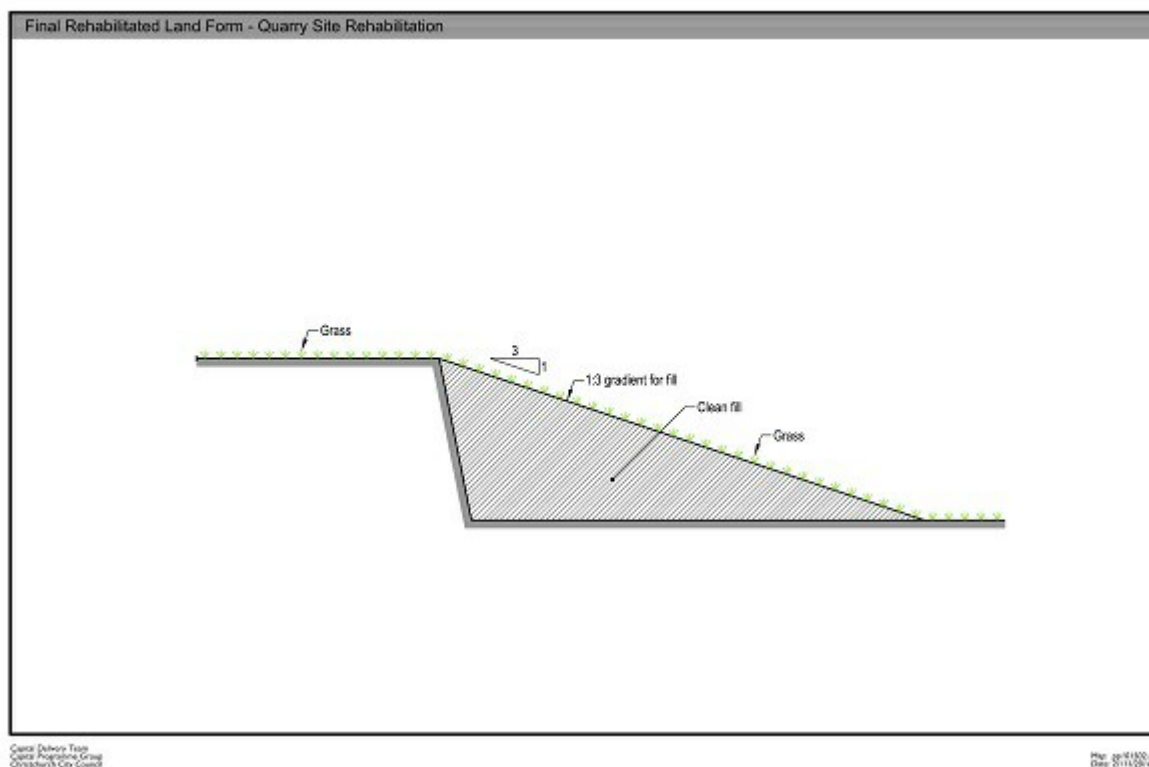
17.6.4.14 Maximum extent of exposed excavation - Quarrying activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. Rural Quarry Zone - Miners Road and Pound Road areas	2ha per <u>property</u> at any one time	Greater than 2ha per <u>property</u> at any one time	a. Exposed excavations - 17.8.2.14
b. Rural Quarry Zone - McLeans Island area	20ha per <u>property</u> at any one time	Greater than 20ha per <u>property</u> at any one time	

17.6.4.15 Quarry site rehabilitation - Quarrying activities

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Applicable to	Activity Status			Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	iii. Non-complying	
a. All sites	1. <u>Quarry site rehabilitation</u> shall be undertaken for all <u>quarry sites</u> ; and	n/a	Non-compliance with the permitted standard	n/a
	2. <u>Quarry site rehabilitation</u> shall be undertaken progressively and shall be completed by no later than 31 December 2031; and	Non-compliance with the permitted standard	n/a	a. Quarry site rehabilitation and end use - 17.8.2.18
	3. The final rehabilitated quarry landform shall not exceed a gradient of 1:3 (v:h) and <u>filling</u> shall not occur higher than the ground level that existed prior to <u>excavation</u> .			



17.7 Rules - Rural Templeton Zone

17.7.1 How to use the rules

17.7.1.1 The rules that apply to activities in the Rural Templeton Special Zone are contained in:

- a. The Activity Status Tables (including Activity Specific Standards) in Rule 17.7.2; and
- b. Built Form Standards in 17.7.3.

17.7.1.2 The Templeton ODP (Appendix 17.9.2) shall apply to the Rural Templeton Zone.

17.7.1.3 The Activity Status Tables and standards in the following chapters also apply to activities in the Rural Templeton Zone (where relevant):

- 5 Natural Hazards;
- 6 General Rules and Procedures;
- 7 Transport;
- 8 Subdivision, Development and Earthworks;
- 9 Natural and Cultural Heritage;
- 11 Utilities, Energy and Infrastructure; and
- 12 Hazardous Substances and Contaminated Land.

17.7.2 Activity Status Tables - Rural Templeton Zone

17.7.2.1 Permitted Activities



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In the Rural Templeton Zone the activities listed below shall comply with both a. and b. below:

- a. The elements on the Templeton ODP ([Appendix 17.9.2](#)); and
- b. Any Activity Specific Standards set out in this table and the Built Form Standards in Rule [17.7.3](#).

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules [17.7.2.3](#), [17.7.2.4](#) or [17.7.2.5](#) below.

Activity		Activity Specific Standards
P1	<u>Templeton rural activity</u>	<p><u>Templeton rural activities</u> shall limit:</p> <ol style="list-style-type: none"> a. the location of any <u>food and beverage outlets</u> to the Rural Templeton Facilities Precinct only; b. the location of any recreation hall, gym/pool to the Rural Templeton Facilities Precinct; c. the <u>GLFA</u> of any administrative and professional <u>offices</u> servicing <u>Farming</u> activities to 250m²; d. the display and sale of goods for any <u>retail activity</u> or <u>trade supplier</u> to: <ol style="list-style-type: none"> i. a <u>GLFA</u> for <u>retail activities</u> not exceeding 250m² per <u>site</u>; ii. any outdoor display area not exceeding 250m² per <u>site</u>; and iii. the total <u>GLFA</u> and outdoor display area for <u>Retail activities</u> within the zone not exceeding 5,000m²; and e. any vehicle movements for retail, manufacturing or heavy goods to the hours of 6am to 10pm.
P2	<u>Templeton rural activity - Residential units</u>	<p><u>Residential units</u> shall:</p> <ol style="list-style-type: none"> a. be limited to no more than two <u>residential units</u> established within the zone for the purpose of security/custodial purposes; and b. have a <u>gross floor area</u> of no more than 65m².
P3	<u>Templeton strategic infrastructure</u>	<ol style="list-style-type: none"> a. Any <u>Templeton strategic infrastructure</u> shall: <ol style="list-style-type: none"> i. be limited to an associated <u>outdoor storage area</u> less than 20000m² within the zone; and ii. not locate any outdoor storage between the primary <u>building</u> and any street <u>frontage</u>, including Kirk and Maddisons Roads.
P4	<u>Emergency service facilities</u>	<ol style="list-style-type: none"> a. NIL

17.7.2.2 Controlled Activities

There are no controlled activities.

17.7.2.3 Restricted Discretionary Activities

The activities listed below are restricted discretionary activities.

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Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [17.8](#) as set out in the following table.

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

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any Activity listed in 17.7.2.1 that does not meet one or more of the Built Form Standards in Rule 17.7.3 .	<ul style="list-style-type: none">a. Building height – 17.8.1.1;b. Setbacks from road boundaries – 17.8.1.2;c. Setback from internal boundaries – 17.8.1.4;d. Site coverage and building footprint– 17.8.1.6; ande. Rural Templeton – 17.8.2.7
RD2	Stormwater facilities Any application arising from non-compliance with this rule shall require the written approval of, or be limited notified to, Christchurch International Airport Limited.	<ul style="list-style-type: none">a. Rural Templeton – 17.8.2.7

17.7.2.4 Discretionary Activities

There are no discretionary activities.

17.7.2.5 Non-complying Activities

The activities listed below are non-complying activities.

Activity	
NC1	Any activity not provided for as a permitted, restricted discretionary or discretionary activity.
NC2	Development and use of land not in accordance with the Templeton <u>ODP</u> in Appendix 17.9.2
NC3	<u>Templeton rural activity</u> that does not comply with Activity Specific Standards in Rule 17.7.2.1 P1 a to e.
NC4	<u>Templeton strategic infrastructure</u> that does not comply with Activity Specific Standards in Rule 17.7.2.1 P3 a and b.

Activity	
NC5	<u>Buildings, impervious surfaces and outdoor storage areas</u> in the Rural Templeton Business 1 and Rural Templeton Facilities Precincts in excess of 30% of the <u>net site area</u> .
NC6	<u>Buildings, impervious surfaces and outdoor storage areas</u> in the Rural Templeton Business 2 Precinct in excess of 20% of the <u>net site area</u> .
NC7	<u>Residential activities</u> except those provided for under Rule 17.7.2.1 P2 .

17.7.2.6 Prohibited Activities

There are no prohibited activities.

17.7.3 Built Form Standards - Rural Templeton Zone

17.7.3.1 Maximum building height

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u>	9m	Greater than 9m	a. Building height – 17.8.1.1

Note: See the permitted height exceptions contained within the definition of height.

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

17.7.3.2 Minimum building setback from precinct and internal boundaries

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. Rural Templeton Business 1 Precinct	5m from internal or precinct boundaries	Less than 5m from internal or precinct boundaries	a. Setbacks from internal boundaries – 17.8.1.4

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b. Rural Templeton Business 2 and Rural Templeton Facilities Precincts	10m from internal or precinct boundaries	Less than 10m from internal or precinct boundaries
c. Rural Templeton Business 1 Precinct with frontage to internal road boundaries.	10m from internal road boundaries	Less than 10m from internal road boundaries

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

17.7.3.3 Minimum building setback from Rural Templeton Zone boundaries

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u>	5m from zone boundary, in addition to the 20m buffer shown on the Templeton <u>ODP</u> in Appendix 17.9.2	Less than 5m from zone boundary, in addition to the 20m buffer shown on the Templeton <u>ODP</u> in Appendix 17.9.2	a. Setbacks from internal boundaries – 17.8.1.4

Any application arising from non-compliance with this rule shall not be publicly notified.

17.7.3.4 Maximum site coverage

Applicable to	Activity Status			Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	iii. Non-complying	

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a. <u>Buildings, impervious surfaces and outdoor storage areas</u> in the Rural Templeton Business 1 and Rural Templeton Facilities Precincts	Less than 20% of <u>net site area</u>	Greater than 20% of <u>net site area</u>	Greater than 30% of <u>net site area</u> (Refer NC 4)	a. Site coverage and building footprint –17.8.1.6
b. <u>Buildings, impervious surfaces and outdoor storage areas</u> in the Rural Templeton Business 2 Precinct	Less than 10% of <u>net site area</u>	Greater than 10% of <u>net site area</u>	Greater than 20% of <u>net site area</u> (Refer NC 5).	

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

17.7.3.5 Building reflectivity

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u>	<u>Buildings</u> painted or powder coated such that reflectivity is less than 35%	<u>Buildings</u> not painted or powder coated such that reflectivity is in excess of 35%	a. Rural Templeton – Landscaping and building reflectivity –17.8.2.7 a

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

17.7.3.6 Landscaping

- Landscaping for each allotment shall cover a minimum of 20% of the site, up to a maximum of 2,000m².
- A minimum of 80 existing established trees shall be retained within the zone, excluding shelterbelts and existing trees within the 20m landscape buffer.
- A 20m landscape buffer shall be established and maintained in accordance with the cross-section forming part of the Templeton ODP in [Appendix 17.9.2](#).
- Shelter belt planting shall be retained, maintained along the zone boundary.
- No building, car parking or outdoor storage area shall be located within the 20m landscape buffer.

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

Advice note: Vegetation to be planted within the transmission corridor shown on the Templeton ODP in [Appendix 17.9.2](#) should be selected and/or managed to ensure that it will not result in that vegetation breaching the [Electricity \(Hazards from Trees\)](#)

[Regulations 2003.](#)

17.7.3.7 Servicing

- a. Trade waste disposal shall not exceed a daily average sewage flow of 0.09 litres/second/hectare.
- b. Provision shall be made for the disposal of wastewater via the Christchurch City Council reticulated wastewater system.

17.7.3.8 Stormwater ponding areas and water bodies

- a. No waterbodies shall be created, except for stormwater facilities for the disposal and/or treatment of stormwater.

Any application arising from non-compliance with this rule shall require the written approval of or be limited notified to Christchurch International Airport Limited.

17.7.3.9 Stormwater system

- a. The stormwater system shall be certified by a suitably qualified person to the following standards:
 - i. the design, operation and management of the stormwater system shall avoid attracting bird species which constitute a hazard to aircraft;
 - ii. stormwater infiltration basins are designed to fully drain within 48 hours of the cessation of a 2% AEP storm event;
 - iii. rapid soakage overflow chambers in sufficient numbers and with sufficient capacity to minimise any ponding of stormwater outside of the infiltration basin areas;
 - iv. the use of plant species within the basin (including its margins) that are suitable for inundation by stormwater and are not attractive to birds; and
 - v. basin size and side slope dimensions that are suitable for stormwater management and are not attractive to birds.

Any application arising from non-compliance with this rule shall require the written approval of or be limited notified to Christchurch International Airport Limited.

17.7.3.10 Maximum vehicle trips

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. Non-rural activities	The maximum number of <u>vehicle trips</u> per site shall be 100 per day	Non-compliance with permitted standard	a. Traffic generation and access - 17.8.1.7

Any application arising from non-compliance with this rule shall not be publicly notified.

17.8 Matters of Discretion

17.8.1 Matters of Discretion for Built Form Standards

17.8.1.1 Building height

- a. The extent to which an increase in building height and the potential resultant scale and bulk of the building:
 - i. maintains rural character and amenity values;
 - ii. is visually mitigated through the topography, location, design and appearance of the building;
 - iii. enables more efficient use of the site or the functional needs of the building to be met; and
 - iv. is compatible with the scale, proportion and context of buildings and activities in the surrounding area.

17.8.1.2 Setbacks from road boundaries

- a. Whether the reduced setback would result in buildings and/or outdoor storage area that remain compatible with the open rural character and amenity values taking into account:
 - i. the necessity to enable more efficient or practical use of the remainder of the site or the long term protection of significant trees, listed heritage buildings or natural features on the site;
 - ii. the visual effects of the building and/or outdoor storage area on the appearance of the site as viewed from the road, including the layout and scale of other buildings and sites in the vicinity, and the location of existing buildings on site; and
 - iii. the degree to which the topography, location, design and appearance of the building mitigates the visual effects of the reduced setback.

17.8.1.3 Shading of state highway

- a. The extent to which vegetation including, trees, shelter-belts or forestry being planted will cause unreasonable shading to the adjoining road in frost and snow-prone areas.
- b. The extent to which the location, orientation, species and maximum height of the proposed tree(s) will result in shading of the carriageway and a potential for icing which could endanger the safety of motorists.

17.8.1.4 Building setbacks from internal boundaries

- a. The extent to which the reduced setback will detract from rural character and amenity values when viewed from neighbouring sites.
- b. The extent to which the topography location, design and appearance of the building mitigates the visual effects of the reduced setback.
- c. The extent to which the reduced setback is to facilitate practical use of the building or day to day management of the site, including the need to align with existing buildings in the vicinity and their associated use.
- d. The need for the reduced setback to allow more efficient or practical use of the remainder of the site or the long term protection of significant trees, listed heritage buildings or natural features on the site.

17.8.1.5 Separation distances

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- a. Whether a reduced separation distance will provide adequate separation between nearby residents and intensive farming activities, plantation forestry and quarrying activities to enable continuation of activities taking into account:
 - i. how the proposal promotes best practice in terms of any industry guidelines;
 - ii. the extent to which a reduced separation distance will adversely impact on adjoining rural and residential activities including potential loss of views, visual impact, odour, noise and shading;
 - iii. the extent to which topography, natural features or existing vegetation reduces the effect of any reduced separation distance or makes it difficult to achieve compliance with the setback; and
 - iv. the necessity to have an appropriate legal instrument registered on the title for the residential activity to enable continued operation of the intensive farming or quarrying activity unhindered.

17.8.1.6 Site coverage and building footprint

- a. Whether the increase in site coverage or building footprint will result in a building scale and size that maintains rural character and amenity values and enables the site to remain dominated by open space rather than buildings, hard surfaces and outdoor storage taking into account:
 - i. the extent to which the topography and the location, scale, design and appearance of the building, landscaping or natural features mitigate the visual effects of increased site coverage or the size of the building;
 - ii. if any alternative siting has been considered or is available on the site that would mitigate any visual effects of the increased site coverage or the size of the building;
 - iii. the extent to which increased site coverage or the size of the building will diminish the productive potential of the land, the soil pattern or make it difficult for quarrying activities to establish or operate in the vicinity; and
 - iv. the extent to which increased site coverage will adversely affect groundwater and flood management areas.

17.8.1.7 Traffic generation and access

- a. The extent to which any additional traffic generation will:
 - i. adversely affect rural character and amenity values and/or safety and efficient functioning of the road network; and
 - ii. result in any adverse effects in terms of noise, vibration, dust, nuisance, glare and fumes that are incompatible with the amenity values on residents in the vicinity and local rural environment.
- b. Whether the location, design and use of access will adversely affect rural character and amenity values and/or safety and efficient functioning of the road network.

17.8.1.8 Identified building area

- a. The extent to which there is a need for the residential unit to be located outside of the identified building area or the area to be moved.
- b. Whether moving the identified building area will result in any adverse visual effects on landscape values or surrounding rural character and any measures to mitigate these.

17.8.1.9 Building reflectivity - Rural Banks Peninsula

- a. The extent to which the building will give rise to adverse visual effects and glare, taking into account the size of the building and the area that exceeds the 40% building reflectivity.
- b. Whether the proposed exterior materials respond to and respect the landscape and natural character.
- c. The extent to which any buildings or structures conform to the 'Banks Peninsula Rural Landscape Development Guidelines 2010'.

17.8.1.10 Important identified ridgelines - Rural Banks Peninsula

- a. Whether the building will break the form of the ridgeline and any adverse visual effects.
- b. Whether the proposed design responds to and respects the landscape and natural character.
- c. The extent to which any buildings or structures conform to the 'Banks Peninsula Rural Landscape Development Guidelines 2010'.

17.8.2 Matters of Discretion for Activity Specific Standards

17.8.2.1 Scale of activity

- a. The extent to which the scale of the operation and building/s are compatible with, and maintain, rural character and amenity values of the surrounding area, including any relevant Built Form Standards.
- b. The extent to which the site will remain dominated by rural activities and the relationship with the scale of the activity remaining ancillary, the degree to which the activity is connected to or dependent upon the rural environment, its functional need to locate in the rural environment.
- c. Whether the proposed hours of operation are compatible with the local rural environment.
- d. The extent to which the site layout and building design will mitigate effects including noise, lighting and traffic.
- e. The need for the additional employment as an integral and necessary part of activities being undertaken on the site and its assistance in providing alternative home-based employment and income-generating opportunities.
- f. The extent to which the scale of the activity will cause demands for the uneconomic or premature upgrading or extension of public services, including roading, which are not in the interests of the district or locality.
- g. Whether the activity will protect, restore or enhance any natural feature, indigenous vegetation or landscapes and the need for any legal instruments or management plans to protect such values.

17.8.2.2 Minor residential unit

- a. Whether the minor residential unit would remain ancillary to the main residential unit and maintain rural character taking into account:
 - i. the scale and location of the minor residential unit in relation to the main residential unit;
 - ii. the necessity to have a separate vehicle access and car parking for the family flat; and
 - iii. the necessity of an appropriate legal instrument to prevent subdivision that would create a separate title for the minor residential unit from the main residential unit.

17.8.2.3 Rural-related activities

- a. The extent to which the proposal promotes best practice in terms of any recognised industry standards, including taking into account:
 - i. the number and type of animals;
 - ii. building design, including soundproofing and ventilation;
 - iii. effluent management and disposal;
 - iv. prevailing climatic conditions and topography of the site and surrounding area that may affect odour and noise generation;
 - v. existing and proposed landscaping; and
 - vi. the frequency and nature of management and supervision.

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- b. The extent to which the scale of the operation and location of associated building/s maintain rural character and amenity values, including relevant zone Built Form Standards.
- c. The extent to which buildings, compounds or part of a site used for animals are sufficiently designed and located or separated from residential activities, identified building area and residential zone boundaries to avoid adverse effects on residents.
- d. The effects of the hours of operation and public visiting the site on the surrounding environment.

17.8.2.4 Plantation forestry

- a. Whether the plantation forestry promotes best practice in terms of any recognised industry standards or guidelines and any management plan for the operation.
- b. The effects of the plantation forestry on rural character and amenity taking into account:
 - i. the scale and extent of the proposed forestry and any cumulative effects taking into account existing forestry in the vicinity;
 - ii. any adverse effects of tracking or roading, including visibility, scarring, the extent to which existing contours are followed and any proposed measures to remedy or mitigate the effects;
 - iii. any adverse effects on the landscape values of the site and surrounding environment; and
 - iv. the relationship of the planted area to existing landforms including ridgelines and in particular identified ridgelines.
- c. The effects of forestry activities, in particular harvesting, on infrastructure and rural amenity, in terms of traffic generation and safety, noise, dust and nuisance and proposed management methods to mitigate the potential effects.

17.8.2.5 Residential activities associated with a lifestyle allotment subdivision on Banks Peninsula

- a. The extent to which the density, location and design of the residential activity will maintain the rural character and amenity values taking into account:
 - i. Whether the identified building area:
 - A enables maintenance of potential rural production, or protection of indigenous biodiversity or outstanding natural landscape, coastal environment or feature; and
 - B provides adequate separation to adjoining rural activities;
 - ii. Whether a covenant has been registered against the title to protect any natural features, waterways, rural production potential, open character or landscape values and avoid any further subdivision or residential units;
 - iii. The degree to which the residential unit on the new site has the potential to create rural residential character taking into account any surrounding site sizes and development; and
 - iv. The scale, size and external finish of the building and its compatibility with the surrounding rural character.

17.8.2.6 Residential activities on existing small sites

- a. Whether the density, location and design of the residential activity will maintain the rural character and amenity values taking into account:
 - i. the effects of a residential unit on the site contributing to a change in the rural character and amenity values towards a more urban character;
 - ii. the extent to which the site is capable of providing an identified building area that complies with relevant Built Form Standards;
 - iii. the extent to which the current use of the site is for a rural activity and its ability to continue;
 - iv. the extent to which the site will be compromised for any future urban activities or combined with surrounding sites to

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enable a larger development to occur; and

- v. where a site is located within the High Quality Gravel Resource Overlay in [Appendix 17.9.1](#), the extent to which a dwelling on the site may foreclose on the ability to extract gravel resources and increase the likelihood of reverse sensitivity effects on quarrying and associated activities.

17.8.2.7 Rural Templeton

- a. Landscaping and building reflectivity:
 - i. the extent to which buildings will be visible from roads, parks, public places and the surrounding land, both internal and external to the zone;
 - ii. the appropriateness of the selected 80 established trees in terms of location, condition, type and proximity to roads or services where the health of the tree or driver visibility may be affected; and
 - iii. the effects of removing any identified trees, their health and significance of the tree(s) and whether appropriate replacements are provided and the impact on the character of the site and locality.
- b. Templeton strategic infrastructure:
 - i. the effects of traffic generated and the development on the road network in terms of safety, efficiency and capacity;
 - ii. the extent to which the scale and dimensions of buildings and the visual impact on the surrounding area, taking into account the extent of landscaping and the degree to which it screens or softens the buildings; and
 - iii. the extent to which materials will be stored, taking into account the type and volume of material.
- c. Stormwater management, water bodies and bird-strike risk:
 - i. the extent to which the proposed water features will be attractive to birdlife that might pose a bird-strike risk to the operation of Christchurch International Airport Limited; and
 - ii. whether a management plan has been developed that demonstrates there will be ongoing operation and maintenance of the stormwater system to minimise bird strike risk for the life of the stormwater system.

17.8.2.8 Maximum gradient for excavation

- a. Whether a steeper gradient would compromise:
 - i. the stability of any adjoining land or roads, taking account of potential slope erosion or collapse;
 - ii. the ability to adequately plant the slopes of an excavation; and/or
 - iii. the potential of the land to be redeveloped for other activities compatible with a rural zone.
- b. The extent of any visual impacts of a steeper gradient.

17.8.2.9 Location of crushing plant

- a. The extent of any adverse visual impacts resulting from the location of crushing plant with specific regard to:
 - i. the appearance and size of the plant; and
 - ii. the period of time in which the plant is proposed to be located closer to the zone boundary, or above ground level.
- b. Whether the location of crushing plant would give rise potential noise disturbance, having regard to the proximity and number of residential units near the site.
- c. The degree to which any proposed mitigation measures would reduce the visual or noise impacts of the plant to be used.

17.8.2.10 Stockpile height and setbacks

- a. The extent of any visual effects resulting from the location and height of stockpiles with particular regard to:

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- i. the visibility of the stockpile from residential units, roads or other public vantage points such as walking tracks and parks;
- ii. the quality and effectiveness of any existing or proposed screening (e.g. planting or mounding) on the zone or site boundary;
- iii. the collective extent and appearance of all on-site stockpiling; and
- iv. the proposed duration of stockpiling in the proposed location(s).

17.8.2.11 Minimum excavation setbacks

- a. Whether a reduced setback would ensure:
 - i. sufficient landscaping and distance to mitigate any adverse amenity effects; and
 - ii. the stability of any adjoining land or roads, taking account of potential slope erosion or collapse.

17.8.2.12 Visual screening and maintenance

- a. Whether alternative methods of screening or a lack thereof is sufficient to maintain rural amenity and character having particular regard to:
 - i. the type, scale and appearance of vegetation proposed for screening;
 - ii. the visibility of the quarry, buildings and machinery from properties in the adjoining rural zone or from external roads; and
 - iii. the likely visual impacts of reduced screening or mounding, and its implications for increasing actual or perceived noise from quarrying activities.
- b. Whether any rural land use has been established on the site since restoration, making screen planting or mounding unnecessary.
- c. Whether any proposed planting (type and location) would pose a risk to highway safety from shading during winter months.

17.8.2.13 Hours of operation

- a. The extent of any amenity impacts (including cumulative with other activities) on residents in adjoining zones which may result from:
 - i. increased intensity, frequency and duration of operating hours; and
 - ii. the likely additional or prolonged adverse effects associated with quarrying and ancillary quarry-processing activities including lighting, noise and traffic generation that are incompatible with surrounding activities.

17.8.2.14 Exposed excavations

- a. The extent of any adverse visual impacts of exposed worked out areas of the quarry as seen from rural properties, roads or other public vantage points.
- b. Whether an un-remediated site would give rise to adverse amenity effects on neighbours such as dust nuisance.
- c. Whether a greater extent of exposed land can be justified having regard to any business case along with mitigating factors such as a limited duration, screening or distance from neighbours.

17.8.2.15 Imported materials

- a. The extent to which the processing, storage and sale of materials extracted from another site would delay or otherwise compromise the rehabilitation of the property, including any in-combination or cumulative effects.
- b. The extent of any additional or prolonged adverse environmental (including amenity) effects resulting from the activity.

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- c. The extent to which quarrying of in-situ materials remains a dominant activity on the site.
- d. The extent of any benefits such as infrastructure efficiencies which result from co-location with a principal quarrying activity.

17.8.2.16 Quarry rehabilitation and end use

- a. The extent to which alternative rehabilitation proposals will enable the land to be returned to a state suitable for use by other permitted activities having regard to the nature of fill material and degree of compaction.
- b. Whether the proposal would result in an improved environmental outcome for the quarry site and surrounding community along with any consequential environmental (including amenity) effects of the proposal.
- c. Whether sufficient cleanfill material is available for the proposed level of quarry rehabilitation without unduly delaying rehabilitation or limiting the ability of other quarry sites to rehabilitate on account of limited availability of cleanfill materials.
- d. Whether a longer or alternative rehabilitation timescale would prolong any adverse effects on surrounding land uses including as a result of traffic, noise and dust.
- e. The extent of any adverse visual impacts of exposed worked out areas of the quarry as seen from rural properties, roads or other public vantage points.
- f. Whether an un-remediated site would give rise to adverse amenity effects on neighbours such as dust nuisance.
- g. Whether a greater extent of exposed land can be justified having regard to any business case along with mitigating factors such as a limited duration, screening or distance from neighbours.
- h. The extent of any potential changes to the patterns of surface drainage or subsoil drains, and whether the site or adjoining land will be at higher risk of flooding, or a raised water table.
- i. Whether rehabilitating to a steeper gradient would affect the stability of adjoining land and its susceptibility to subsidence or erosion upon excavation taking place.
- j. Whether filling would result in alteration to natural ground levels in the vicinity of the site, and consequently on the height and bulk of buildings that may be erected on the site.

17.8.3 Coastal environment and significant landscapes

17.8.3.1 Coastal environment

- a. For any proposal in the coastal environment:
 - i. the extent to which the nature, scale, intensity and location of the proposal will have effects on the coastal environment, taking into account Coastal Environment objectives and policies 19.1.

17.8.3.2 Significant landscapes - Rural Banks Peninsula

- a. Whether the proposal is consistent with recognising, maintaining, and where practicable, enhancing the qualities of the Significant Feature and/or Significant Landscape. Reference should be made to the qualities described in the landscape objectives and policies and the Banks Peninsula Landscape Study.
- b. Any adverse effects on adjoining outstanding natural features, landscapes or natural character areas, and whether there is a sufficient separation to avoid detracting from the landscape qualities of those areas. When assessing separation, account shall be taken of both vertical and horizontal setback distances, visual separation and any clearance of indigenous vegetation.
- c. On Banks Peninsula, the extent to which the proposal will detract from visual amenity landscape values. This shall include consideration of and the extent to which any buildings or structures conform to the 'Banks Peninsula Rural

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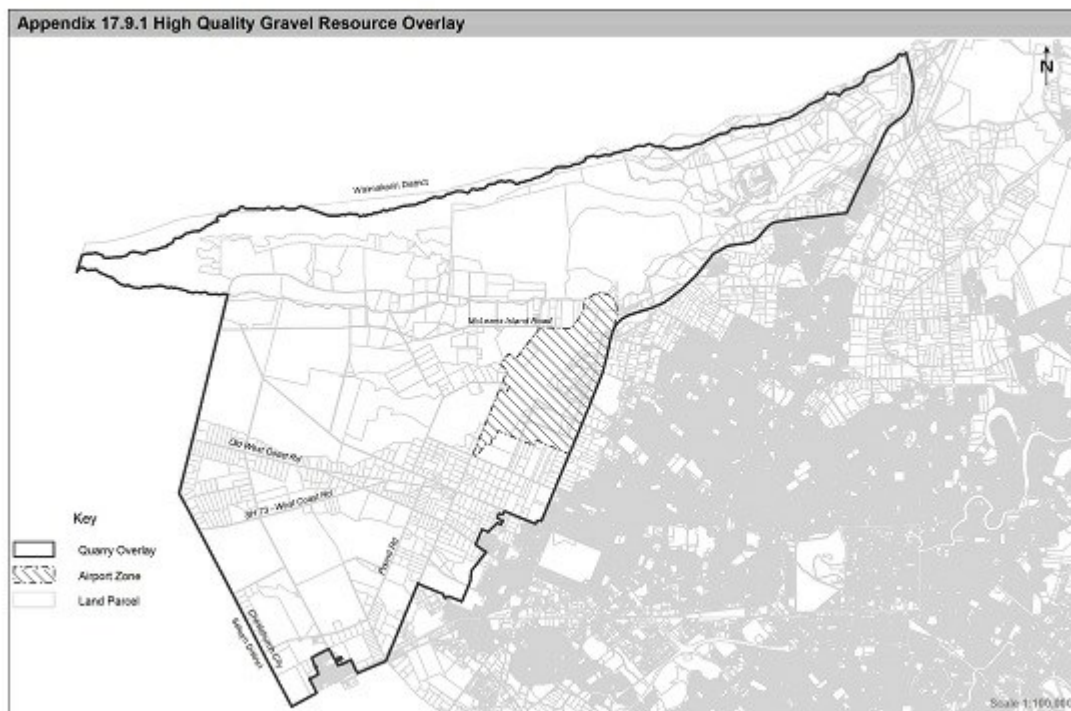
Landscape Development Guidelines (2010)'.¹

- d. Whether the proposal recognises the context and values of historic and cultural significance and the relationship, culture and traditions of Ngāi Tahu.
- e. Whether the development will integrate into the landscape, and the appropriateness of the location, density, scale, form, design and materials proposed. With respect to buildings this shall include consideration of reflectivity and light spill.
- f. The extent to which the development is visible from public places and public roads (including unformed legal roads). Consideration should be given to the proximity to public places and roads (including legal unformed roads), to ease of accessibility to that place, and to the significance of the viewing point.
- g. The extent to which natural elements such as topography, ridgelines, terraces, and vegetation within the site mitigate the visibility of development.
- h. The capacity of the landscape to absorb change and the extent to which opportunity has been taken to cluster built development in areas of existing built development with a higher potential to absorb development while retaining areas which are more sensitive to change.
- i. The extent to which the proposal will result in adverse cumulative effects, when considered in combination with existing buildings and development.
- j. In rural areas, whether the proposal supports the continuation of farming activities, in particular pastoral farming, which complement the significant feature and/or landscape.
- k. Whether the proposal is connected with the need to provide water supply (for fire fighting), and the ability to integrate water tanks into the landscape and mitigate any adverse visual effects.
- l. For new access, tracks whether the access supports conservation, farming or recreation activities that are complementary to the outstanding landscape or outstanding feature, and the ability to integrate with the landscape, follow natural contours and mitigate any adverse visual effects.

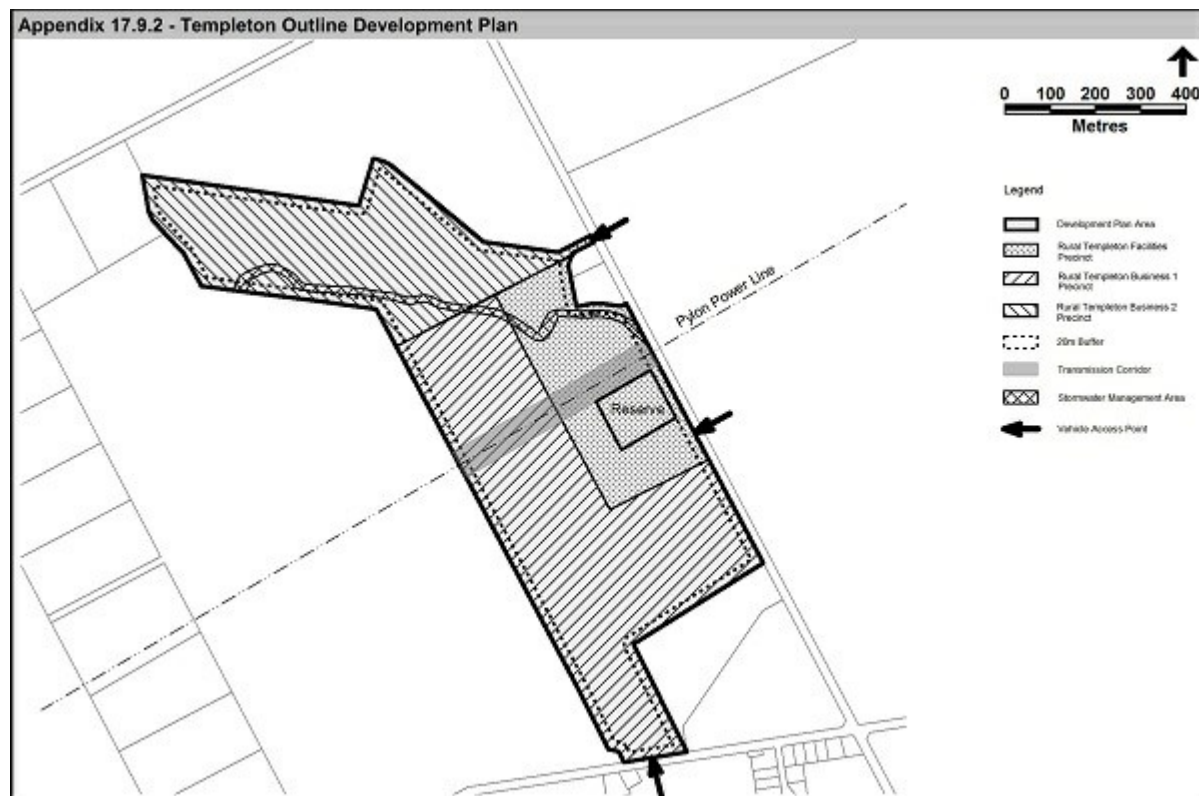
17.9 Appendices

Appendix 17.9.1 High quality gravel resource overlay

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Appendix 17.9.2 Templeton ODP



The Templeton ODP seeks to guide subdivision and development of the site, particularly with regard to stormwater management, landscaping and buffers, and the internal road network. The diagram also shows the Rural Templeton Business



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1, 2 and Facilities Precincts.

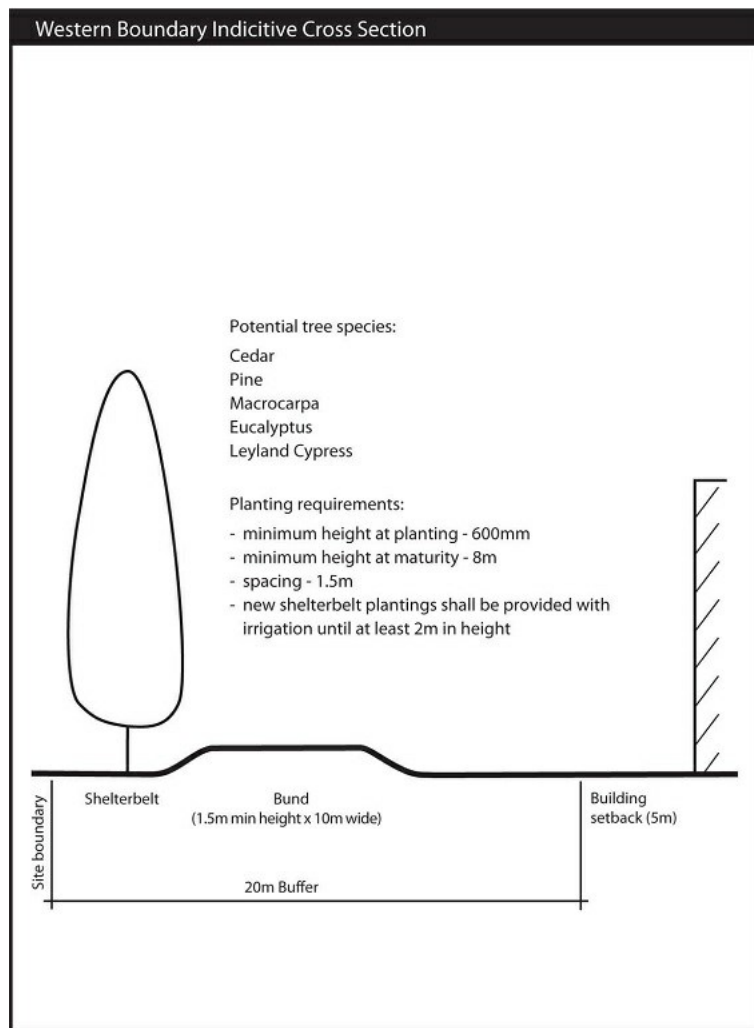
1. Stormwater:

- a. The site has been assessed as being suitable for on-site stormwater management. Each allotment will have individual on-site stormwater management systems in line with the requirements outlined below, and there will be communal stormwater management to handle stormwater from the public realm. The communal system will include a contingency amount for unusually heavy rainfall events. [Rule 17.7.3.9](#) stormwater ponding areas and waterbodies include design criteria for the system.
- b. The diagram shows a stormwater management area in the north of the site, in an existing natural swale, but communal detention and management will need to occur elsewhere within the site also. The transmission corridor mid-site provides an opportunity for this.

2. Landscaping and the 20m buffer:

- a. The Templeton ODP shows a 20m buffer on the perimeter of the Rural Templeton Zone. This is designed to protect adjoining landowners from adverse effects, and vice versa. The zone is adjoined by the Brackenridge Residential Estate, Nova Trust Rehabilitation Centre, Waitaha Learning Centre, a chapel, and farmland, making it particularly important to manage adverse effects. The buffer should not contain hard stand, outdoor storage or buildings. It may count towards the landscaping component.
- b. The existing shelterbelt is largely within the buffer and is to be retained and maintained. It is an integral part of the buffering effect and is also important for the retention of rural character and visual amenity at the site.
- c. The site also contains numerous established trees, identified through previous subdivision. The rules provide that 80 trees must be selected for retention. The shelterbelt and any other tree within the buffer cannot be included in the list of 80 trees.
- d. Any fencing at the site should be uniform and typical of the rural area.

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3. Road network:

- The diagram shows access and egress points from the site to Kirk and Maddisons Roads. The final internal road layout is dependent on various factors and the developer is afforded the flexibility to reflect this. The developer will need to consider the re-use of the existing internal road network and the relocation of a large private sewer line which traverses the site (serving the prison and other land) amongst other things.
- The internal roadway will include footpath/cycleway provision, landscaping, underground services (where appropriate) and stormwater management facilities. Provision shall also be made for a bus stop, even if just making space available to create a bus stop if the service to the hospital and prison is restored.
- Internal roads shall also be designed in accordance with Council requirements and should have a clear hierarchy and layout.

