

PROPOSAL 6A(ii)

Chapter 13 Central City

13.13.1 Central City Temporary Earthquake Recovery Activities

13.13.1.1 Rules - Temporary earthquake recovery activities – displaced activities, storage facilities and construction depots within the Central City

Note: All references to provisions shown in italics are being reviewed in Phase 2 of the District Plan review. Words underlined are defined terms in Chapter 2 Definitions of the Replacement District Plan.

13.13.1.1.1 How to use these rules and duration of rules

- 13.13.1.1.1.1 These rules apply to activities specified in the Activity Status Tables in Rule [13.13.1.1.2](#), where they are located within the Central City.
- 13.13.1.1.1.2 The Rules that apply to the activities specified in Rule [13.13.1.1.2](#) are:
 - a. the Activity Specific Standards in Rule [13.13.1.1.2](#)
 - b. the rules in [Chapter 5 Natural Hazards](#)
- 13.13.1.1.1.3 The permitted activities under [13.13.1.1.2.1](#) are only permitted when all of the relevant standards applying to the permitted activity are operative.

Note: The rules may refer to zones identified on the Planning Maps or Areas identified in Appendix 6.1, or sometimes both. In some cases determining the standards applying to sites within the Areas identified in Appendix 6.1 also requires reference to the zone in which a site is located, as indicated on the Planning Maps.

13.13.1.1.2 Activity status tables

13.13.1.1.2.1 Permitted activities

The activities listed below are permitted activities in the Areas indicated, within the Central City, if they comply with the Activity Specific Standards set out in this table and the rules in [Chapter 5 Natural Hazards](#).

Activities may also be restricted discretionary or non-complying as specified in Rules [13.13.1.1.2.2](#) and [13.13.1.1.2.4](#).

Activity	Activity specific standards
<p>P1 Any temporary activity established under either clause 7(3)(a) or 8(3)(a) of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011 that is in accordance with either:</p> <p>a) the provisions of a Public Notice published on 9 April 2011, 21 December 2011 and 23 October 2013; or</p> <p>b) a public notice published for a site specific approval</p> <p>that would expire on 20 April 2016 are permitted activities up to 30 April 2018</p>	<p>a. The activity shall comply with all standards specified in the relevant Public Notice</p>
<p>P2</p> <p>a. <u>Office, education activity, pre-school, health care facilities, places of assembly</u> until the 30 April 2018, located in Open Space, Cultural, Living, Business Area indicated in Appendix 6.1.</p> <p>b. <u>Retail</u> until the 30 April 2018, located in an Open Space or Cultural Area indicated in Appendix 6.1.</p>	<p>a. The activity moved from the land or <u>building</u> it occupied prior to the 2010 and 2011 Canterbury Earthquakes because that land or <u>building</u> could not be occupied due to:</p> <ul style="list-style-type: none"> i. the <u>building</u> becoming uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or ii. the <u>building</u> or land being evacuated to enable the repair of the land or <u>building</u> that was damaged by the 2010 and 2011 Canterbury Earthquakes; or iii. a risk to people and property from the continued use of the land or <u>building</u> as a consequence of the 2010 and 2011 Canterbury Earthquakes, including risks from neighbouring properties. <p>b. The activity shall be connected to or be serviced by:</p> <ul style="list-style-type: none"> i. a means of sanitary sewage disposal; ii. a potable water supply that meets the standards of the Canterbury District Health Board and a water supply for firefighting consistent

with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS4509:2008);

iii. a method of discharging stormwater that does not discharge stormwater on to adjoining properties or adversely affect water quality; and

iv. a power supply.

c. New structures must be relocatable and must be relocated off the site by 30 April 2018, unless they comply with the District Plan rules. Existing structures must be remediated to their original state or a state in compliance with District Plan rules. All structures and sites must be left clean and tidy.

d. Any new structures shall comply with the height and recession plane standards for the relevant zone.

e. Any new structures must be set back at least 3m from any road boundary or must comply with any setback from road boundary standards in the relevant zone, whichever is the lesser.

f. Any new structures shall be set back at least 3m from any boundary with a site in a Residential zone or Living Area identified in Appendix 6.1 or must comply with the boundary setback standards in the relevant zone, whichever is the lesser.

g. The activity shall provide at least 50% of the car parks required by Table 7.2 and Table 7.3 in [Appendix 7.1](#) – Parking space requirements. Car parks shall be designed in accordance with the standards in [Appendix 7.1](#). Manoeuvring for parking and loading areas shall be provided in compliance with [Rule 7.2.3.4](#). Any additional vehicle access shall be designed in accordance with [Rule 7.2.3.7](#) and shall provide vehicle crossings that comply with [Rule 7.2.3.8](#).

h. The activity shall comply with Rule 7.2.3.10 High Trip Generators.

i. The activity shall restrict its hours of operation to the following:

		Permitted hours of
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	Activity	operation
i.	<u>Office</u>	7am-9pm Monday to Friday; 7am -1pm Saturday, Sunday and public holidays.
ii.	<u>Education activity</u>	7am-9pm Monday to Saturday; Closed on Sunday and public holidays.
iii.	<u>Pre-school</u>	7am-9pm Monday to Friday; 7am-1pm Saturday, Sunday and
iv.	<u>Health care facility</u>	7am-9pm Monday to Sunday and public holidays.
v.	<u>Place of assembly</u>	7am-9pm Monday to Saturday Closed on Sunday and public holidays, except churches and church halls.
vi.	<u>Retailing in Open Space, Rural or Specific Purpose</u>	7am-7pm Monday to

	(Education) zones)	Saturday 9am-7pm Sunday and public holidays.
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j. The activity shall comply with all standards for that zone in the *Control of Noise* provisions.

k. The activity shall comply with all standards for that zone in the *Control of Glare* provisions.

l. The activity shall comply with all standards for that zone in the *Hazardous Substances provisions*.

m. The activity must not result in the alteration or destruction of any *building or tree scheduled* in the District Plan.

n. The activity must have at least one access to an existing road that is not a driveway shared by more than one residential unit.

o. The activity must not involve subdivision of land.

p. Outdoor advertisements are restricted to a maximum area of 2m² or the area and number provided for in the relevant zone, whichever is greater.

q. Any Outdoor advertisements shall not be internally or externally illuminated.

r. Any Outdoor advertisements shall be designed to comply with the *Traffic safety provisions for Outdoor advertisements*.

s. The activity shall accommodate a maximum of 10 staff and/or students (total), other than in the Cultural and Open Space Areas indentified in Appendix 6.1 where new preschools may have a maximum of 60 staff and students total.

t. Pre-schools existing prior to the 2010 and 2011 Canterbury Earthquakes may accommodate a maximum increase of 30% (total) of children and staff in addition to the situation prior to the earthquakes.

u. Any outdoor storage area shall:

		<p>i. not be located in a <u>setback</u>.</p> <p>ii. if used for a continuous period of more than 1 year, shall be screened by fencing, landscaping or <u>buildings</u> so as not to be visible 1.8m above <u>ground level</u> on any <u>adjoining</u> road or residential property.</p> <p>v. There shall be only one <u>office, education activity, pre-school, health care facility, or place of assembly</u> permitted under Rule 13.13.1.1.2.1 on any one <u>site</u> in a Living Area identified in Appendix 6.1.</p> <p>w. The activity and/or <u>buildings</u> shall be located greater than 12 metres from the centre line of a National Grid transmission line and greater than 12 metres from the outer edge of the foundation of a National Grid line's support structure.</p>
<p>P3</p>	<p><u>Retail activity, office, guest accommodation, food and beverage outlets, entertainment facilities, education activity, health care facilities, pre-schools, and places of assembly</u> until the 30 April 2018, located in a Business, Central City Business, Central City Mixed Use, or Central City (South Frame) Mixed Use Area identified in Appendix 6.1.</p>	<p>a. The activity moved from the land or <u>building</u> it occupied prior to the 2010 and 2011 Canterbury Earthquakes because that land or <u>building</u> could not be occupied due to:</p> <p>i. the <u>building</u> being uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or</p> <p>ii. the <u>building</u> or land being evacuated to enable the repair of the land or <u>building</u> that was damaged by the 2010 and 2011 Canterbury Earthquakes; or</p> <p>iii. a risk to people and property from the continued use of the land or <u>building</u> as a consequence of the 2010 and 2011 Canterbury Earthquakes, including risks from neighbouring properties.</p> <p>b. The activity shall be connected to or be serviced by:</p> <p>i. a means of sanitary sewage disposal;</p> <p>ii. a potable water supply that meets the standards of the Canterbury District Health Board and a water supply for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS4509:2008);</p>

		<p>iii. a method of discharging stormwater that does not discharge stormwater on to adjoining properties or adversely affect water quality; and</p> <p>iv. a power supply.</p> <p>c. New structures must be relocatable and must be relocated off the <u>site</u> by 30 April 2018, unless they comply with the District Plan rules. Existing structures must be remediated to their original state or a state in compliance with District Plan rules. All structures and <u>sites</u> must be left clean and tidy.</p> <p>d. Any new structures shall comply with the height and recession plane standards for the relevant zone.</p> <p>e. Any new structures must comply with any <u>setback</u> from <u>road boundary</u> standards in the relevant zone.</p> <p>f. Any new structures must comply with any <u>setback</u> from internal <u>boundary</u> standards in the relevant zone along boundaries with Residential <u>Zone</u> or Open Space or Living Area indentified in Appendix 6.1.</p> <p>g. The activity shall provide at least 25% of the car parks required by Table 7.2 and Table 7.3 in Appendix 7.1 – Parking space requirements. Car parks shall be designed in accordance with the standards in Appendix 7.1. Manoeuvring for parking and loading areas shall be provided in compliance with Rule 7.2.3.4. Any additional vehicle <u>accesses</u> shall be designed in accordance with Rule 7.2.3.7 and shall provide <u>vehicle crossings</u> that comply with Rule 7.2.3.8</p> <p>k. Any activity on a <u>site adjoining</u> a Residential zone or Living Area indentified in Appendix 6.1 shall comply with all standards for that zone in the <i>Control of Glare provisions</i>.</p> <p>l. The activity shall comply with all standards for that zone in the <i>Hazardous Substances provisions</i>.</p> <p>m. The activity must not result in the alteration or destruction of any <u>building</u> or <u>tree scheduled</u> in the District Plan.</p> <p>n. The activity must have at least one <u>access</u> to</p>
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		<p>an existing road.</p> <p>o. The activity must not involve <u>subdivision</u> of land.</p> <p>p. Any <u>Outdoor advertisements</u> shall comply with all standards for that zone in the <i>Outdoor Advertisements provisions</i>.</p> <p>q. The activity shall not involve the sale of alcohol between 11pm and 7am within 75m of a Residential zone or a Living Area identified in Appendix 6.1.</p> <p>r. Any <u>outdoor storage area</u> shall:</p> <ul style="list-style-type: none"> i. not be located in a required <u>setback</u>. ii. if used for a continuous period of more than 1 year, shall be screened by fencing, landscaping or <u>buildings</u> so as not to be visible 1.8m above ground level on any <u>adjoining</u> road or residential property. <p>s. The activity and/or <u>buildings</u> shall be located greater than 12 metres from the centre line of a National Grid transmission line and greater than 12 metres from the outer edge of the foundation of a National Grid line's support structure.</p>
<p>P4</p>	<p>a. Storage facilities until the 30 April 2022, located in an Open Space, Central City Business, Central City Mixed Use, Central City (South Frame) Mixed Use Area indicated in Appendix 6.1.</p> <p>b. Construction depot, until the 30 April 2022, located in a Central City Business, Central City Mixed Use, or Central City (South Frame) Mixed Use Area identified in Appendix 6.1 for construction work (as defined in section 6 of the Construction Contracts Act 2002) to repair or rebuild land, <u>buildings</u>, infrastructure or other facilities damaged by the Canterbury Earthquakes within the Central</p>	<p>a. Storage is for goods, machinery and vehicles either:</p> <ul style="list-style-type: none"> i. used for construction work (as defined in section 6 of the Construction Contracts Act 2002) to repair or rebuild land, <u>buildings</u>, infrastructure or other facilities damaged by the Canterbury Earthquakes; or ii. relocated from land or <u>buildings</u> being repaired or rebuilt as a consequence of the Canterbury Earthquakes. <p>b. The activity shall be connected to or be serviced by:</p> <ul style="list-style-type: none"> i. a means of sanitary sewage disposal; ii. a potable water supply that meets the standards of the Canterbury District Health Board and a water supply for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS4509:2008); iii. a method of discharging stormwater that does not discharge stormwater on to <u>adjoining</u> properties or

<p>City.</p>	<p>adversely affect water quality; and</p> <p>iv. a power supply.</p> <p>c. New structures must be relocatable and must be relocated off the <u>site</u> by 30 April 2018, unless they comply with the District Plan rules. Existing structures must be remediated to their original state or a state in compliance with District Plan rules. All structures and <u>sites</u> must be left clean and tidy.</p> <p>d. Any new structures shall comply with the height and recession plane standards for the relevant zone.</p> <p>e. Any new structures must comply with any <u>setback</u> from <u>road boundary</u> standards in the relevant zone.</p> <p>f. Any new structures must be set back at least 3m from the <u>boundary</u> with any Residential zone or a Living Area identified in Appendix 6.1.</p> <p>g. The activity shall provide at least 25% of the car parks required by Table 7.2 and Table 7.3 in Appendix 7.1 – Parking space requirements. Car parks shall be designed in accordance with the standards in Appendix 7.1. Manoeuvring for parking and loading areas shall be provided in compliance with Rule 7.2.3.4. Any additional vehicle <u>accesses</u> shall be designed in accordance with Rule 7.2.3.7 and shall provide <u>vehicle crossings</u> that comply with Rule 7.2.3.8.</p> <p>h. The activity shall comply with Rule 7.2.3.10 High trip generators.</p> <p>i. In the Open Space Areas identified in Appendix 6.1, the activity shall not cover greater than 50% or 5,000m² of the <u>site</u>.</p> <p>j. In the Open Space Areas identified in Appendix 6.1, hours of operation shall be restricted to between 7am and 7pm Monday to Sunday.</p> <p>k. In the Open Space Areas identified in Appendix 6.1, the activity shall comply with the noise standards for the Industrial General zone. In the Central City Business, Central City Mixed Use, Central City (South Frame) Mixed Use Areas identified in Appendix 6.1, the activity shall comply with all standards for that zone in the <i>Control of Noise provisions</i>.</p> <p>l. Any activity on a <u>site adjoining</u> a Residential zone or a Living Area identified in Appendix 6.1 shall comply with all standards for that zone in the <i>Control of Glare provisions</i>.</p> <p>m. The activity shall comply with all standards for that zone in</p>
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		<p>the <i>Hazardous Substances provisions</i>.</p> <p>n. The activity must not result in the alteration or destruction of any <u>building</u> or <u>tree</u> scheduled in the District Plan.</p> <p>o. The activity must have at least one <u>access</u> to an existing road.</p> <p>p. The activity must not involve <u>subdivision</u> of land.</p> <p>q. Any <u>Outdoor advertisements</u> shall comply with all standards for that zone in the <i>Outdoor Advertisements provisions</i>.</p> <p>r. Any <u>outdoor storage area</u> shall:</p> <ul style="list-style-type: none"> i. not be located in a required <u>setback</u>. ii. if used for a continuous period of more than 1 year, shall be screened by fencing, landscaping or <u>buildings</u> so as not to be visible 1.8m above <u>ground level</u> on any <u>adjoining</u> road or residential property. <p>s. In an Open Space Area identified in Appendix 6.1 any storage facility must be used for the purpose of the repair of services or infrastructure within a 400m radius of the <u>site</u>.</p> <p>t. The activity and/or <u>buildings</u> shall be located greater than 12 metres from the centre line of a National Grid transmission line and greater than 12 metres from the outer edge of the foundation of a National Grid line's support structure.</p>
<p>P5</p>	<p>One <u>residential unit</u> on a <u>site</u> until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in a Living Area identified in Appendix 6.1.</p>	<p>a. The <u>residential unit</u> is for persons who moved from what was their normal place of residence prior to the 2010 and 2011 Canterbury Earthquakes because that <u>building</u> or land could not be occupied due to:</p> <ul style="list-style-type: none"> i. the <u>building</u> becoming uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or ii. the <u>building</u> or land being evacuated to enable the repair of the land or <u>building</u> that was damaged by the 2010 and 2011 Canterbury Earthquakes; or iii. a risk to people and property from the continued use of the land or <u>building</u> as a consequence of the

2010 and 2011 Canterbury Earthquakes, including risks from neighbouring properties.

b. The activity shall be connected to or be serviced by:

i. a means of sanitary sewage disposal;

ii. a potable water supply that meets the standards of the Canterbury District

Health Board and a water supply for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS4509:2008);

iii. a method of discharging stormwater

iv. a power supply.

c. New structures must be relocatable and must be relocated off the site by 30 April 2018, unless they comply with the District Plan rules. Existing structures must be remediated to their original state or a state in compliance with District Plan rules. All structures and sites must be left clean and tidy.

d. Any new structures shall comply with the height and recession plane standards for the relevant zone.

e. Any new structures must be set back at least 3m from any road boundary or must comply with any setback from road boundary standards in the relevant zone, whichever is the lesser.

f. Any new structures shall be set back at least 3m from any internal boundary or must comply with the boundary setback standards in the relevant zone, whichever is the lesser.

g. Any new residential unit must be at least 1m from any other building on the site.

h. The maximum percentage of the net site area covered by buildings shall be 60%, excluding:

i. fences, walls and retaining walls;

ii. eaves and roof overhangs up to 600 millimetres in width from the wall of a building;

iii. uncovered swimming pools up to 800 millimetres in height above ground level; and

iv. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:

A. are no more than 800 millimetres above

		<p><u>ground level</u> and are uncovered or unroofed; or</p> <p>B. where greater than 800 millimetres above <u>ground level</u> and/or covered or roofed, are in total no more than 6m² in area for any one <u>site</u>.</p> <p>i. The activity must not result in the alteration or destruction of any <u>building</u> or <u>tree scheduled</u> in the District Plan.</p> <p>j. The activity must have <u>access</u> to an existing road. Any additional vehicle <u>accesses</u> shall be designed in accordance with Rule 7.2.3.7 and shall provide <u>vehicle crossings</u> that comply with Rule 7.2.3.8.</p> <p>k. The activity must not involve <u>subdivision</u> of land.</p> <p>l. Any <u>Outdoor advertisements</u> shall comply with all standards for that zone.</p> <p>m. The activity and/or <u>buildings</u> shall be located greater than 12 metres from the centre line of a National Grid transmission line and greater than 12 metres from the outer edge of the foundation of a National Grid line's support structure.</p>
<p>P6</p>	<p>Two or three <u>residential units</u> on a <u>site</u> until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in an Open Space, Living, Cultural 3 or Cultural 4 Area identified in Appendix 6.1.</p>	<p>a. The <u>residential units</u> are for persons who moved from what was their normal place of residence prior to the 2010 and 2011 Canterbury Earthquakes because that <u>building</u> or land could not be occupied due to:</p> <p>i. the <u>building</u> becoming uninhabitable or demolished as a consequence of the</p> <p>2010 and 2011 Canterbury Earthquakes; or</p> <p>ii. the <u>building</u> or land being evacuated to enable the repair of the land or <u>building</u> that was damaged by the 2010 and</p> <p>2011 Canterbury Earthquakes; or</p> <p>iii. a risk to people and property from the continued use of the land or <u>building</u> as a consequence of the 2010 and 2011 Canterbury Earthquakes, including risks from neighbouring properties.</p> <p>b. The activity shall be connected to or be serviced by:</p> <p>i. a means of sanitary sewage disposal;</p>

		<p>ii. a potable water supply that meets the standards of the Canterbury District</p> <p>Health Board and a water supply for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS4509:2008);</p> <p>iii. a method of discharging stormwater that does not discharge stormwater on to <u>adjoining</u> properties or adversely affect water quality; and</p> <p>iv. a power supply.</p> <p>c. New structures must be relocatable and must be relocated off the <u>site</u> by 30 April 2018, unless they comply with the District Plan. Existing structures must be remediated to their original state or a state in compliance with District Plan rules. All structures and <u>sites</u> must be left clean and tidy.</p> <p>d. Any new structures shall comply with the height and recession plane standards for the relevant zone.</p> <p>e. Any new structures must be set back at least 3m from any <u>road boundary</u> or must comply with any <u>setback</u> from <u>road boundary</u> standards in the relevant zone, whichever is the lesser.</p> <p>f. Any new structures shall be set back at least 3m from any internal <u>boundary</u> or must comply with the <u>boundary setback</u> standards in the relevant zone, whichever is the lesser.</p> <p>g. Any new <u>residential unit</u> must be at least 1m from any other <u>building</u> on the site, but where windows of one unit will face windows in another unit the windows must be at least 3m apart.</p> <p>h. The maximum percentage of the <u>net site area</u> covered by <u>buildings</u> shall be 60%, excluding:</p> <ul style="list-style-type: none"> i. fences, walls and retaining walls; ii. eaves and roof overhangs up to 600 millimetres in width from the wall of a <u>building</u>; iii. uncovered swimming pools up to 800 millimetres in <u>height</u> above <u>ground level</u>; and iv. decks, terraces, <u>balconies</u>, porches, verandahs, bay or box windows (supported or cantilevered) which: <ul style="list-style-type: none"> A. are no more than 800 millimetres above
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		<p><u>ground level</u> and are uncovered or unroofed; or</p> <p>B. where greater than 800 millimetres above <u>ground level</u> and/or covered or roofed, are in total no more than 6m² in area for any one <u>site</u>.</p> <p>i. The activity must not result in the alteration or destruction of any <u>building or tree scheduled</u> in the District Plan.</p> <p>j. The activity must have at least one <u>access</u> to an existing road that is not a driveway shared by more than one <u>residential unit</u>. Any additional vehicle <u>accesses</u> shall be designed in accordance with Rule 7.2.3.7 and shall provide <u>vehicle crossings</u> that comply with Rule 7.2.3.8.</p> <p>k. The activity must not involve <u>subdivision</u> of land.</p> <p>l. Any <u>Outdoor advertisements</u> shall comply with all standards for that zone.</p> <p>m. One parking space must be provided for each additional unit. Car parks shall be designed in accordance with the standards in Appendix 7.1. Manoeuvring for parking and loading areas shall be provided in compliance with Rule 7.2.3.4.</p> <p>n. The activity and/or <u>buildings</u> shall be located greater than 12 metres from the centre line of a National Grid transmission line and greater than 12 metres from the outer edge of the foundation of a National Grid line's support structure.</p>
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13.13.1.1.2.2 Restricted discretionary activities

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 the following table.

Activity	The Council's discretion shall be limited to the following matters:
<p>RD1 One <u>Residential Unit</u> on a site until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in a Living Area identified in Appendix 6.1,</p>	<p>As relevant to the breached standard;</p> <p>a. Activity Specific Standard e Street scene: Whether the reduced setback will significantly detract from the character of the street taking into account:</p>

<p>which does not comply with the Activity specific standards e, f or h P5.</p> <p>Any application will not require written approvals and shall not be limited or publicly notified.</p>		<ul style="list-style-type: none"> i. Necessity in order to allow more efficient, practical and/or pleasant use of the remainder of the site or the protection of significant trees, listed heritage buildings, or natural features on the site, ii. The ability to provide opportunities for garden and tree planting in the vicinity of road boundaries; iii The openness of the site to the street; iv. The adverse effects of the building intrusion into the street scene or reduction of screening on the outlook and privacy of people on adjoining sites; v. The relevance of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites. <p>b. Activity Specific Standard f - Minimum building setbacks from internal boundaries:</p> <p>Whether the reduced setback will significantly detract from the outlook of occupants taking into account:</p> <ul style="list-style-type: none"> i. the need to enable an efficient, practical and/or pleasant use of the remainder of the site, ii. the need to protect significant trees, listed heritage buildings, or natural features on the site; iii. the need to provide opportunities for garden and tree plantings around buildings; iv. unique or exceptional site specific circumstances that would result in a situation where compliance with the standards would have an unduly restrictive impact on the ability to develop the site; v. the need to provide occupants with adequate levels of daylight and outlook, including impacts from the visual dominance by buildings on the outlook from adjoining sites and buildings, which is out of character with the local environment. <p>c. Activity Specific Standard h site coverage:</p> <p>Whether the infringement is appropriate to its context taking into account the balance of open space and buildings in the area and avoids a significant reduction in the open space character of the area.</p>

<p>RD2</p>	<p>Two or three <u>Residential Units</u> on a site until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in Open Space, Living, Cultural 3 or Cultural 4 Area identified in Appendix 6.1, which do not comply with the Activity specific standards e, f or h for P6.</p> <p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<p>As relevant to the breached standard;</p> <p>a. Activity Specific Standard e Street scene: Whether the reduced setback will significantly detract from the character of the street taking into account;</p> <ul style="list-style-type: none"> i. Necessity in order to allow more efficient, practical and/or pleasant use of the remainder of the site or the protection of significant trees, listed heritage buildings, or natural features on the site; ii. The ability to provide opportunities for garden and tree planting in the vicinity of road boundaries; iii. The openness of the site to the street; iv. The adverse effects of the building intrusion into the street scene or reduction of screening on the outlook and privacy of people on adjoining sites; v. The relevance of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites. <p>b. Activity Specific Standard f - Minimum building setbacks from internal boundaries:</p> <p>Whether the reduced setback will significantly detract from the outlook of occupants taking into account:</p> <ul style="list-style-type: none"> i. the need to enable an efficient, practical and/or pleasant use of the remainder of the site; ii. the need to protect significant trees, listed heritage buildings, or natural features on the site; iii. the need to provide opportunities for garden and tree plantings around buildings; iv. unique or exceptional site specific circumstances that would result in a situation where compliance with the standards would have an unduly restrictive impact on the ability to develop the site; v. the need to provide occupants with adequate levels of daylight and outlook, including impacts from the visual dominance by buildings on the outlook from adjoining sites and buildings, which is out of character with the local environment. <p>c. Activity Specific Standard h site coverage: Whether the infringement is appropriate to its context taking into account the</p>
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		balance of open space and buildings in the area and avoids a significant reduction in the open space character of the area.
RD3	<p>Four or more <u>Residential Units</u> on a site until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in a Business, Open Space, Living, Cultural 3 or Cultural 4 Area identified in Appendix 6.1,</p> <p>which;</p> <ol style="list-style-type: none"> 1. complies with the Activity specific standards for P6; 2. includes a concept plan showing proposed structures, access, services, car parking and amenities, and 3. includes a site management plan or agreement outlining how day to day operations on site will be managed to minimise any potential nuisance on surrounding sites and areas. <p>The activity may include ancillary structures including ablution blocks, kitchens, laundries, and site management offices.</p> <p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<ol style="list-style-type: none"> a. Whether the design and layout of the proposal minimises any potential nuisance on surrounding sites and areas. b. Whether the site management plan or agreement, outlining how day to day operations on site will be managed, and will minimise any potential nuisance on surrounding sites and areas.
RD4	Any Activity listed in 13.13.1.1.2.1 that does not comply with any one or more of the Activity Specific Standards set out in Rule 13.13.1.1.2.1.	<ol style="list-style-type: none"> a. the level of adverse effect on the amenity values of the immediate environment taking into account the length of time the adverse effect will be in place; and b. the types of mitigation available, their practicality to implement and their effectiveness to mitigate the adverse

		effect
RD5	<p>Any activity listed in Rule 13.13.1.1.2.1 that cannot be a permitted activity due to all relevant standards not being operative.</p> <p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<p>a. the need for the activity to remain in its location for a longer period including:</p> <ul style="list-style-type: none"> i. alternative locations available for the activity to relocate into and why these are not feasible or desirable options at this time; ii. how and in what timeframe the activity will transition to a permanent location; iii. the term of the consent; <p>b. any significant adverse effects of temporary activity on its immediate environment, including consideration of any compliance issues or breaches of standards that have arisen in the operation of the temporary activity;</p> <p>c. any breach of the permitted activity or restricted discretionary standards relevant to the activity;</p> <p>d. any implications for the recovery of areas that the activity is anticipated to be located in, if the temporary activity is to remain for the period sought in the consent; and</p> <p>e. If necessary, the manner in which the site will be remediated following cessation of the activity.</p>
RD6	<p>Any Activity listed in 13.13.1.1.2.1 or 13.13.1.1.2.2 (RD1, RD2 and RD3) after 30 April 2018 until 30 April 2022.</p> <p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<p>a. the need for the activity to remain in its location for a longer period including:</p> <ul style="list-style-type: none"> iv. alternative locations available for the activity to relocate into and why these are not feasible or desirable options at this time; v. how and in what timeframe the activity will transition to a permanent location; vi. the term of the consent; <p>b. any significant adverse effects of temporary activity on its immediate environment, including consideration of any compliance issues or breaches of standards that have arisen in the operation of the temporary activity;</p> <p>c. any breach of the permitted activity or restricted discretionary standards relevant to the activity;</p> <p>d. any implications for the recovery of areas that the activity is anticipated to be located in, if the temporary activity is to remain for the period sought in the consent; and</p>

		e. If necessary, the manner in which the site will be remediated following cessation of the activity.
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13.13.1.1.2.3 Discretionary activities

There are no Discretionary Activities in Rule 13.13.1.1.

13.13.1.1.2.4 Non-complying activities

Activity	
NC1	Activities P2 to P6 listed in 13.13.1.1.2.1 that do not comply with activity specific standards P2 w, P3 s, P4 t, P5 m, and P6 n (Setback from the National Grid lines and support structures).
NC2	Any Activity listed in 13.13.1.1.2.1 or 13.13.1.1.2.2 (RD1, RD2, RD3) after 30 April 2022.