

Independent Hearings Panel

Christchurch Replacement District Plan

Te paepae motuhake o te mahere whakahou a rohe o Ōtautahi

IN THE MATTER OF section 71 of the Canterbury Earthquake Recovery Act 2011 and the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014

AND

IN THE MATTER OF proposals notified for incorporation into a Christchurch Replacement District Plan

Date of hearing: 13 July 2015

Date of decision: 3 September 2015

Hearing Panel: Hon Sir John Hansen (Chair), Ms Sarah Dawson, Ms Jane Huria

DECISION 9

TEMPORARY ACTIVITIES 6A, 6B AND 6C

Outcomes: **Proposals changed as per Schedule 1**

COUNSEL APPEARANCES

Ms S Scott	Christchurch City Council
Mr B Williams	Orion New Zealand Limited
Ms J Silcock and Ms E Moore	Crown
Ms N Garvin	Transpower New Zealand Limited

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INTRODUCTION

[1] This decision ('decision') continues the series of decisions made by the Independent Hearings Panel ('Hearings Panel'/'Panel') concerning the formulation of a replacement district plan for Christchurch City (including Banks Peninsula) ('Replacement Plan'/'Plan').¹

[2] In this decision, the phrase 'Notified Version' describes the version notified by the Christchurch City Council ('Council') and to which, subsequent to consideration of submissions and informal mediation between the Council and submitters, a number of changes were made. This was then ultimately produced in closing by the Council as a red-line version ('Revised Notified Version'). The Revised Notified Version was agreed to by the submitters.²

[3] Where we refer to 'Decision Version', it is our redrafting of the Revised Notified Version, as set out in Schedule 1, which will become operative upon release of this decision and the expiry of the appeal period.

[4] This decision follows our hearing and consideration of submissions and evidence. Further background on the review process, pursuant to the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 ('OIC') is set out in the introduction to Decision 1, concerning Strategic Directions and Strategic Outcomes (and relevant definitions) ('Strategic Directions decision').³

Effect of decision and rights of appeal

[5] Our proceedings and the rights of appeal are set out in our earlier decisions.⁴ We concur in those.

Identification of parts of existing district plans to be replaced

[6] The OIC requires that our decision also identifies the parts of the existing district plans that are to be replaced by the proposals.

¹ The Panel members for this decision are Hon. Sir John Hansen (Chairperson), Sarah Dawson, Jane Huria.

² Joint memorandum of Counsel in support of revised provisions, 12 June 2015.

³ Strategic directions and strategic outcomes (and relevant definitions), 26 February 2015.

⁴ Strategic Directions decision at [5]–[9].

[7] As for our first decision relating to temporary earthquake recovery activities (Decision 2), there are no equivalent provisions contained in the Operative Plan for the proposal as notified. As such there are no provisions in the Operative Plan that are required to be identified for replacement. Notwithstanding this, this decision does make minor amendments to our Decision 2, as set out in Schedule 1A.

[8] The reasons for our decision follow the Preliminary Matters section.

PRELIMINARY MATTERS

Background

[9] This is a further decision on Temporary Activities. In the course of Stage 1, a hearing was held relating to Temporary Activities, which was given priority in terms of paragraph 3 of our Terms of Reference dated 8 September 2014.⁵ That first hearing was conducted on 12 January 2015. At the hearing, the Council and submitters had reached agreement, and our decision was handed down on 26 February 2015.⁶

[10] In the course of the first hearing some dispute arose as to the geographical extent of the Stage 1 notification. The Crown and others were of the view that the Notified Version applied to all of greater Christchurch, while the Council took the view that it was limited to those areas in the Stage 1 planning maps.⁷ We were satisfied that there was such a level of confusion, in that Stage 2 and Stage 3 areas were not included, that there needed to be further notification. Pursuant to our minute of 17 December 2014,⁸ further notification took place, and we arranged a further hearing at the earliest possible date.

[11] There were few submitters and, again, agreement had been reached. However, there were some issues that arose. The first issue related to the need for a definition of a multi-unit development, and the Council agreed that this should be included. The second, some differences between provisions included in Decision 2 on Stage 1 Temporary Activity matters.⁹

⁵ Our terms of reference, made under cl 9 of the Order in Council, are available at the Hearings Panel's website, www.chchplan.ihp.govt.nz.

⁶ Temporary activities related to earthquake recovery (and relevant definitions), 26 February 2015.

⁷ Council (submitter 1602); Crown (1603).

⁸ Minute to parties, application by Crown and Christchurch City Council, 17 December 2014.

⁹ Above, n 6.

The first difference related to the national grid transmission lines, where Transpower New Zealand Limited ('Transpower') sought a setback reduction from 12 metres to 10 metres.¹⁰ The second difference related to Orion's infrastructure, where our first decision did not include any setback for Orion's infrastructure.¹¹ Orion had not submitted or sought any such provisions. Lastly, matters of scope were raised about the inclusion of setbacks for construction depots from Orion infrastructure included in the Revised Notified Version. We address those matters in due course.

Conflicts of interest

[12] We have posted notice of any potential conflicts of interest on the Independent Hearings Panel website.¹² No submitter raised any issue in relation to this.

¹⁰ Submitter 1607.

¹¹ Orion New Zealand Limited (1604).

¹² The website address is www.chchplan.ihp.govt.nz.

REASONS

Statutory framework

[13] The OIC directs that we hold a hearing on submissions on a proposal and make a decision on that proposal.¹³

[14] It sets out what we must and may consider in making that decision.¹⁴ It qualifies how the Resource Management Act 1991 ('RMA') is to apply and modifies some of the RMA's provisions, both as to our decision-making criteria and processes.¹⁵ It directs us to comply with s 23 of the Canterbury Earthquake Recovery Act 2011 ('CER Act').¹⁶ The OIC also specifies additional matters for our consideration.

[15] Our Strategic Directions decision, which was not appealed, summarised the statutory framework for that decision. As it is materially the same for this decision, we apply the analysis we gave of that framework in that decision.¹⁷ As with all our decisions, we apply our Strategic Directions decision throughout.

Decision

[16] We confirm and concur all matters in our Stage 1 Temporary Activities decision, except to the following extent.

[17] First, there will be the introduction of a definition of "multi-unit development", to read as follows:

For the purposes of the policy and rules for Workers' Temporary Accommodation, "multi-unit development" means a group of two or more residential units to be established and used for the purpose of workers' temporary accommodation.

¹³ OIC, cl 12(1).

¹⁴ OIC, cl 14(1).

¹⁵ OIC, cl 5.

¹⁶ Our decision does not set out the text of various statutory provisions it refers to, as this would significantly lengthen it. However, the electronic version of our decision includes hyperlinks to the New Zealand Legislation website. By clicking the hyperlink, you will be taken to the section referred to on that website.

¹⁷ At [25]–[28] and [40]–[62].

[18] All relevant submitters confirmed agreement with this definition and we are satisfied on the evidence it is appropriate.

[19] In relation to the Transpower setback, there is a request that we exercise our powers under cl 13(6)(a) of the OIC to reduce the setback in Decision 2 from 12 metres to 10 metres for 66kV National Grid transmission lines and associated support structures.

[20] The clause of the OIC just referred to allows the Panel to direct the Council “to make changes of no more than minor effect”.

[21] Similar terminology is used in cl 16(2) of the first schedule of the RMA, which provides:

A local authority may make an amendment, without using the process in this schedule, to its proposed policy statement or plan to alter any information, **where such an alteration is of minor effect**, or may correct any minor errors.
[our emphasis]

[22] The established test can be found in the Environment Court decision of *Re an application by Christchurch City Council*.¹⁸ There, the Environment Court made a distinction between altering information on the one hand, and correcting minor errors on the other.

[23] The Court went on to find that cl 16 allowed a local authority to “alter information”, which meant “anything said in the plan which informs the public of their rights and obligations”.¹⁹ If the change of rights and/or obligations will be only minor, the information can be altered. Although “information” is not used in cl 13(6)(a) of the OIC, we are satisfied that the same test should apply here.

[24] The second limb of cl 16(2) of the first schedule of the RMA relates to the correction of minor errors, and that terminology is absent from cl 13(6)(a) of the OIC. In the case just referred to, the Court held that whether a change would result in minor effect relates to whether or not the change may have attracted submission. The Court said:²⁰

... the touchstone should be; does the amendment affect (prejudicially or beneficially) the rights of some member of the public, or is it merely neutral. If

¹⁸ *Re an application by Christchurch City Council W177/96* [1996] NZEnvC 97; (1996) 2 ELRNZ 431 (29 November 1996).

¹⁹ Ibid, page 10.

²⁰ Ibid, page 10.

neutral it is a permitted amendment under Clause 16, if not so then the amendment cannot be made pursuant to Clause 16.

[25] It is a question of fact whether an alteration is of “minor effect”, and requires an examination of the likely effects of altering a public document without public input.

[26] The change sought reducing the Transpower setback from 12 to 10 metres enhances rights of land owners and marginally reduces the protection afforded to Transpower’s infrastructure. The Council submitted the change is minor because:

- (a) the amendment to the setback is a small reduction that the potentially adversely affected party, Transpower, is content with;
- (b) the amendment is more enabling for land owners affected by the setback; and
- (c) the change is highly unlikely to have attracted additional submissions.

[27] We concur in those submissions, and are satisfied the reduction of the Transpower setback, from 12 metres to 10 metres is of minor effect, and we direct the Council to make that change to our earlier decision, as set out in Schedule 1A.

[28] However, the Orion situation is somewhat different. What is being submitted for is a new rule as part of a change to our previous decision. The Council submitted that introducing setbacks for Orion’s infrastructure in Decision 2 would result in new non-complying activity rules across a range of zones covered by Stage 1 decisions, with many different land owners. The Council submitted that there is a reasonable prospect that the setbacks could have attracted submissions, and therefore the change is likely to be more than minor under the *Christchurch* principles. The effect would mean new areas of land would be affected by the setback rules, which are not currently covered by the setbacks in Decision 2 for the national grid. That could affect other land owners’ rights and ability to use their land, and we are satisfied that such a change in those circumstances is more than minor.

[29] In those circumstances, we do not consider what is sought by Orion is of minor effect. We also agree with the Council’s submission that we should not require notification, because the setbacks sought relate only to these temporary activities. Any risk to Orion’s infrastructure

will be removed within the near future. For the sake of completeness, we note that Orion has sought setbacks from its infrastructure relating to permanent activities within the pRDP.

[30] Orion also requested that the Panel introduce setbacks from its electricity distribution lines for construction depots. Orion accepts that its submission did not seek setbacks from its infrastructure for construction depots in the Rural Area or the “Residential Red Zone”, as specified in RD7 of the Notified Version.²¹ Orion has requested we use our powers under cl 13(2) of the OIC to make a decision on the proposal that we see appropriate. Although not within the scope of submissions, Orion and the Council were agreed that the request was within the scope of the proposal, and it was therefore a change we could make if we considered it appropriate to do so. Upon hearing the legal submissions, we hold a similar view to that outlined above for altering Decision 2 to include setbacks from Orion infrastructure, in that there is a reasonable prospect that the setbacks could have attracted submissions, and there are considerable areas of land that would be affected by the setback rules. For those reasons, we do not consider it appropriate to make the changes requested.

²¹ Closing legal submission, Orion New Zealand Limited.

The required “s 32” and “s 32AA” RMA evaluation

[32] Again, this is a matter referred to in earlier decisions. We adopt and endorse [48]–[54] of our Natural Hazards decision.²²

Issues raised by submissions

[33] We have considered all submissions and the further submission received in relation to the Temporary Earthquake Recovery Activities proposal 6A, 6B and 6C. Schedule 2 lists witnesses who lodged evidence for various parties, and submitter representatives.²³

[34] The Notified Version and the Revised Notified Version provide for temporary activities associated with earthquake recovery in areas of Christchurch not previously addressed in the Stage 1 proposals and Decision 2. These include: displaced activities, storage facilities and construction depots; the temporary lifting and moving of earthquake damaged buildings; and workers' temporary accommodation. These activities are managed both outside and within the Central City.

[35] The evidence of Mr Eman for Council helpfully summarised the submissions and issues raised, and we see no need to repeat that. The issues raised in submissions have been addressed in the agreements reached between parties, other than those matters we have addressed in this decision.²⁴

[36] Submitters WS Bacon (1600) and Faulks Investment Limited (1606) were not party to the agreement. We acknowledge attempts were made by the joint parties to engage WS Bacon. While this submitter did not wish to be heard, we have read that submission and consider it is supportive of provisions relating to temporary activities related to earthquake recovery, and to this extent is accepted.

[37] Faulks Investment Limited was also not party to the agreement, however, we received a memorandum from its counsel stating they had reached agreement with the Council and no longer wished to be heard.²⁵

²² Natural Hazards (Part) (and relevant definitions and associated planning maps), 17 July 2015, pp 20-21.

²³ Counsel appearances are recorded on page 2.

²⁴ Evidence of Peter Nicholas Eman, 12 June 2015.

²⁵ Memorandum of counsel for Faulks Investments Limited withdrawing wish to be heard, 8 June 2015.

[38] We acknowledge and are thankful for the work that took place between parties to reach an agreed position prior to the hearing.²⁶

Section 32

[39] We refer to the necessary principles set out in our earlier decisions.²⁷

Section 32AA

[40] We have already referred in earlier decisions to the matters we must address.²⁸

[41] We only have to consider changes that we have made. In this instance the changes we have made reflect those in the decision above, being the introduction of a definition for “multi-unit development” and the deletion of those matters considered not appropriate relating to Orion’s infrastructure. We have also made changes to our Decision 2 relating to temporary activities to align that decision with this one. In our Decision section (above) we have summarised the reasons for making the changes we have.

[42] We consider that ss 32(1)(c) and 32AA(1) have been met by our amendments.

[43] We consider the consideration of the evidence and our findings is sufficient assessment of the matters to be considered under s 32(2), (3) and (4).

[44] In reaching our decision, we have considered all submissions and the further submission made on the Notified Version, and had regard to the Council’s recommended acceptance or rejection of those submissions, as filed. Except to the extent that those recommendations have been modified by this decision, we accept the Council’s “Accept/Accept in Part/Reject Table”.

Overall evaluation and conclusions

[45] Based on our evidential findings, we are satisfied that Decision Version, as amended from the Revised Notified Version, best gives effect to the RMA and the superior documents.

²⁶ Joint memorandum of counsel in support of revised provisions, 12 June 2015.

²⁷ Strategic Directions, [63]–[70].

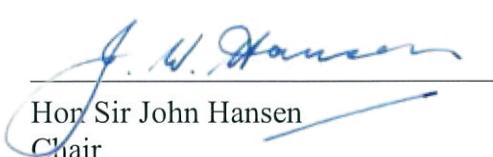
²⁸ Above, at [32].

It is also best suited to enable recovery and meet the long-term requirements of greater Christchurch.

[46] In light of the submissions and evidence we have considered, and for the reasons we have set out, we are satisfied that:

- (a) We have exercised our function, in making this decision, in accordance with the provisions of Part 2, RMA (there are no applicable regulations).
- (b) As part of the Replacement Plan, these further provisions for Temporary Activities for Earthquake Recovery in Schedule 1 to this decision will:
 - (i) accord with and assist the Council to carry out its statutory functions for the purposes of giving effect to the RMA;
 - (ii) give effect to NPSET and the CRPS (to the extent relevant);
 - (iii) duly align with other RMA policy and planning instruments, the land use recovery plans, and the OIC (including the Statement of Expectations).
- (c) As part of the Replacement Plan, the policy and rules we have included in Chapter 6 and Chapter 13 are for the district and will achieve the purpose of the RMA.

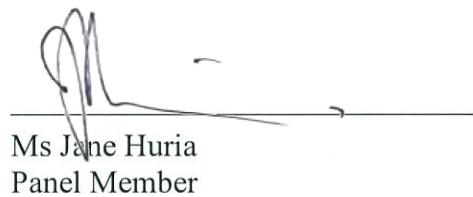
For the Hearings Panel:



Hon Sir John Hansen
Chair



Ms Sarah Dawson
Panel Member



Ms Jane Huria
Panel Member

SCHEDULE 1**Change Proposal 2 by amending the definitions in Chapter 2 Definitions as follows:****Multi-unit development** - add the following Definition:

Multi-unit development

means:

for the purposes of the policies and rules for Workers' Temporary Accommodation, "multi-unit development" means a group of two or more residential units to be established and used for the purpose of workers' temporary accommodation.

Change Proposals 6A(i), 6B(i) and 6C(i) - Chapter 6 General Rules and Procedures; and Proposals 6A(ii), 6B(ii) and 6C(ii) - Chapter 13 Central City, as follows:

PROPOSAL 6A(i)

6.4 Temporary earthquake recovery activities

6.4.1 Objectives and Policies

6.4.1.1 Objective

Refer to Strategic Directions Chapter 3.3.14 Objective — Temporary recovery activities.

6.4.1.1.1 Policy — Temporary displaced activities, storage facilities and construction depots

- a. Enable earthquake related displaced activities, storage facilities and construction depots in temporary locations until 30 April 2018, while managing significant adverse effects.
- b. To provide for earthquake related displaced activities, storage facilities and construction depots in temporary locations for an additional transitional period taking into account the matters in Objective 3.3.15(b), assessed on a case by case basis, or until 30 April 2022 in the case of displaced education activities on zoned tertiary education sites.

6.4.1.1.2 Policy — Temporary lifting or moving of buildings

- a. Enable some temporary infringement of built form standards to facilitate the timely completion of repairs to earthquake damaged buildings, whilst protecting significant features.

6.4.1.1.3 Policy — Workers' Temporary Accommodation

- a. Provide for workers' accommodation in temporary locations until 31 December 2022 through the:
 - i. temporary use of permanent buildings in appropriate areas
 - ii. temporary conversion of permanent buildings in appropriate areas
 - iii. establishment and use of temporary accommodation units, including multi-unit developments, in appropriate areas,
- while managing significant adverse effects.

6.4.3 Rules — Temporary earthquake recovery activities — displaced activities, storage facilities and construction depots outside the Central City

Note: Words underlined are defined terms in Chapter 2 Definitions of the Replacement District Plan.

6.4.3.1 How to use these rules and duration of rules

- 6.4.3.1.1 These rules apply to activities specified in the Activity Status Tables in Rule 6.4.3.2 in locations outside of the Central City and the Residential, Commercial and Industrial zones covered by Rules 6.4.2.

Note: The rules applying in the Central City are contained in the Central City Zone Chapter 13

- 6.4.3.1.2 The Rules that apply to the activities specified in Rule 6.4.3.2 are:

- a. the Activity Specific Standards in Rule 6.4.3.2
- b. the rules in Chapter 5 Natural Hazards

- 6.4.3.1.3 The permitted activities under 6.4.3.2.1 are only permitted when all of the relevant standards applying to the permitted activity are operative.

6.4.3.2 Activity status tables

6.4.3.2.1 Permitted activities

The activities listed below are permitted activities 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 6.4.3.2.2 and 6.4.3.2.4.

Activity	Activity specific standards
P1 <p>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> <ul style="list-style-type: none"> a) the provisions of a Public Notice published on 9 April 2011, 21 December 2011 and 23 October 2013; or b) a public notice published for a site specific approval that would expire on 20 April 2016 are permitted activities up to 30 April 2018 	<p>a. The activity shall comply with all standards specified in the relevant Public Notice</p>
P2 <p>a. Office, education activity, pre-school, health care facilities, places of assembly until the 30 April 2018, located in an Open Space, Specific Purpose (School), Specific Purpose (Tertiary Education), Rural, Papakāinga, Residential Hills, Residential Large Lot, Residential New Neighbourhood, or Residential Small Settlement Zone.</p> <p>b. Retail activity until the 30 April 2018, located in an Open Space, Specific Purpose (School), Specific Purpose (Tertiary</p>	<p>a. The activity moved from the land or building it occupied prior to the 2010 and 2011 Canterbury Earthquakes because that land or building could not be occupied due to:</p> <ul style="list-style-type: none"> i. the building becoming uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or ii. the building or land being evacuated to enable the repair of the land or building 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 building 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

Education), or Rural Zone.	<p>(SNZ PAS4509:2008);</p> <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> 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. Sites and existing structures must be remediated to their state prior to the temporary earthquake recovery activity being located there, 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 property with an occupied residential unit within the Specific Purpose (Flat Land Recovery) Zone, 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: <table border="1" data-bbox="636 1567 1478 1951"> <thead> <tr> <th data-bbox="636 1567 743 1641"></th><th data-bbox="743 1567 954 1641">Activity</th><th data-bbox="954 1567 1478 1641">Permitted hours of operation</th></tr> </thead> <tbody> <tr> <td data-bbox="636 1641 743 1769">i.</td><td data-bbox="743 1641 954 1769">Office</td><td data-bbox="954 1641 1478 1769">7am-9pm Monday to Friday; 7am -1pm Saturday, Sunday and public holidays.</td></tr> <tr> <td data-bbox="636 1769 743 1897">ii.</td><td data-bbox="743 1769 954 1897">Education activity</td><td data-bbox="954 1769 1478 1897">7am-9pm Monday to Saturday; Closed on Sunday and public holidays.</td></tr> <tr> <td data-bbox="636 1897 743 1951">iii.</td><td data-bbox="743 1897 954 1951">Pre-school</td><td data-bbox="954 1897 1478 1951">7am-9pm Monday to Friday</td></tr> </tbody> </table>		Activity	Permitted hours of operation	i.	Office	7am-9pm Monday to Friday; 7am -1pm Saturday, Sunday and public holidays.	ii.	Education activity	7am-9pm Monday to Saturday; Closed on Sunday and public holidays.	iii.	Pre-school	7am-9pm Monday to Friday
	Activity	Permitted hours of operation											
i.	Office	7am-9pm Monday to Friday; 7am -1pm Saturday, Sunday and public holidays.											
ii.	Education activity	7am-9pm Monday to Saturday; Closed on Sunday and public holidays.											
iii.	Pre-school	7am-9pm Monday to Friday											

			7am-1pm Saturday, Sunday and public holidays.
iv.	Health care facility		7am-9pm Monday to Sunday and public holidays.
v.	Place of assembly		7am-9pm Monday to Sunday
vi.	Retailing in Open Space, Rural or Specific Purpose (Education) zones)		7am-7pm Monday to Saturday 9am-7pm Sunday and public holidays.
<p>j. The activity shall comply with all standards for that zone in the Noise provisions under Clause 6.1.</p> <p>k. The activity is not required to comply with any additional acoustic insulation requirements or standards for the Lyttelton Port Influences Overlay Area or Airport Noise Contour Lines.</p> <p>l. The activity shall comply with all standards for that zone in the Outdoor Lighting and Glare provisions under Clause 6.3.</p> <p>m. The activity shall comply with all standards for that zone in the Hazardous Substances and Contaminated Land provisions in Chapter 12.</p> <p>n. The activity must not result in the alteration or destruction of any listed Significant Tree or Heritage Setting or Heritage Item that is not permitted in Chapter 9 of the District Plan.</p> <p>o. The activity must have at least one access to an existing road that is not a driveway shared by more than one residential unit.</p> <p>p. The activity must not involve subdivision of land.</p> <p>q. Outdoor advertisements are restricted to a maximum area of 2m² or the area and number provided for in the relevant zone, whichever is greater.</p> <p>r. Any Outdoor advertisements shall not be internally or externally illuminated.</p> <p>s. Any Outdoor advertisements shall be designed to comply with all other Sign provisions under Clause 6.8.</p> <p>t. The activity shall accommodate a maximum of 10 staff and/or students (total), other than;</p> <p>i. in the Specific Purpose (School), Specific Purpose (Tertiary Education), Papakāinga and Open Space Zones, where new pre-schools may have a maximum of 60 staff and students total; or</p>			

		<ul style="list-style-type: none"> ii. when the activity relates to a pre-school provided for in u. below. u. 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. v. Any outdoor storage area shall: <ul style="list-style-type: none"> i. not be located in a setback. ii. if used for a continuous period of more than 1 year, shall be screened by fencing, landscaping or buildings so as not to be visible 1.8m above ground level on any adjoining road or residential property. w. There shall be only one office, education activity, pre-school, health care facility, or place of assembly permitted under Rule 6.4.3 on any one site in a Residential Zone x. The activity and/or buildings shall be located greater than; <ul style="list-style-type: none"> i. 12 metres from the centre line of a 110kV or 220kV National Grid transmission line and 12 metres from a foundation of an associated support structure; ii. 10 metres from the centre line of a 66kV National Grid transmission line and 10 metres from a foundation of an associated support structure; iii. 10 metres from the centre line of a 66kV electricity distribution line or a foundation of an associated support structure; iv. 5 metres from the centre line of a 33kV electricity distribution line or the 11kV Heathcote to Lyttelton electricity distribution line or a foundation of an associated support structure.
P3	Retail activity, office, guest accommodation, food and beverage outlets, entertainment facilities, education activity, health care facilities, pre-schools, and places of assembly until the 30 April 2018, located in a Specific Purpose (Lyttelton Port) or Specific Purpose (Airport) Zone.	<ul style="list-style-type: none"> a. The activity moved from the land or building it occupied prior to the 2010 and 2011 Canterbury Earthquakes because that land or building could not be occupied due to: <ul style="list-style-type: none"> i. the building being uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or ii. the building or land being evacuated to enable the repair of the land or building 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 building 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. <p>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. Sites and existing structures must be remediated to their state prior to the temporary earthquake recovery activity being located there, or a state in compliance with District Plan rules. All structures and sites 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 setback from road boundary standards in the relevant zone.</p> <p>f. Any new structures must comply with any setback from internal boundary standards in the relevant zone along boundaries with a Residential Zone or Open Space Zone.</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 accesses shall be designed in accordance with Rule 7.2.3.7 and shall provide vehicle crossings that comply with Rule 7.2.3.8</p> <p>h. Any activity on a site adjoining a Residential Zone shall comply with all standards for that zone in the Outdoor Lighting and Glare provisions under Clause 6.3.</p> <p>i. The activity shall comply with all standards for that zone in the Hazardous Substances and Contaminated Land provisions in Chapter 12.</p> <p>j. The activity must not result in the alteration or destruction of any listed Significant Tree or Heritage Setting or Heritage Item that is not permitted in Chapter 9 of the District Plan.</p> <p>k. The activity must have at least one access to an existing road.</p> <p>l. The activity must not involve subdivision of land.</p>
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		<ul style="list-style-type: none"> m. Any Outdoor advertisements shall comply with all standards for that zone in the Sign provisions under Clause 6.8. n. The activity shall not involve the sale of alcohol between 11pm and 7am within 75m of a Residential Zone. o. Any outdoor storage area shall: <ul style="list-style-type: none"> i. not be located in a required setback. ii. if used for a continuous period of more than 1 year, shall be screened by fencing, landscaping or buildings so as not to be visible 1.8m above ground level on any adjoining road or residential property. p. The activity and/or buildings shall be located greater than: <ul style="list-style-type: none"> i. 10 metres from the centre line of a 66kV electricity distribution line or a foundation of an associated support structure; ii. 5 metres from the centre line of a 33kV electricity distribution line or the 11kV Heathcote to Lyttelton electricity distribution line or a foundation of an associated support structure.
P4	Industrial activity until the 30 April 2018, located in the Specific Purpose (Airport) Zone.	<ul style="list-style-type: none"> a. The activity moved from the land or building it occupied prior to the 2010 and 2011 Canterbury Earthquakes because that land or building could not be occupied due to: <ul style="list-style-type: none"> i. the building being uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or ii. the building or land being evacuated to enable the repair of the land or building 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 building 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: <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

	<p>iv. a power supply.</p> <p>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. Sites and existing structures must be remediated to their state prior to the temporary earthquake recovery activity being located there, or a state in compliance with District Plan rules. All structures and sites 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 road boundary or must comply with any setback from road boundary standards in the relevant zone, whichever is the lesser.</p> <p>f. Any new structures must be set back at least 3m from any boundary with a Residential Zone.</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 accesses shall be designed in accordance with Rule 7.2.3.7 and shall provide vehicle crossings 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. The activity shall comply with all standards for that zone in the Noise provisions under Clause 6.1.</p> <p>j. Any activity on a site adjoining a Residential Zone shall comply with all standards for that zone in the Outdoor Lighting and Glare provisions under Clause 6.3.</p> <p>k. The activity shall comply with all standards for that zone in the Hazardous Substances and Contaminated Land provisions in Chapter 12.</p> <p>l. The activity must not result in the alteration or destruction of any listed Significant Tree or Heritage Setting or Heritage Item that is not permitted in Chapter 9 of the District Plan.</p> <p>m. The activity must have at least one access to an existing road.</p> <p>n. The activity must not involve subdivision of land.</p> <p>o. Any Outdoor advertisements shall comply with all standards for that zone in the Sign provisions under Clause 6.8.</p> <p>p. The activity and/or buildings shall be located greater than;</p> <p>i. 10 metres from the centre line of a 66kV electricity distribution line or a foundation of an associated support structure;</p>
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		<p>ii. 5 metres from the centre line of a 33kV electricity distribution line or the 11kV Heathcote to Lyttelton electricity distribution line or a foundation of an associated support structure.</p>
P5	<p>a. Storage facilities until the 30 April 2018, located in;</p> <ul style="list-style-type: none"> i. an Open Space, Rural, Specific Purpose (Airport), or Specific Purpose (Flat Land Recovery) Zone. 	<p>a. The 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, buildings, infrastructure or other facilities damaged by the Canterbury Earthquakes, including any vehicles used for and essential to the transport of materials to and from such construction activities; or ii. relocated from land or buildings 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 adjoining properties or adversely affect water quality; and iv. a power supply. <p>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. Sites and existing structures must be remediated to their state prior to the temporary earthquake recovery activity being located there, or a state in compliance with District Plan rules. All structures and sites 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. With respect to the Specific Purpose (Flat Land Recovery) Zone, those standards for the Residential Suburban Zone shall apply.</p> <p>e. Any new structures must comply with any setback from road boundary standards in the relevant zone. With respect to the Specific Purpose (Flat Land Recovery) Zone, those standards for the Residential Suburban Zone shall apply.</p> <p>f. Any new structures must be set back at least 3m from the boundary with any Residential Zone or property with an occupied residential unit within the Specific Purpose (Flat Land Recovery) Zone.</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 –</p>

	<p>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 accesses shall be designed in accordance with Rule 7.2.3.7 and shall provide vehicle crossings that comply with Rule 7.2.3.8.</p> <ul style="list-style-type: none"> h. The activity shall comply with Rule 7.2.3.10 High trip generators. i. In the Open Space, Rural, and Specific Purpose (Airport) Zones, the activity shall not cover greater than 50% or 5,000m² of the site. j. In the Open Space, Specific Purpose (Flat Land Recovery) and Rural Zones, hours of operation shall be restricted to between 7am and 7pm Monday to Sunday. k. In the Open Space, Specific Purpose (Flat Land Recovery) and Rural Zones, the activity shall comply with the noise standards for the Industrial General Zone. In the Specific Purpose (Airport) Zone, the activity shall comply with all standards for that zone in the Noise provisions under Clause 6.1. l. The activity is not required to comply with any additional acoustic insulation requirements or standards arising from the Lyttelton Port Influences Overlay Area or Airport Noise Contour Lines. m. Any activity on a site adjoining a Residential Zone shall comply with all standards for that zone in the Outdoor Lighting and Glare provisions under Clause 6.3. Any activity adjoining a site with an occupied residential unit in the Specific Purpose (Flat Land Recovery) Zone, shall comply with the Outdoor Lighting and Glare provisions under Clause 6.3 as if the adjoining site were in a Residential Suburban Zone. n. The activity shall comply with all standards for that zone in the Hazardous Substances and Contaminated Land provisions in Chapter 12. Any activity adjoining a site with an occupied residential unit in the Specific Purpose (Flat Land Recovery) Zone, shall comply with the Hazardous Substances and Contaminated Land provisions in Chapter 12 as if the adjoining site were in a Residential Suburban Zone. o. The activity must not result in the alteration or destruction of any listed Significant Tree or Heritage Setting or Heritage Item that is not permitted in Chapter 9 of the District Plan. p. The activity must have at least one access to an existing road. q. The activity must not involve subdivision of land. r. Any Outdoor advertisements shall comply with all standards for that zone in the Sign provisions under Clause 6.8. With
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		<p>respect to the Specific Purpose (Flat Land Recovery) Zone, those standards for the Residential Suburban Zone shall apply.</p> <ul style="list-style-type: none"> s. Any outdoor storage area shall: <ul style="list-style-type: none"> i. not be located in a required setback. ii. if used for a continuous period of more than 1 year, shall be screened by fencing, landscaping or buildings so as not to be visible 1.8m above ground level on any adjoining road, property with an occupied residential unit within the Specific Purpose (Flat Land Recovery) Zone, or any residential property in any other zone. t. The activity and/or buildings shall be located greater than; <ul style="list-style-type: none"> i. 12 metres from the centre line of a 110kV or 220kV National Grid transmission line and 12 metres from a foundation of an associated support structure; ii. 10 metres from the centre line of a 66kV National Grid transmission line and 10 metres from a foundation of an associated support structure; iii. 10 metres from the centre line of a 66kV electricity distribution line or a foundation of an associated support structure; iv. 5 metres from the centre line of a 33kV electricity distribution line or the 11kV Heathcote to Lyttelton electricity distribution line or a foundation of an associated support structure.
P6	<p>One residential unit on a site until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in a Residential Hills, Residential Large Lot, Residential New Neighbourhood, Residential Small Settlement, Papakāinga or Rural Zone (excluding Rural zoned sites within the 50dBdn Airport Noise Contour and Rural Quarry Zones.</p>	<ul style="list-style-type: none"> a. The residential unit is for persons who moved from what was their normal place of residence prior to the 2010 and 2011 Canterbury Earthquakes because that building or land could not be occupied due to: <ul style="list-style-type: none"> i. the building becoming uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or ii. the building or land being evacuated to enable the repair of the land or building 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 building 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: <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

	<p>firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS4509:2008);</p> <ul style="list-style-type: none"> iii. a method of discharging stormwater iv. a power supply. <p>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. Sites and existing structures must be remediated to their state prior to the temporary earthquake recovery activity being located there, or a state in compliance with District Plan rules. All structures and sites 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 road boundary or must comply with any setback from road boundary 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 boundary or must comply with the boundary setback standards in the relevant zone, whichever is the lesser.</p> <p>g. Any new residential unit must be at least 1m from any other building on the site.</p> <p>h. The maximum percentage of the net site area covered by buildings 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 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: <ul style="list-style-type: none"> A. are no more than 800 millimetres above ground level and are uncovered or unroofed; or B. where greater than 800 millimetres above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site. <p>i. The activity must not result in the alteration or destruction of any listed Significant Tree or Heritage Setting or Heritage Item that is not permitted in Chapter 9 of the District Plan.</p> <p>j. The activity must have access to an existing road. Any additional vehicle accesses shall be designed in accordance</p>
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		<p>with Rule 7.2.3.7 and shall provide vehicle crossings that comply with Rule 7.2.3.8.</p> <ul style="list-style-type: none"> k. The activity must not involve subdivision of land. l. Any Outdoor advertisements shall comply with all standards for that zone. m. The activity and/or buildings shall be located greater than; <ul style="list-style-type: none"> i. 12 metres from the centre line of a 110kV or 220kV National Grid transmission line and 12 metres from a foundation of an associated support structure; ii. 10 metres from the centre line of a 66kV National Grid transmission line and 10 metres from a foundation of an associated support structure; iii. 10 metres from the centre line of a 66kV electricity distribution line or a foundation of an associated support structure; iv. 5 metres from the centre line of a 33kV electricity distribution line or the 11kV Heathcote to Lyttelton electricity distribution line or a foundation of an associated support structure.
P7	Two or three residential units on a site until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in an Open Space, Residential Hills, Residential Large Lot, Residential New Neighbourhood, Specific Purpose (School), Specific Purpose (Tertiary Education) Zone	<ul style="list-style-type: none"> a. The residential units are for persons who moved from what was their normal place of residence prior to the 2010 and 2011 Canterbury Earthquakes because that building or land could not be occupied due to: <ul style="list-style-type: none"> i. the building becoming uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or ii. the building or land being evacuated to enable the repair of the land or building 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 building 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: <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

	<p>adversely affect water quality; and</p> <ul style="list-style-type: none"> iv. a power supply. <p>c. New structures must be relocatable and must be relocated off the site by 30 April 2018, unless they comply with the District Plan. Sites and existing structures must be remediated to their state prior to the temporary earthquake recovery activity being located there, or a state in compliance with District Plan rules. All structures and sites 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 road boundary or must comply with any setback from road boundary 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 boundary or must comply with the boundary setback standards in the relevant zone, whichever is the lesser.</p> <p>g. Any new residential unit must be at least 1m from any other building 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 net site area covered by buildings 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 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: <ul style="list-style-type: none"> A. are no more than 800 millimetres above ground level and are uncovered or unroofed; or B. where greater than 800 millimetres above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site. <p>i. The activity must not result in the alteration or destruction of any listed Significant Tree or Heritage Setting or Heritage Item that is not permitted in Chapter 9 of the District Plan.</p> <p>j. The activity must have at least one access to an existing road that is not a driveway shared by more than one residential unit. Any additional vehicle accesses shall be designed in accordance with Rule 7.2.3.7 and shall provide vehicle crossings that comply with Rule 7.2.3.8.</p>
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		<ul style="list-style-type: none"> k. The activity must not involve subdivision of land. l. Any Outdoor advertisements shall comply with all standards for that zone. 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. n. The activity and/or buildings shall be located greater than; <ul style="list-style-type: none"> i. 12 metres from the centre line of a 110kV or 220kV National Grid transmission line and 12 metres from a foundation of an associated support structure; ii. 10 metres from the centre line of a 66kV National Grid transmission line and 10 metres from a foundation of an associated support structure; iii. 10 metres from the centre line of a 66kV electricity distribution line or a foundation of an associated support structure; iv. 5 metres from the centre line of a 33kV electricity distribution line or the 11kV Heathcote to Lyttelton electricity distribution line or a foundation of an associated support structure.
P8	Any education activity or tertiary education and research activity that is a temporary activity undertaken within the Specific Purpose (Tertiary Education) Zone 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: <ul style="list-style-type: none"> a) The provisions of a Public Notice published on 9 April 2011, 21 December 2011 and 23 October 2013; or 	<ul style="list-style-type: none"> a. The activity shall comply with all standards specified in the relevant Public Notice.

	b) A public notice published for a site specific approval That would expire on 20 April 2016 are permitted activities up to 30 April 2022	
P9	Education activity and or tertiary education and research activity, until the 30th April 2022, located in Specific Purpose (Tertiary Education) Zone	<p>a. The activity moved from the land or building it occupied prior to the 2010 and 2011 Canterbury Earthquakes because that land or building could not be occupied due to :</p> <ul style="list-style-type: none"> i. the building becoming uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or ii. the building or land being evacuated to enable the repair of the land or building 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 building 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 PA4509:2008) 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 <p>c. New structures must be relocatable and must be relocated off the site by 30 April 2022, unless they comply with the District Plan rules. Sites and existing structures must be remediated to their state prior to the temporary earthquake recovery activity being located there, or a state in compliance with District Plan rules. All structures and sites 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 road boundary or must comply with any setback from road boundary standards in the relevant zone, whichever is the lesser.</p>

		<ul style="list-style-type: none"> f. Any new structure shall be set back at least 3m from any boundary with a site in a Residential zone must comply with the boundary setback standards in the relevant zone. 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. Carparks 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 crossing that comply with Rule 7.2.3.8. h. The activity shall restrict its hours to 7am - 9pm Monday to Saturday, closed on Sunday and public holidays. i. The activity shall comply with all standards for that zone in the Noise provisions under Clause 6.1. j. The activity is not required to comply with any additional acoustic insulation requirements or standards for the Lyttelton Port Influences Overlay Area or Airport Noise Contours Lines. k. The activity shall comply with all standards for that zone in the Outdoor Lighting and Glare provisions under Clause 6.3. l. The activity shall comply with all standards for that zone in the Hazardous Substances and Contaminated Land provisions in Chapter 12. m. The activity must not result in the alteration or destruction of any listed Significant Tree or Heritage Setting or Heritage Item that is not permitted in Chapter 9 of the District Plan. n. The activity must not involve subdivision of land. o. Outdoor advertisements are restricted to a maximum area of 2m² or the area and number provided for in the relevant zone, whichever is greater. p. Any Outdoor advertisements shall not be internally or externally illuminated. q. Any Outdoor advertisements shall be designed to comply with all other Sign provisions under Clause 6.8. r. Any outdoor storage area shall: <ul style="list-style-type: none"> i. not be located in a setback ii. if used for a continuous period of more than 1 year, shall be screened by fencing, landscaping or buildings so as not be visible 1.8m above ground level on any adjoining road or residential property.
P10	Construction depots until 30th April 2018, located in the Specific	<ul style="list-style-type: none"> a. The construction depot is: <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

Purpose (Flat Land Recovery) Zone	<p>rebuild land, buildings, infrastructure or other facilities damaged by the Canterbury Earthquakes; or</p> <ul style="list-style-type: none"> ii. relocated from land or buildings 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 adjoining properties or adversely affect water quality; and iv. a power supply. <p>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. Sites and existing structures must be remediated to their state prior to the temporary earthquake recovery activity being located there, or a state in compliance with District Plan rules. All structures and sites must be left clean and tidy.</p> <p>d. Any new structures shall comply with the height and recession plane standards for the Residential Suburban Zone.</p> <p>e. Any new structures must comply with any setback from road boundary standards in the Residential Suburban Zone.</p> <p>f. Any new structures must be set back at least 3m from the boundary with any Residential Zone.</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 accesses shall be designed in accordance with Rule 7.2.3.7 and shall provide vehicle crossings 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. Hours of operation shall be restricted to between 7am and 7pm Monday to Sunday.</p> <p>j. The activity shall comply with the noise standards that apply to the Industrial General Zone. The activity shall also comply with the noise standards that apply to the Residential Suburban Zone at the boundary of any site within the Specific Purpose</p>
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	(Flat Land Recovery) Zone containing an occupied residential unit. k. Any activity on a site adjoining a Residential Zone shall comply with all standards for that zone in the Outdoor Lighting and Glare provisions under Clause 6.3. Any activity adjoining a site with an occupied residential unit in the Specific Purpose (Flat Land Recovery) Zone shall comply with the Outdoor Lighting and Glare provisions under Clause 6.3 as if the adjoining site were in a Residential Suburban Zone. l. The activity shall comply with all standards for that zone in the Hazardous Substances and Contaminated Land provisions in Chapter 12. Any activity adjoining a site with an occupied residential unit in the Specific Purpose (Flat Land Recovery) Zone shall comply with the Hazardous Substances and Contaminated Land provisions in Chapter 12 as if the adjoining site were in a Residential Suburban Zone. m. The activity must not result in the alteration or destruction of any listed Significant Tree or Heritage Setting or Heritage Item that is not permitted in Chapter 9 of the District Plan. n. The activity must have at least one access to an existing road. o. The activity must not involve subdivision of land. p. Any Outdoor advertisements shall comply with all standards for the Residential Suburban Zone in the Sign provisions under Clause 6.8. q. Any outdoor storage area shall: i. not be located in a required setback. ii. if used for a continuous period of more than 1 year, shall be screened by fencing, landscaping or buildings so as not to be visible 1.8m above ground level on any adjoining road, site with an occupied residential unit within the Specific Purpose (Flat Land Recovery) Zone, or any residential site in any other zone.
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6.4.3.2.2 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:
RD1 One Residential Unit on a site until the 30 April 2018, additional to that otherwise	As relevant to the breached standard;

<p>permitted in the District Plan rules, located in a Residential Hills, Residential Large Lot, Residential New Neighbourhood, Residential Small Settlement, Papakāinga or Rural Zone (excluding Rural zoned sites within the 50dBLdn Airport Noise Contour and Rural Quarry Zones), which does not comply with the Activity Specific Standards P6 e., f. or h.</p> <p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<p>a. Activity Specific Standard P6e. 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 items or settings, 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 P6f. – Minimum building setbacks from internal boundaries: 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 items or settings, 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
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		<p>buildings on the outlook from adjoining sites and buildings, which is out of character with the local environment.</p> <p>c. Activity Specific Standard P6h. 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>
RD2	<p>Two or three Residential Units on a site until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in an Open Space, Residential Hills, Residential Large Lot, Residential New Neighbourhood, Specific Purpose (School), Specific Purpose (Tertiary Education) Zone, which do not comply with the Activity Specific Standards P7 e., f. or h.</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 P7e. Street scene:</p> <p>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 items or settings, 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 P7f. – 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 items or settings , or natural

		<p>features on the site;</p> <ul style="list-style-type: none"> 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 P7h. site coverage: 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>
RD3	<p>Four or more Residential Units on a site until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in an Open Space, Residential Hills, Residential Large Lot, Residential New Neighbourhood, Specific Purpose (School), Specific Purpose (Tertiary Education) Zone, which;</p> <ol style="list-style-type: none"> 1. complies with the Activity specific standards for P7; 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 	<p>a. Whether the design and layout of the proposal minimises any potential nuisance on surrounding sites and areas.</p> <p>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.</p>

	<p>nuisance on surrounding sites and areas.</p> <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>	
RD4	<p>Any Activity listed in 6.4.3.2.1 that does not comply with any one or more of the Activity Specific Standards set out in Rule 6.4.3.2.1.</p> <p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<ul 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 6.4.3.2.1 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>	<ul style="list-style-type: none"> a. the need for the activity to remain in its location for a longer period including: <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; 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; c. any breach of the permitted activity or restricted discretionary standards relevant to the activity; 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 e. If necessary, the manner in which the site will be remediated following cessation of the activity.

RD6	<p>Any Activity listed in 6.4.3.2.1 or 6.4.3.2.2 (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>	<ul style="list-style-type: none"> a. the need for the activity to remain in its location for a longer period including: <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; 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; c. any breach of the permitted activity or restricted discretionary standards relevant to the activity; 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 e. If necessary, the manner in which the site will be remediated following cessation of the activity.
RD7	<ul style="list-style-type: none"> a. Construction depot until the 30 April 2018, located in a Rural Zone which is used for construction work (as defined in section 6 of the Construction Contracts Act 2002) to repair or rebuild land, buildings, infrastructure or other facilities damaged by the Canterbury Earthquakes, and which is located greater than; <ul style="list-style-type: none"> i. 12 metres from the centre line of a 110kV or 220kV National Grid transmission line and 12 metres from a foundation of an associated support structure; and 	<ul style="list-style-type: none"> a. Whether the activity will be adequately serviced by: <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. b. The impact on nearby residential zones and residents in rural areas, including noise, dust, glare, hazardous substances, shading, outlook, privacy, and effects on amenity values, taking into account the temporary nature of the activity, the hours of operation and other mitigation measures.

	<p>ii. 10 metres from the centre line of a 66kV National Grid transmission line and 10 metres from a foundation of an associated support structure;</p> <p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<p>c. The impact on listed trees, buildings, items, place or sites, including archaeological sites, or on natural features.</p> <p>d. The ability of all new structures to be relocated.</p> <p>e. The traffic and parking effects of the activity, including vehicle access and manoeuvring.</p> <p>f. The impacts of a subdivision on the future use of the land for permitted activities and the impacts on the surrounding area.</p>
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6.4.3.2.3 Discretionary activities

There are no Discretionary Activities in Rule 6.4.3.
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6.4.3.2.4 Non-complying activities

Activity	
NC1	Activities P2 to P7 listed in 6.4.3.2.1 that do not comply with activity specific standards P2x., P3p., P4p., P5t., P6m., and P7n. (Setback from the National Grid transmission lines and other electricity distribution lines and support structures).
NC2	Any Activity listed in 6.4.3.2.1 or 6.4.3.2.2 (RD1, RD2, RD3 and RD7) after 30 April 2022.
NC3	<p>Construction depot until the 30 April 2018 which is used for construction work (as defined in section 6 of the Construction Contracts Act 2002) to repair or rebuild land, buildings, infrastructure or other facilities damaged by the Canterbury Earthquakes, and which is located;</p> <p>a. 12 metres or less from the centre line of a 110kV or 220kV National Grid transmission line and 12 metres or less from a foundation of an associated support structure, or</p> <p>b. 10 metres or less from the centre line of a 66kV National Grid transmission line and 10 metres or less from a foundation of an associated support structure.</p>

PROPOSAL 6B(i)

Chapter 6 General Rules and Processes

6.4.4 Temporary lifting or moving earthquake damaged buildings outside of the Central City

6.4.4.1 How to use these rules

6.4.4.1.1 These rules apply only to activities in zones other than Residential Suburban, Residential Suburban Density Transition Zone, Residential Medium Density Zone, Residential Banks Peninsula Zone, and Residential Conservation Zone.

Note: The rules relating to the temporary lifting or moving of earthquake damaged buildings within the Central City are in Chapter 13. The rules relating to the temporary lifting or moving of earthquake damaged buildings in Residential Suburban, Residential Suburban Density Transition, Residential Medium Density, or Residential Banks Peninsula Zones are included in Chapter 14 under Clauses 14.2.2, 14.3.2, 14.4.2 and 14.5.2.

Words underlined are defined terms in Chapter 2 Definitions of the Replacement District Plan.

6.4.4.2 Activity status tables

6.4.4.2.1 Permitted Activities

The activities listed below are permitted activities in any zone outside of the Central City, and to zones other than Residential Suburban, Residential Suburban Density Transition, Residential Medium Density, or Residential Banks Peninsula, if they comply with the Activity Specific Standards set out in this table.

Activities may also be restricted discretionary as specified in Rule 6.4.4.2.3.

Activity	Activity Specific Standards
P1 Temporary lifting or moving of earthquake damaged buildings	a. Buildings shall not be: <ul style="list-style-type: none"> i. moved to within 1m of an internal boundary and/or within 3m of any water body, a listed Significant Tree or listed Heritage Setting or Heritage Item in Chapter 9 of the District Plan, natural resources and Council owned structure, archaeological sites, or the coastal marine area; ii. lifted to a height exceeding 3.0m above the

	<p>height of the existing building.</p> <ul style="list-style-type: none">b. The building must be lowered back or moved back to its original position, or a position compliant with the District Plan or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced.c. In all cases of a building being moved or lifted, the owners/occupiers of land adjoining the sites shall be informed of the work at least seven days prior to the lift or move of the building occurring. The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move.d. The Council's Resource Consents Manager shall be notified of the lifting or moving the building at least seven days prior to the lift or move of the building occurring. The notification must include details of the lift or move, property address, contact details and intended start date.
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6.4.4.2.2 Controlled Activities

There are no controlled activities.

6.4.4.2.3 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 the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 <p>Temporary lifting or moving of earthquake damaged buildings that does not meet the activity specific standards in Rule 6.4.4.2.1 P1.</p> <p>Any application arising from this rule will not require written approvals and shall not be publicly or limited notified.</p>	<p>Whether the temporary lifting or moving of the earthquake damaged building is appropriate taking into account:</p> <ul style="list-style-type: none"> a. The effect of reduced proximity on the amenity and/or operation of any neighbouring sites, water bodies, coastal marine area, archaeological sites, natural resources, or protected heritage items, settings, or significant trees. b. The duration of time that the building will be lifted or moved; c. Any adverse effects on adjoining owners or occupiers relating to shading and building dominance; and d. Occupancy of the neighbouring properties for the duration of the works, the extent to which neighbouring properties are occupied for the duration of the works.

PROPOSAL 6C(i)

Chapter 6 General Rules and Processes

6.4.5 Workers' Temporary Accommodation Outside the Central City

6.4.5.1 General Rules for Workers' Temporary Accommodation

- 6.4.5.1.1 These rules apply to activities specified in the Activity Status Tables in Rule 6.4.5.2.
- 6.4.5.1.2 The rules that apply to the activities specified in Rule 6.4.5 are:
- the Activity Specific Standards in Rule 6.4.5.2
 - the rules in Chapter 5 Natural Hazards, and Chapter 12 Hazardous Substances and Contaminated Land.
- 6.4.5.1.3 The rules in section 6.4.5 do not apply to the Central City.
Note: Rules for Central City Workers' Temporary Accommodation are in section 13.13.1.3.
- 6.4.5.1.4 Section 6.4.5 of the District Plan shall cease to have effect on 31st December 2022.
- 6.4.5.1.5 The provisions under clause 6.4.5 shall only have effect when all of the relevant provisions for the activities are operative.
- 6.4.5.1.6 Within 12 months of the cessation of any workers' temporary accommodation use, a previous use of the site no longer permitted under the District Plan may be reinstated provided that such reinstatement is in accordance with either:
- an existing use certificate issued under s 139A of the RMA; or
 - a resource consent issued under s114 of the RMA; and
- in relation to a. and b. above, the certificate or resource consent was issued prior to conversion to workers' temporary accommodation and was still valid at the time of conversion.
- This reinstatement is permitted whether or not the certificate or resource consent would have otherwise lapsed or ceased to have effect.

Note: Words underlined are defined terms in Chapter 2 Definitions of the Replacement District Plan.

6.4.5.2 Activity Status Tables

6.4.5.2.1 Permitted Activities

The activities listed below are permitted activities in the zones indicated if they comply with the Activity Specific Standards set out in this table.

Activities may also be controlled, restricted discretionary, or non-complying as specified in Rules 6.4.5.2.2, 6.4.5.2.3 and 6.4.5.2.4.

Activity	Activity specific standards
P1 Workers' temporary accommodation until 31 December 2022 provided through use or conversion of a permanent: <ul style="list-style-type: none"> a. residential unit; b. guest accommodation unit or facility; c. boarding or residential accommodation ancillary to an education activity; d. elderly persons' housing, care facility and/or retirement village 	<ul style="list-style-type: none"> a. The permanent activity and building(s) shall otherwise comply with all relevant District Plan requirements or consent conditions for its permanent use; b. The temporary use shall not result in an existing activity on the site failing to comply or increasing the degree of non-compliance with a rule in the District Plan or a resource consent condition; c. On-site management shall be provided for the workers' temporary accommodation. This shall include: <ul style="list-style-type: none"> i. a live-in manager on site, or a nominated occupant where no more than 4 people are accommodated; ii. security services; and iii. on-site rules and policies.
P2 Accessory buildings to any workers' temporary accommodation until 31 December 2022	NIL
P3 Erection and use of temporary or relocatable buildings, including multi-unit developments, for workers' temporary accommodation until 31 December 2022, on that part of 25 Deans Avenue (Pt RS 9,9,9) identified in Appendix 6.11.1 as the Workers Temporary Accommodation Site	<ul style="list-style-type: none"> a. On or before 31 December 2022, any temporary or removable buildings shall be removed from the Workers Temporary Accommodation Site or otherwise brought into a state of compliance with the District Plan. b. No more than 200 people shall be accommodated on the Workers Temporary Accommodation Site. c. Temporary buildings shall comply with all built form standards in the Residential Medium Density zone with respect to setbacks, recession planes and maximum

	<p>building height, except that all buildings shall have a minimum setback from the Blenheim Road and Deans Avenue Road frontages of 6 metres.</p> <p>d. Car parking shall be provided at a minimum rate of one parking space per four beds. Where the total number of car park spaces being provided is 1-20, 1 car park must be for people with disabilities. Where the total number of car park spaces being provided is 21-50, 2 car park spaces must be for people with disabilities.</p> <p>e. Car parking shall be designed so that;</p> <ul style="list-style-type: none"> i. all car parking spaces and aisle widths are laid out in accordance with Appendix 7.1(Parking space requirements) Table 7.4 and Figure 7.1 (as they relate to long term parking); ii. critical manoeuvring areas such as aisles in or between major structures, or changes in grade, are designed to accommodate the 99 percentile design vehicle as set out in Appendix 7.5 (99 percentile design vehicle); iii. all other manoeuvring areas are designed to accommodate the 85 percentile design motor car as set out in Appendix 7.4 (85 percentile design motor car); iv. parking spaces for people with disabilities shall be provided at the closest possible point to the accessible entrance to the activity, and the most direct route from the disability car park spaces to the activity shall be accessible for mobility impaired persons. The spaces shall be clearly signed; v. On-site manoeuvring for parking and loading areas shall be provided to ensure that a vehicle can manoeuvre in a forward gear onto or off the site in relation to access onto Deans Avenue. <p>f. The activity shall have only one vehicle access to Deans Avenue adjacent to the southern boundary of the workers temporary</p>
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	<p>accommodation site in the location indicated in Appendix 6.11.1. The vehicle crossing shall be constructed from the property boundary to the edge of the carriageway and shall;</p> <ul style="list-style-type: none"> i. be provided in accordance with Appendix 7.7 (Access design and gradient); ii. have queuing spaces provided in accordance with Appendix 7.8 (Queuing spaces); iii. have either an audio and visual method of warning pedestrians of the presence of vehicles or a visibility splay in accordance with Appendix 7.9 (Visibility splay). <p>g. There shall be a fence along the full length of the Blenheim Road road frontage (adjoining the cycleway) at least 1.2m high and with a maximum height of 1.8m. Above 1.2m in height the fence shall at least 50% visually transparent for its full length.</p> <p>h. All walls of buildings facing the Blenheim Road road frontage shall have visually transparent glazing for a minimum of 10% of the ground floor elevation facing the road.</p> <p>i. The existing trees identified in Appendix 6.11.1 are retained. Any diseased, damaged, dead or dying trees are to be replaced.</p> <p>j. The Workers Temporary Accommodation Site indicated in Appendix 6.11.1 shall include the provision of a minimum communal space of 1200m².</p> <p>k. On-site management shall be provided for the workers' temporary accommodation. This shall include:</p> <ul style="list-style-type: none"> i. a live-in manager on site, or a nominated occupant where no more than 4 people are accommodated; ii. security services; and iii. on-site rules and policies.
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6.4.5.2.2 Controlled Activities

The activities listed below are Controlled Activities.

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

Activity	The Council's control shall be limited to the following Matters:
C1 Erection and use of temporary or relocatable buildings, including multi-unit developments, for workers' temporary accommodation until 31 December 2022 located in: <ul style="list-style-type: none"> a. a Residential Suburban Density Transition or Residential Medium Density Zone; b. a Commercial Zone; c. a Guest Accommodation Zone where: <ul style="list-style-type: none"> a. no more than 20 people are accommodated on any one site; b. temporary buildings comply with all built form standards in the relevant zone with respect to setbacks, recession planes and maximum building height; c. on-site car parking is provided at a minimum of one space per four beds; d. there is no alteration of destruction of any building or tree scheduled or listed in the District Plan; e. a Decommissioning Strategy has been submitted to the Council. This shall include: <ul style="list-style-type: none"> i. a statement of how all workers' temporary accommodation buildings will be removed and the site reinstated for its anticipated permanent use; ii. timing and any phasing; iii. remediation works, including any clearance of services, landscaping or hard surfacing; iv. the use of any buildings or services to remain on site in 	<ul style="list-style-type: none"> a. Site layout and building design; b. The decommissioning strategy and its implementation; c. Nature of on-site management; d. Car parking; e. Financial contributions (if applicable under the District Plan); and f. Monitoring.

	<p>accordance with the District Plan.</p> <p>f. On-site management shall be provided for the workers' temporary accommodation. This shall include:</p> <ul style="list-style-type: none"> i. a live-in manager on site, or a nominated occupant where no more than 4 people are accommodated; ii. security services; and iii. on-site rules and policies. <p>g. a Site Design Statement is provided outlining how the project has been designed and will operate in accordance with the relevant guidelines for site and building design in Appendix 6.2 Temporary Accommodation for Workers Guidelines.</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	
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6.4.5.2.3 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:
RD1 Workers' temporary accommodation until 31 December 2022 provided through use or conversion of a permanent: <ul style="list-style-type: none"> a. residential unit; b. guest accommodation unit or facility; c. boarding or residential accommodation ancillary to an education activity; d. elderly persons' housing, care facility and/or retirement village; that does not comply with one or more of the activity specific standards in P1	a. Location suitability; b. Period for which the building will be used for workers' temporary accommodation; c. Nature of the permanent use and the effects of the site or building not being available for that permanent use; d. Nature of on-site management; e. Change of use strategy and its implementation; f. Car parking;

	<p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<p>g. Financial contributions (if otherwise applicable under the District Plan); and</p> <p>h. Monitoring.</p>
RD2	<p>Worker's temporary accommodation until 31 December 2022 through use or conversion of a permanent building that is not specified in RD1, provided that any such accommodation:</p> <ul style="list-style-type: none"> a. is not located in: <ul style="list-style-type: none"> i. an Industrial Heavy Zone; ii. a Rural Zone; iii. a Residential Large Lot Zone; iv. an Open Space Natural Zone; v. an Open Space Metropolitan Facilities Zone; vi. the Specific Purpose (Airport) Zone; vii. the Specific Purpose (Styx Mill Transfer Station) Zone; or viii. the Specific Purpose (Lyttelton Port) Zone . b. complies with all relevant District Plan requirements or resource consent conditions for its permanent use; c. provides on-site management including: <ul style="list-style-type: none"> i. a live-in manager on site, or a nominated occupant where no more than 4 people are accommodated; ii. security services; and iii. on-site rules and policies. d. provides car parking at a minimum of one space per four beds. e. provides a Change of Use Strategy to the Council. This shall include: <ul style="list-style-type: none"> i. a statement of how the use of the building as workers' temporary accommodation will 	<p>a. Location suitability;</p> <p>b. Period for which the building will be used for workers' temporary accommodation;</p> <p>c. Nature of the permanent use and the effects of the site or building not being available for that permanent use;</p> <p>d. Nature of on-site management;</p> <p>e. The Change of Use strategy and its implementation;</p> <p>f. Car parking and transport network effects;</p> <p>g. Financial contributions (if otherwise applicable under the District Plan); and</p> <p>h. Monitoring.</p>

	<p>be reinstated back to its permanent use.</p> <ul style="list-style-type: none"> ii. timing and any phasing of changes iii. alterations required to the site, building or services. <p>Any application arising from this rule shall not be publicly or limited notified.</p>	
RD3	<p>Erection and use of temporary or relocatable buildings, including multi-unit developments, for workers' temporary accommodation until 31 December 2022, except as provided for by P3 or C1; and</p> <ul style="list-style-type: none"> a. not located in: <ul style="list-style-type: none"> i. an Industrial Heavy Zone; ii. a Rural Zone; iii. a Residential Large Lot Zone; iv. an Open Space Natural Zone; v. an Open Space Metropolitan Facilities Zone; vi. the Specific Purpose (Airport) Zone; vii. the Specific Purpose (Styx Mill Transfer Station) Zone; or viii. the Specific Purpose (Lyttelton Port) Zone . <p>and where:</p> <ul style="list-style-type: none"> b. there is no alteration or destruction of any listed Heritage Setting or Heritage Item, or Significant Tree, that is not permitted in Chapter 9 of the District Plan; c. on-site management is provided including: <ul style="list-style-type: none"> i. a live-in manager or a nominated occupant where no more than 4 people are accommodated; ii. security services; and 	<ul style="list-style-type: none"> a. Location suitability; b. Number of units proposed; c. Site layout and building design; d. The decommissioning strategy and its implementation; e. Nature of on-site management; f. Car parking and transport network effects; g. Financial contributions (if otherwise applicable under the District Plan); and h. Monitoring.

	<p>iii. on-site rules and policies.</p> <p>d. a Decommissioning Strategy has been submitted to the Council prior to buildings being located on site. This shall include:</p> <ul style="list-style-type: none"> i. a statement of how all temporary workers accommodation buildings will be removed and the site reinstated for its anticipated permanent use; ii. timing and any phasing; iii. remediation works, including any clearance of services, landscaping or hard surfacing; iv. the use of any buildings or services to remain on site in accordance with the District Plan. <p>e. a Site Design Statement is provided outlining how the project has been designed and operated in accordance with the relevant guidelines for site and building design in Appendix 6.2 Temporary Accommodation for Workers Guidelines</p> <p>Any application arising from this rule shall not be publicly notified.</p> <p>Applications for temporary accommodation for up to 200 people shall not be limited notified.</p>	
RD4	<p>Erection and use of a single temporary or relocatable building on a site, for workers' temporary accommodation until 31 December 2022 accommodating no more than 4 people living as a single household unit with shared facilities, located in any zone; except as provided for by C1;</p> <p>and provided that:</p> <ul style="list-style-type: none"> a. the building does not result in an existing activity on the site failing to comply or increasing the degree of non-compliance with the District Plan or any resource consent with respect to any rules except site density; 	<ul style="list-style-type: none"> a. Location suitability; b. Building design; c. The decommissioning strategy and its implementation; d. Nature of on-site management; e. Car parking; f. Financial contributions (if otherwise applicable under the District Plan); and g. Monitoring.

<p>b. buildings comply with the built form standards for the relevant zone with respect to setbacks, recession planes and maximum building height;</p> <p>c. on-site car parking is provided at a minimum of one space per four beds;</p> <p>d. on-site management is provided. This shall include:</p> <ul style="list-style-type: none"> i. a live-in manager on site or a nominated occupant; ii. security services; and iii. on-site rules and policies. <p>e. a Decommissioning Strategy shall be submitted to the Council prior to buildings being located on site. This shall include:</p> <ul style="list-style-type: none"> i. a statement of how all temporary workers accommodation buildings will be removed and the site reinstated for its anticipated permanent use; ii. timing and any phasing iii. remediation works, including any clearance of services, landscaping or hard surfacing; iv. the use of any buildings or services to remain on site in accordance with the District Plan. <p>f. there is no alteration or destruction of any listed Heritage Setting or Heritage Item, or Significant Tree, that is not permitted in Chapter 9 of the District Plan;</p> <p>g. a Site Design Statement is provided outlining how the project has been designed and operated in accordance with the relevant guidelines for site and building design in Appendix 6.2 Workers' Temporary Accommodation – Design Guide</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	
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RD5	<p>Erection and use of temporary or relocatable buildings, including multi-unit developments, for workers' temporary accommodation until 31 December 2022, on that part of 25 Deans Avenue (Pt RS 9,9,9) identified in Appendix 6.11.1 as the Workers Temporary Accommodation Site, that does not comply with one of more of the activity specific standards in P3.</p>	<ul style="list-style-type: none"> a. Location suitability; b. Number of units proposed; c. Site layout and building design; d. The decommissioning of the temporary use, including buildings; e. Nature of on-site management; f. Car parking and transport network effects; g. Financial contributions (if otherwise applicable under the District Plan); and h. Monitoring.
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6.4.5.2.4 Non-Complying Activities

Activity	
NC1	Any workers' temporary accommodation including any temporary buildings established under these rules continuing after 31 December 2022.
NC2	Any workers' temporary accommodation that alters or destroys a Heritage Setting or Heritage Item, or Significant Tree listed in Chapter 9 of the District Plan.
NC3	<p>Erection and use of temporary or relocatable buildings, including multi-unit developments, for workers' temporary accommodation except:</p> <ul style="list-style-type: none"> a. as provided for as a permitted, controlled or restricted discretionary activity in 6.4.5 above; b. where the activity would be permitted, controlled, restricted discretionary, or discretionary under the zone rules or any other plan rules. <p>Any application arising with respect to this rule shall not be publicly notified.</p>
NC4	Workers' temporary accommodation in the Specific Purpose (Flat Land Recovery) Zone.
NC5	<p>Worker's temporary accommodation, including any temporary buildings and accessory buildings, located;</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line and within 12 metres of a foundation of an associated support structure, or ii. within 10 metres of the centre line of a 66kV National Grid transmission line and within 10 metres of a foundation of an associated support structure.

APPENDIX 6.2 WORKERS' TEMPORARY ACCOMMODATION - DESIGN GUIDE

1.1 Introduction

a. Why has this guide been developed?

- i. This guide has been developed because special provision needs to be made to accommodate the additional workers and their families who will be in greater Christchurch for the rebuild. Housing demand analysis suggests additional accommodation will be needed for this substantial number of workers, many of whom will be coming from outside the region. Some will be accommodated in permanent housing (either existing or new), some in other types of accommodation such as motels, and others will be accommodated in temporary housing buildings developed specifically to accommodate construction workers.
- ii. An important part of meeting this housing demand will be to offer options for temporary accommodation. For example, bulk unit developments may be desirable for the large construction gangs who are expected to temporarily migrate to greater Christchurch. The demand for this type of development, particularly at the numbers anticipated, is unique in New Zealand.
- iii. This imperative for workers' accommodation is for the short term only. At the same time, this accommodation still needs to be of high quality and suitably located, have minimal if any impacts on surrounding neighbourhoods, and be effectively operated. This guide therefore responds to the gap in current guidance on this unique type of accommodation.
- iv. The purpose of this guide is to:
 - A. outline considerations for planning and designing workers' temporary accommodation in a way that encourages innovative and high-quality development
 - B. provide guidance to applicants and councils on the key considerations in determining resource consent applications
 - C. provide information to existing residents and communities on critical considerations for workers' temporary accommodation.

b. How to use the guide

- i. This guide complements District Plan provisions for workers' temporary accommodation in section 6.4.5. It sets out considerations and good practice examples. However, as each case will be different, the various considerations and examples may be more relevant in some situations than in others.

c. Other consents and approvals

- i. This guide is specifically about design and planning considerations for workers' temporary accommodation. It is to assist in assessments by Christchurch City Council under the Resource Management Act. It is not intended to apply to building consents or

other regulatory assessments. In addition to resource consent, a workers' accommodation project may require consent or approval under the Building Act, Health Regulations, or under the Resource Management Act from Environment Canterbury. A separate information sheet is available on broader regulatory requirements.

d. Principles

- i. This guide has four overarching principles for the development of workers' temporary accommodation.
 - A. Workers' temporary accommodation is designed to respond to the characteristics of the locality and avoid, remedy or mitigate significant adverse effects on the characteristics of local neighbourhoods.
 - B. Workers' temporary accommodation provides high-quality accommodation with good on-site amenity.
 - C. On-site management and operation of workers' temporary accommodation effectively contribute to high-quality accommodation for occupants and minimise impacts on surrounding neighbourhoods.
 - D. Workers' temporary accommodation is genuinely temporary in place no longer than 31 December 2022.

1.2 Guidelines for location suitability

- a. It is acknowledged that workers' temporary accommodation is temporary and may be of a modular, repeated or re-locatable style that would not normally be expected in a residential or commercial environment. It is not expected that temporary accommodation can fully integrate into an existing community, nor is it expected that temporary accommodation will have only minor effects. However, site selection, site design and building design can help to avoid significant adverse effects on existing neighbourhoods and to provide suitable accommodation for occupants.

Location suitability considerations	Examples of good practice
Consideration 1: Location suitability <ul style="list-style-type: none"> a. Whether a site is suitable for workers' temporary accommodation will be assessed on a case by case basis, taking into account: <ul style="list-style-type: none"> i. the scale of the development ii. who will occupy the development and the 	1. Key measures <ul style="list-style-type: none"> a. Location in the Christchurch central city is encouraged. b. Location within existing urban areas, particularly in existing residential or commercial areas, is encouraged. c. Locations within incompatible adjoining or nearby uses should be avoided. Large developments should not be undertaken next to sensitive activities such as schools, because they may affect the amenity, character or social aspects of the area. Sites should not be chosen if adjoining uses generate significant effects on the workers that are not mitigated (eg noise, discharges or hazardous substance risk). d. Water (including a water supply for firefighting consistent with the New Zealand Fire Service

<p>nature/location of the occupants' work</p> <p>iii. transport options</p> <p>iv. adjoining uses</p> <p>v. the availability and capacity of infrastructure to service the site</p> <p>vi. physical constraints and hazards such as flood risk</p>	<p>Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008), wastewater and stormwater infrastructure should be available to the site and have the capacity required for the number of workers in the accommodation. Locations within the existing urban area have more infrastructure availability. Areas where infrastructure capacity is not currently available or is particularly fragile is shown as the EQ damaged area on the Christchurch Wastewater Overview Map below. This information is subject to change over time. Current information on the capacity of the wastewater network is available from Council.</p> <p>e. The land should be physically suitable for this type of accommodation. It will usually be necessary to avoid areas of flood risk, sensitive aquifer zones, sites on the listed land-use register, or other sites with physical constraints, unless the specific site, design or duration of the accommodation provides exceptions for developing there.</p> <p>2. Other considerations</p> <ul style="list-style-type: none"> a. Location in medium or high density residential zones may be more appropriate than low density residential zones. b. Location near to the work site(s) and near to public services and facilities such as retail and entertainment areas is encouraged c. The suitability of the location will depend on the scale, nature and term of the development. For example, if migrant workers are living in accommodation on short-term rotation, (eg three month rotation for a five year period), a development may be acceptable in an industrial zone or close to the airport, but this location is less likely to be acceptable for workers who are employed for a continuous 10 year period. d. Sites should not displace permanent uses that are planned within an overlapping timeframe. For example, it would be inappropriate to choose a greenfield residential site that will be needed for permanent residential development before the temporary accommodation units are due for removal. Similarly, it would be inappropriate to use a commercial building if that type of building is in high demand due to displacement. e. An acceptable size of development will be smaller in a low density residential area than in a high density residential, commercial or mixed use area.
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	<p>f. The nature of transport arrangements to be provided for occupants will determine the appropriate distance between the accommodation site and the primary work site(s). For example, a distance within 5km would be desirable if no transport is to be provided between the two sites, but a distance of up to 10km would be acceptable if transport is provided.</p> <p>g. Selecting a location where public transport options are available, such as to work sites and retail/entertainment centres, is encouraged.</p> <p>h. The traffic and transport effects of a location include how the development will affect amenity, traffic safety and transport efficiency. The nature of the effects depends on the size of the development and the type of road used for access to the project site. Selecting a site which avoids significant traffic or transport effects is encouraged.</p>
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1.3 Guidelines for site layout and building design

- a. The standard of the design of buildings and the layout and orientation of buildings and activities on the site are a major influence on both the quality of the accommodation and its effects on the surrounding neighbourhood. Although the development is temporary, it may be the primary residence for an occupant for a number of months or years. A temporary accommodation project may be larger and more intense than anticipated and may have some temporary adverse effects, but site design can help to minimise the effects on the surrounding neighbourhood.

Site layout and building design considerations	Examples of good practice
<p>Consideration 2: Minimising effects on existing neighbourhoods</p> <p>a. It is desirable that developments are compatible with the streetscape and mitigate potential effects on the amenity of an established environment. This is a particular consideration for residential environments.</p>	<p>1. Key measures</p> <ul style="list-style-type: none"> a. Buildings such as the manager's residence, site office, communal facility, or other buildings that are not individual units should be located on a street frontage if they assist in creating a compatible street frontage and a 'street address'. b. Facilities or services on the site that are to be available for public or community use should be located on street frontages to limit public access through the site. This will also help to create a 'street address'. c. Fencing and landscaping along road boundaries should be provided. Road fencing should not provide extensive lengths of solid screening. Any fencing above 1m height should be at least 50 per cent transparent. d. Building placement and orientation should internalise effects such as noise or lighting rather

	<p>than directing effects towards neighbouring sites. Design and layout should achieve the noise standards for the zone in the District Plan. Screening or landscaping around outdoor activities that generate effects also helps to internalise effects.</p> <p>2. Other considerations</p> <ul style="list-style-type: none"> a. Screen fencing between 1.8m and 2m should be provided along boundaries adjoining residential neighbours. Fencing should be designed to be compatible with the adjoining use; for example, security fencing is not compatible with a residential environment. Landscaping along boundaries is also encouraged. b. A separation between residential boundaries and buildings, service areas and recreation areas is encouraged. For example, it might take the form of a 3m setback. c. The site can be designed to link with existing neighbourhood services, for example by providing an appropriate location for vehicle and pedestrian access points. d. The working patterns of the occupants and the timing of traffic movements will influence how compatible the development is with surrounding uses. For example, a large site with shift workers travelling late at night may not be suitable in a residential area. e. Location and design of carparking and vehicle accessways should minimise internal traffic movement, minimise vehicle movements and avoid locations next to neighbouring sites.
Consideration 3: District Plan guidance on site and building design	<p>1. Key measures</p> <ul style="list-style-type: none"> a. If buildings and related services comply with the standards in the District Plan for permanent buildings, the project design is more likely to be similar to what the District Plan anticipates for the location. This measure is particularly relevant in the residential environment, and should be given particular attention near site boundaries, for example, in relation to height and setbacks from boundaries.
Consideration 4: Unit and building design	<p>1. Other considerations</p> <ul style="list-style-type: none"> a. Where communal facilities are provided (for example, cooking, dining, showers or recreational

<p>a. The appearance and design of workers' temporary units and buildings is not expected to be to the standard anticipated for permanent accommodation. However, the choice of materials, type of construction, building size, design, and layout can contribute to a development that minimises impact on the neighbourhood while providing quality living space for occupants.</p>	<p>facilities), individual units can be small, for example a floor area of 14m² may be appropriate.</p> <ul style="list-style-type: none"> b. Where units are completely self-contained with no communal or on-site facilities, individual units should be larger to provide more living space within each unit. c. Buildings that are highly visible from adjoining residential sites can use materials, finishes, designs and techniques to minimise effects. For example, large continuous walls could be broken, or changes in building height and scale could be used to be more compatible with the building bulk anticipated by the District Plan. d. The design and appearance of large communal facility buildings are of particular importance as these buildings are often a focus and significant visual feature of a site. e. There may be location-specific considerations relevant to building design. For example, design, construction and operation to reduce noise may be relevant in some locations near the airport or heavy industry for noise insulation. Another example of location-specific considerations would be effects relevant to a special amenity area identified in the district plan. f. Providing weather protection at unit and building entrances is encouraged. g. Units can be designed, constructed and located to make the most of the sun and to provide a warm and dry living environment. h. Building design should facilitate building removal or relocation as proposed in the decommissioning strategy.
<p>Consideration 5: On-site facilities and services</p> <p>a. The need for on-site facilities and services will be identified on a case-by-case basis depending on the nature and size of the development. On-site facilities will help to improve the quality of accommodation, contribute to the successful operation of the site, and reduce</p>	<p>1. Other considerations</p> <ul style="list-style-type: none"> a. Sites should either be connected to council water, stormwater and wastewater networks, or be self-contained. Each site will need to determine the expected demand on services and how that demand will be met. b. Communal facilities and services provided on-site will depend on the needs of the occupants. For example, a recreation facility may be warranted on a site of more than 100 workers. Alternatively, on-site facilities may not be necessary where public services and facilities are operating close by. c. Where communal recreation or open space is provided, it is not necessary to provide open space with each unit, but this design is encouraged. d. There needs to be servicing arrangements and adequate space for this. For example, the site may

<p>any impact beyond the site.</p>	<p>manage its own solid waste or may rely on the council service. The site may offer laundry service or laundry facilities may be contained in each unit.</p>
<p>Consideration 6: Parking and access</p> <p>a. Providing appropriate parking and access contributes to meeting the needs of occupants while also avoiding or mitigating effects on the streetscape. Parking needs will depend on the characteristics of the occupants and the transport services provided.</p>	<ol style="list-style-type: none"> 1. Key measures <ul style="list-style-type: none"> a. Where communal transport services are provided or public transport will be used between the accommodation site and work site, a minimum of one parking space per four occupants should be provided. Where no transport services are provided, the District Plan parking requirements provide relevant guidance. b. Where transport services are provided, a bus or van drop-off/pick-up area should be provided within the site. c. Communal transport services to both work sites and other activities should be provided on sites with more than 100 occupants. 2. Other considerations <ul style="list-style-type: none"> a. Where developments accommodating over 200 people have road frontage to the Strategic Road Network (as defined in the Canterbury Regional Land Transport Strategy), access should be provided to another road unless this is not reasonably practicable. b. Grouping parking spaces together will reduce vehicle movements within the site. c. Avoid parking areas and accessways that adjoin residential neighbours as far as possible. d. Providing secure, covered cycle parking is encouraged.
<p>Consideration 7: Incorporating safety and security into design</p> <p>a. Adopting the principles of crime prevention through environmental design (CPTED) and limiting the potential for hazards and risks will contribute to providing accommodation that is safe for the occupants and local community.</p>	<ol style="list-style-type: none"> 1. Key measures <ul style="list-style-type: none"> a. Site layout and features should incorporate key crime prevention through environmental design (CPTED) principles. For example, they should provide good internal site lighting, and avoid high fencing or planting at the street frontage. A reference to the national CPTED guidelines is provided at the end of this guideline. 2. Other considerations <ul style="list-style-type: none"> a. A locking system for the doors and windows of each unit will provide security. b. There should be suitable access for emergency vehicles and on-site emergency management procedures.

1.4 Guidelines for on-site management and operation

- a. The quality of workers' temporary accommodation projects will be improved through comprehensive management. In addition, the potential adverse impacts are likely to be reduced where accommodation is comprehensively managed as a 'complex'. Depending on the size and nature of the accommodation, management as a complex may include providing services such as cleaning, catering, security, transport, health services, social support and communal recreation facilities.

On-site management considerations	Examples of good practice
<p>Consideration 8: On-site management arrangements</p> <p>a. Effective on-site management contributes significantly to the quality and successful operation of accommodation, and minimises potential impacts on the local community.</p> <p>b. On-site management linked to employment arrangements can be most effectively maintained and administered on an on-going basis.</p>	<p>1. Key measures</p> <ul style="list-style-type: none"> a. On-site management arrangements should be in place. The type of on-site management involved will depend on the size and nature of the complex. For example, for accommodation for less than 10 people, a nominated occupant could provide the on-site management role. For medium sized complexes, an appointed professional property manager could provide management services. For larger complexes a full time live-in manager would be required. <p>2. Other considerations</p> <ul style="list-style-type: none"> a. Depending on the size and nature of the project, a written management plan will set out all site management procedures and 'rules' including: <ul style="list-style-type: none"> i. roles and responsibilities ii. procedures for communication with neighbours and community iii. servicing, cleaning and maintenance arrangements iv. security and crime prevention measures v. drug and alcohol policy vi. management of transport of workers vii. health and safety measures viii. emergency management ix. animal control x. catering arrangements xi. noise management xii. on-site behaviour expectations xiii. management of disturbances xiv. parking management xv. public facility management xvi. management of requests and complaints. xvii. linking the on-site 'rules' to employment arrangements increases the status of those rules. It is possible to make this more formal

	link if occupancy is arranged through a specific employer.
Consideration 9: Support services a. Providing workers with broader support will help to improve the overall quality of accommodation and help to integrate them into the local community.	<p>1. Other considerations</p> <p>a. Providing appropriate support services - for example, pastoral care and migrant support - is encouraged.</p>

1.5 Guidelines for decommissioning

- a. As the standard District Plan expectations are being varied to provide for this special type of accommodation, it is critical that the temporary buildings are removed so that each development is indeed temporary and does not permanently affect the environment. A decommissioning strategy will provide confidence that these buildings are genuinely temporary and will set up the mechanisms for their removal.

Decommissioning considerations	Examples of good practice
Consideration 10: Decommissioning strategy a. Workers' temporary accommodation will be assessed on the basis that it does not become permanent accommodation. b. An enforceable decommissioning strategy is a critical component of any workers' temporary accommodation project.	<p>1. Key measures</p> <ul style="list-style-type: none"> a. A decommissioning strategy should be in place to confirm the long-term plan for buildings, phasing of decommissioning and removal of buildings and how the site will be reinstated ready for its anticipated permanent use. b. All temporary units must be removed by 31 December 2022, or earlier. <p>2. Other considerations</p> <ul style="list-style-type: none"> a. Building design should be a consideration in the decommissioning strategy to ensure design does not inhibit the implementation of the strategy. b. Use of legal instruments to assist make future owners aware of the removal requirement or provide an additional means of assuring removal are encouraged, for example an encumbrance may be registered. c. After it has been used for workers' temporary accommodation, a site may need to be remediated to make it suitable for its anticipated long-term use. d. If landscaping of the site has been completed, it may be possible to retain some or all of the landscaping at the reinstatement stage.

1.6 Guidelines for communicating with neighbours

- a. It is important to keep adjoining neighbours and the wider neighbourhood informed about the project as it develops and also during operation so that a project can respond to perceived or actual concerns about the accommodation. Communication procedures will normally be part of the site management plan but are also a consideration during the design phase. While the new District Plan provisions may not require the approval of affected parties and may not require limited notification for a workers' temporary accommodation project, communicating with neighbours is encouraged.

Communication considerations	Examples of good practice
<p>Consideration 11: Communication</p> <p>a. Communicating with neighbours throughout the design, development and operation of the accommodation project will help to contribute positively to the local neighbourhood and minimise effects on neighbours.</p>	<ul style="list-style-type: none"> 1. Other considerations <ul style="list-style-type: none"> a. A written communication statement or plan can identify: <ul style="list-style-type: none"> i. key points of contact for the accommodation project during the design, development and operation of the complex ii. contact details of immediate neighbours and any local neighbourhood groups iii. when neighbours will be notified and about what. b. Key times to notify neighbours may be during site selection, when the design is complete, when construction is due to start, when occupation commences, key phases of occupancy changes, and when decommissioning commences. More regular communication during operations may be appropriate depending on the size of the accommodation complex. c. Information that may be of interest to neighbours includes the site design, occupancy numbers, staffing, site management rules, on-site management arrangements, safety/security arrangements and occupants' employment locations. d. Information that may be of interest to occupants includes opportunities to participate in or support community activities, sport and other recreational or cultural activities. e. Larger accommodation projects may hold regular meetings or events with neighbours to discuss operational matters.

1.7 References for further information and guidance

The following information and guidance are either referred to in this guide or provided as additional references in considerations for the design, assessment and operation of temporary accommodation for workers.

Council information on planning and resource consent applications

Christchurch City Council:

<http://www.ccc.govt.nz/homeliving/buildingplanning/resourceconsents/index.aspx>

Selwyn District Council:

<http://www.selwyn.govt.nz/services/planning>

Waimakariri District Council:

<http://www.waimakariri.govt.nz/services/planning-resource-consents.aspx>

Information about the New Zealand Building Code

<http://www.dbh.govt.nz/bcr-about-the-building-code>

CPTED guidelines

National Guidelines for Crime Prevention through Environmental Design in New Zealand
(Ministry of Justice, November 2005)

Part 1: Seven Qualities of Safer Places:

<http://www.justice.govt.nz/publications/global-publications/n/national-guidelines-for-crime-prevention-through-environmental-design-in-new-zealand-part-1-seven-qualities-of-safer-places-part-2-implementation-guide-november-2005/publication>

Part 2: National Guidelines for Crime Prevention through Environmental Design in New Zealand Part 2: Implementation Guide:

<http://www.justice.govt.nz/publications/global-publications/n/national-guidelines-for-crime-prevention-through-environmental-design-in-new-zealand-part-2-implementation-guide>

Other design guides

Non-resident worker accommodation: Guideline for locating and designing high quality accommodation facilities (Queensland Urban Land Development Authority, Guideline No. 3, August 2011)

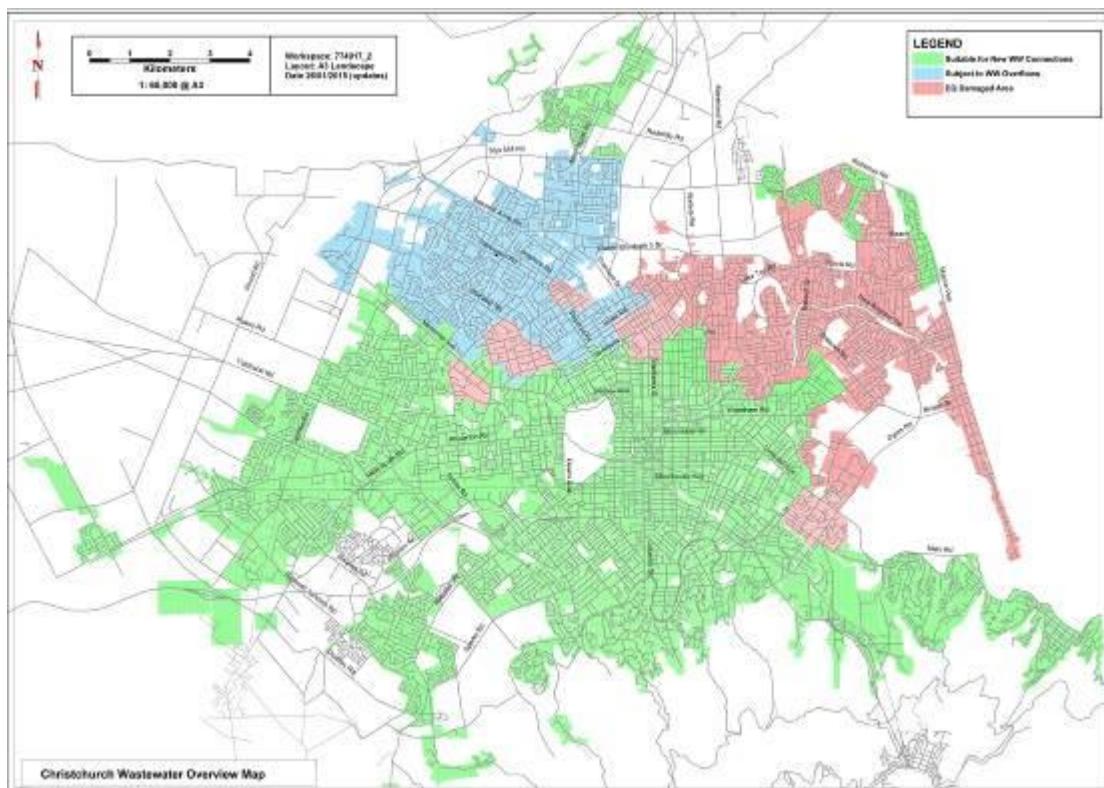
http://www.ulda.qld.gov.au/01_cms/details.asp?ID=157

Workers' accommodation, Processes and standards (International Finance Corporation and European Bank, November 2009)

http://www1.ifc.org/wps/wcm/connect/topics_ext_content/ifc_external_corporate_site/ifc+sustainability/publications/publications_gpn_workersaccommodation

1.8 Christchurch Wastewater Overview Map

- a. The following map is intended to provide general guidance on the status of the wastewater network as of January 2015. This information is subject to change over time. Current information on the capacity of the wastewater network is available from Council and should be sought at the time of application.



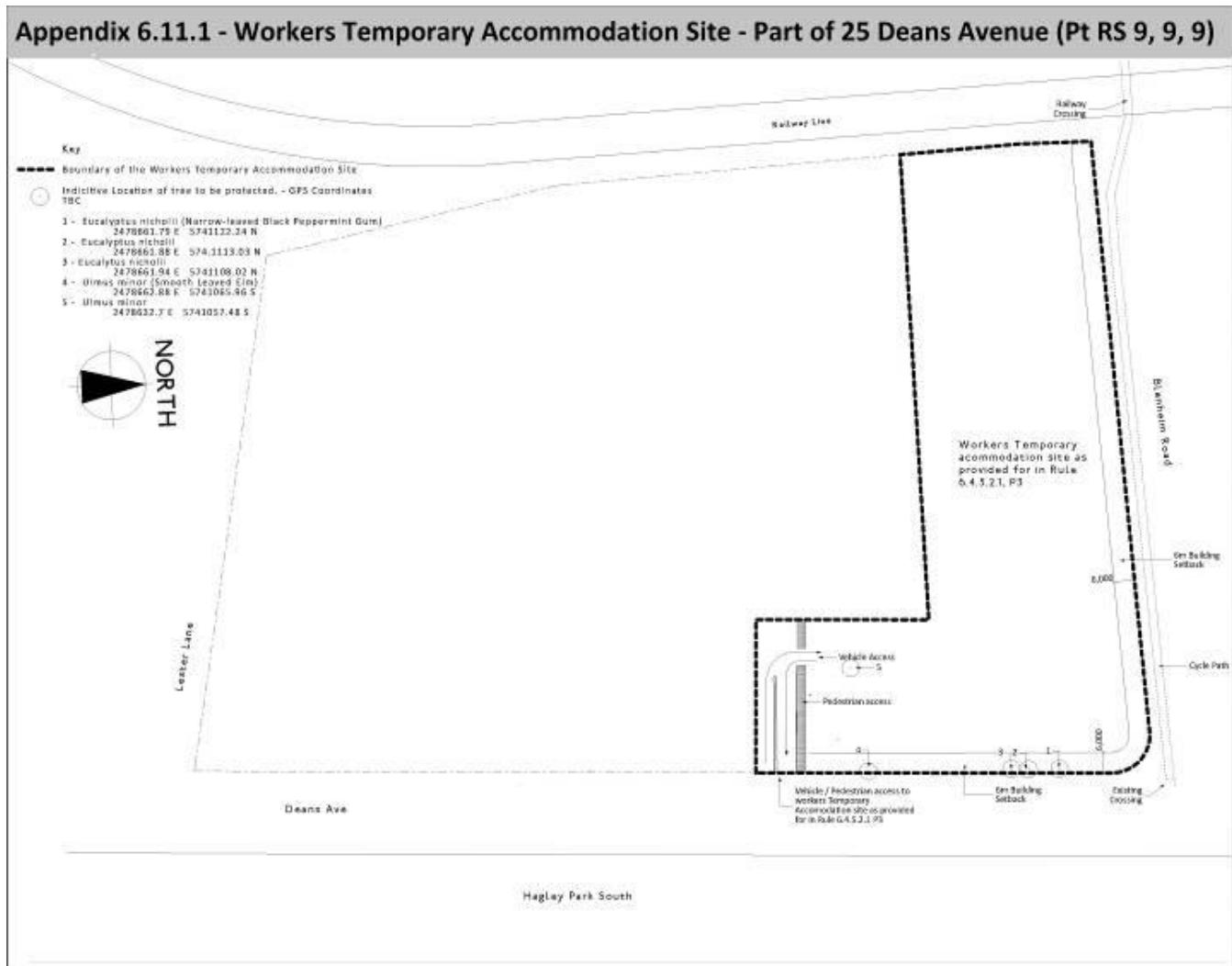
Temporary Activities 6A, 6B and 6C

Independent Hearings Panel

Christchurch Replacement District Plan

Te paepae motuhake o te mahere whakahou a rohe o Ōtautahi

APPENDIX 6.11.1 Workers Temporary Accommodation Site - Part of 25 Deans Avenue (Pt RS 9,9,9)



Chapter 13 Central City

13.13.1 Central City Temporary Earthquake Recovery Activities

13.13.1a. Objectives and Policies

13.13.1a.i. Objective

Refer to Strategic Directions Chapter 3.3.14 Objective - Temporary recovery activities

13.13.1a.i.A Policy - Temporary displaced activities, storage facilities and construction depots

- I. Enable earthquake related displaced activities, storage facilities and construction depots in temporary locations until 30 April 2018, while managing significant adverse effects.
- II. To provide for earthquake related displaced activities, storage facilities and construction depots in temporary locations for an additional transitional period taking into account the matters in Objective 3.3.15(b), assessed on a case by case basis.

13.13.1a.i.B Policy - Temporary lifting or moving of buildings

- I. Enable some temporary infringement of built form standards to facilitate the timely completion of repairs to earthquake damaged buildings, whilst protecting significant features.

13.13.1a.i.C Policy - Worker's Temporary Accommodation

- I. Provide for workers' accommodation in temporary locations until 31 December 2022 through the:

- i. temporary use of permanent buildings in appropriate areas
- ii. temporary conversion of permanent buildings in appropriate areas
- iii. establishment and use of temporary accommodation units, including multi-unit developments, in appropriate areas,

while managing significant adverse effects.

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

Note: 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:
- the Activity Specific Standards in Rule 13.13.1.1.2
 - 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.

13.13.1.1.2 Activity status tables

13.13.1.1.2.1 Permitted activities

The activities listed below are permitted activities 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
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: <ul style="list-style-type: none"> a. the provisions of a Public Notice published on 9 April 2011, 21 December 2011 and 23 October 2013; or b. a public notice published for a site specific approval that would expire on 20 April 2016 are permitted activities up to 30 April 2018 	<ul style="list-style-type: none"> a. The activity shall comply with all standards specified in the relevant Public Notice
P2 <ul style="list-style-type: none"> a. Office, education activity, pre-school, health care facilities, places of assembly until the 30 April 2018, located in a Central City Community Parks, Central City School, Central City Tertiary Education, Central City Residential Zone. b. Retail activity until the 30 April 2018, located in an Open Space, Central City School, or Central City Tertiary Education Zone. 	<ul style="list-style-type: none"> a. The activity moved from the land or building it occupied prior to the 2010 and 2011 Canterbury Earthquakes because that land or building could not be occupied due to: <ul style="list-style-type: none"> i. the building becoming uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or ii. the building or land being evacuated to enable the repair of the land or building 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 building 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: <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

		<p>Water Supplies Code of Practice (SNZ PAS4509:2008);</p> <ul style="list-style-type: none"> iii. a method of discharging stormwater that does not discharge stormwater onto adjoining properties or adversely affect water quality; and iv. a power supply. <p>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. Sites and existing structures must be remediated to their state prior to the temporary earthquake recovery activity being located there, or a state in compliance with District Plan rules. All structures and sites 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 road boundary or must comply with any setback from road boundary standards in the relevant zone, whichever is the lesser.</p> <p>f. Any new structures shall be set back at least 3m from any boundary with a site in a Residential zone or must comply with the boundary setback standards in the relevant zone, whichever is the lesser.</p> <p>g. The activity shall comply with the Central City Transport provisions under Clause 13.9.</p> <p>h. The activity shall comply with Rule 13.9.2.3.9 High Trip Generators.</p> <p>i. The activity shall restrict its hours of operation to the following:</p>									
		<table border="1"> <thead> <tr> <th></th><th>Activity</th><th>Permitted hours of operation</th></tr> </thead> <tbody> <tr> <td>i.</td><td>Office</td><td>7am-9pm Monday to Friday; 7am -1pm Saturday, Sunday and public holidays.</td></tr> <tr> <td>ii.</td><td>Education activity</td><td>7am-9pm Monday to Saturday; Closed on</td></tr> </tbody> </table>		Activity	Permitted hours of operation	i.	Office	7am-9pm Monday to Friday; 7am -1pm Saturday, Sunday and public holidays.	ii.	Education activity	7am-9pm Monday to Saturday; Closed on
	Activity	Permitted hours of operation									
i.	Office	7am-9pm Monday to Friday; 7am -1pm Saturday, Sunday and public holidays.									
ii.	Education activity	7am-9pm Monday to Saturday; Closed on									

		Sunday and public holidays.
iii.	Pre-school	7am-9pm Monday to Friday; 7am-1pm Saturday, Sunday and public holidays
iv.	Health care facility	7am-9pm Monday to Sunday and public holidays.
v.	Place of assembly	7am-9pm Monday to Sunday.
vi.	Retailing in Open Space, Rural or Specific Purpose (Education) zones	7am-7pm Monday to Saturday 9am-7pm Sunday and public holidays.
<p>j. The activity shall comply with all standards for that zone in the Noise provisions under Clause 13.14.4.</p> <p>k. The activity shall comply with all standards for that zone in the Outdoor Lighting and Glare provisions under Clause 13.14.3.</p> <p>l. The activity shall comply with all standards for that zone in the Hazardous Substances and Contaminated Land provisions in Clause 13.16.</p> <p>m. The activity must not result in the alteration or destruction of any listed Significant Tree or Heritage Setting or Heritage Item that is not permitted in Clause 13.12 of the District Plan.</p> <p>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.</p> <p>o. The activity must not involve subdivision of land.</p> <p>p. Outdoor advertisements are restricted to a maximum area of 2m² or the area and</p>		

		<p>number provided for in the relevant zone, whichever is greater.</p> <ul style="list-style-type: none"> q. Any Outdoor advertisements shall not be internally or externally illuminated. r. Any Outdoor advertisements shall be designed to comply with all other Sign provisions under Clause 13.14.7. s. The activity shall accommodate a maximum of 10 staff and/or students (total), other than; <ul style="list-style-type: none"> i. in Central City School, Central City Tertiary Education, Central City Community Parks Zones where new pre-schools may have a maximum of 60 staff and students total; or ii. when the activity relates to a pre-school provided for in t. below. 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: <ul style="list-style-type: none"> i. not be located in a setback. ii. if used for a continuous period of more than 1 year, shall be screened by fencing, landscaping or buildings so as not to be visible 1.8m above ground level on any adjoining road or residential property. v. There shall be only one office, education activity, pre-school, health care facility, or place of assembly permitted under Rule 13.13.1.1.2.1 on any one site in a Central City Residential Zone.
P3	<p>Retail activity, office, guest accommodation, food and beverage outlets, entertainment facilities, education activity, health care facilities, pre-schools, and places of assembly until the 30 April 2018, located in a Central City Commercial Local, Central City</p>	<ul style="list-style-type: none"> a. The activity moved from the land or building it occupied prior to the 2010 and 2011 Canterbury Earthquakes because that land or building could not be occupied due to: <ul style="list-style-type: none"> i. the building being uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or ii. the building or land being evacuated to enable the repair of the land or

Business, Central City Mixed Use, or Central City (South Frame) Mixed Use Zone.	<p>building that was damaged by the 2010 and 2011 Canterbury Earthquakes; or</p> <ul style="list-style-type: none"> iii. a risk to people and property from the continued use of the land or building 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: <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 onto 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. Sites and existing structures must be remediated to their state prior to the temporary earthquake recovery activity being located there, 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 comply with any setback from road boundary standards in the relevant zone. f. Any new structures must comply with any setback from internal boundary standards in the relevant zone along boundaries with Central City Residential, Central City Community Park, Central City Water and Margins, and Avon River Precinct Zones.
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	<ul style="list-style-type: none"> g. The activity shall comply with the Central City Transport provisions under Clause 13.9. h. Any activity on a site adjoining a Central City Residential zone shall comply with all standards for that zone in the Outdoor Lighting and Glare provisions under Clause 13.14.3. i. The activity shall comply with all standards for that zone in the Hazardous Substances and Contaminated Land provisions in Clause 13.16. j. The activity must not result in the alteration or destruction of any listed Significant Tree or Heritage Setting or Heritage Item that is not permitted in Clause 13.12 of the District Plan. k. The activity must have at least one access to an existing road. l. The activity must not involve subdivision of land. m. Any Outdoor advertisements shall comply with all standards for that zone in the Sign provisions under Clause 13.14.7. n. The activity shall not involve the sale of alcohol between 11pm and 7am within 75m of a Central City Residential zone. o. Any outdoor storage area shall: <ul style="list-style-type: none"> i. not be located in a required setback. ii. if used for a continuous period of more than 1 year, shall be screened by fencing, landscaping or buildings so as not to be visible 1.8m above ground level on any adjoining road or residential property. 	
P4	<ul style="list-style-type: none"> a. Storage facilities until the 30 April 2022, located in a Central City Community Park, Central City Business, Central City Mixed Use, Central City (South Frame) Mixed Use Zone. b. Construction depot, until the 30 April 2022, located in a Central City Business, Central City Mixed Use, or Central City 	<ul style="list-style-type: none"> a. Storage is for goods, machinery and vehicles either: <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, buildings, infrastructure or other facilities damaged by the Canterbury Earthquakes; or ii. relocated from land or buildings being repaired or rebuilt as a consequence of

	<p>(South Frame) Mixed Use Zone for construction work (as defined in section 6 of the Construction Contracts Act 2002) to repair or rebuild land, building http://proposed.districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=41513s, infrastructure or other facilities damaged by the Canterbury Earthquakes within the Central City.</p>	<p>the Canterbury Earthquakes.</p> <ul style="list-style-type: none"> b. The activity shall be connected to or be serviced by: <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 onto 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. Sites and existing structures must be remediated to their state prior to the temporary earthquake recovery activity being located there, 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 comply with any setback from road boundary standards in the relevant zone. f. Any new structures must be set back at least 3m from the boundary with any Residential zone. g. The activity shall comply with the Central City Transport provisions under Clause 13.9. h. In the Central City Community Park Zone, the activity shall not cover greater than 50% or 5,000m² of the site. <ul style="list-style-type: none"> i. In the Central City Community Park Zone, hours of operation shall be restricted to between 7am and 7pm Monday to Sunday. j. In the Central City Community Park Zone, the activity shall comply with the noise standards for the Industrial General zone. In
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		<p>the Central City Business, Central City Mixed Use, Central City (South Frame) Mixed Use Zones, the activity shall comply with all standards for that zone in the Noise provisions under Clause 13.14.4.</p> <ul style="list-style-type: none"> k. Any activity on a site adjoining a Residential zone shall comply with all standards for that zone in the Outdoor Lighting and Glare provisions under Clause 13.14.3. l. The activity shall comply with all standards for that zone in the Hazardous Substances and Contaminated Land provisions in Clause 13.16. m. The activity must not result in the alteration or destruction of any listed Significant Tree or Heritage Setting or Heritage Item that is not permitted in Clause 13.12 of the District Plan. n. The activity must have at least one access to an existing road. o. The activity must not involve subdivision of land. p. Any Outdoor advertisements shall comply with all standards for that zone in the Sign provisions under Clause 13.14.7. q. Any outdoor storage area shall: <ul style="list-style-type: none"> i. not be located in a required setback. ii. if used for a continuous period of more than 1 year, shall be screened by fencing, landscaping or buildings so as not to be visible 1.8m above ground level on any adjoining road or residential property. r. 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 site.
P5	<p>One residential unit on a site until 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in a Central City Residential Zone.</p>	<ul style="list-style-type: none"> a. The residential unit is for persons who moved from what was their normal place of residence prior to the 2010 and 2011 Canterbury Earthquakes because that building or land could not be occupied due to: <ul style="list-style-type: none"> i. the building becoming uninhabitable or

	<p>demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or</p> <ul style="list-style-type: none"> ii. the building or land being evacuated to enable the repair of the land or building 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 building 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 iv. a power supply. <p>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. Sites and existing structures must be remediated to their state prior to the temporary earthquake recovery activity being located there, or a state in compliance with District Plan rules. All structures and sites 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 road boundary or must comply with any setback from road boundary 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 boundary or must comply with the boundary setback standards in the relevant zone, whichever is the lesser.</p>
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		<ul style="list-style-type: none"> 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: <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 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: <ul style="list-style-type: none"> A. are no more than 800 millimetres above ground level and are uncovered or unroofed; or B. where greater than 800 millimetres above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site. i. The activity must not result in the alteration or destruction of any listed Significant Tree or Heritage Setting or Heritage Item that is not permitted in Clause 13.12 of the District Plan. j. The activity must have access to an existing road. Any additional vehicle accesses shall be designed in accordance with Rule 7.2.3.7 and shall provide vehicle crossings that comply with Rule 7.2.3.8. k. The activity must not involve subdivision of land. l. Any Outdoor advertisements shall comply with all standards for that zone.
P6	Two or three residential units on a site until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in a Central City	<ul style="list-style-type: none"> a. The residential units are for persons who moved from what was their normal place of residence prior to the 2010 and 2011 Canterbury Earthquakes because that

	<p>Community Park, Central City Residential, Central City School, Central City Tertiary Education Zone.</p>	<p>building or land could not be occupied due to:</p> <ul style="list-style-type: none"> i. the building becoming uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or ii. the building or land being evacuated to enable the repair of the land or building 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 building 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 onto adjoining properties or adversely affect water quality; and iv. a power supply. <p>c. New structures must be relocatable and must be relocated off the site by 30 April 2018, unless they comply with the District Plan. Sites and existing structures must be remediated to their state prior to the temporary earthquake recovery activity being located there, or a state in compliance with District Plan rules. All structures and sites 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 road boundary or must comply with any setback from road boundary</p>
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	<p>standards in the relevant zone, whichever is the lesser.</p> <ul style="list-style-type: none"> 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, but where windows of one unit will face windows in another unit the windows must be at least 3m apart. h. The maximum percentage of the net site area covered by buildings shall be 60%, excluding: <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 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: <ul style="list-style-type: none"> A. are no more than 800 millimetres above ground level and are uncovered or unroofed; or B. where greater than 800 millimetres above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site. i. The activity must not result in the alteration or destruction of any listed Significant Tree or Heritage Setting or Heritage Item that is not permitted in Clause 13.12 of the District Plan. j. The activity must have at least one access to an existing road that is not a driveway shared by more than one residential unit. Any additional vehicle accesses shall be designed in accordance with Rule 7.2.3.7 and shall
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		<p>provide vehicle crossings that comply with Rule 7.2.3.8.</p> <ul style="list-style-type: none"> k. The activity must not involve subdivision of land. l. Any Outdoor advertisements shall comply with all standards for that zone. 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.
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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:
RD1 <p>One Residential Unit on a site until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in a Central City Residential Zone , which does not comply with the Activity Specific Standards P5e., f. or h.</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> <ul style="list-style-type: none"> a. Activity Specific Standard P5e. Street scene: Whether the reduced setback will significantly detract from the character of the street taking into account: <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 items or settings, 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 P5f. — 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 items or settings, 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 P5h. 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>
RD2	<p>Two or three Residential Units on a site until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in a Central City Community Park, Central City Residential, Central City School, Central City Tertiary Education Zone, which do not comply with the Activity Specific Standards P6e., f. or h.</p> <p>As relevant to the breached standard;</p> <p>a. Activity Specific Standard P6e. Street scene:</p> <p>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 items or settings, or natural features on the site; ii. The ability to provide opportunities for garden and tree planting in the vicinity of road boundaries;

	<p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> 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 P6f. - 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 items or settings, 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 P6h. 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>
RD3	Four or more Residential Units on a site until the 30 April 2018, additional to that otherwise permitted in	<p>a. Whether the design and layout of the proposal minimises any potential nuisance on surrounding sites and areas.</p>

	<p>the District Plan rules, located in a Central City Commercial Local, Central City Business, Central City Mixed Use, or Central City (South Frame) Mixed Use, Central City Community Park, Central City Residential, Central City School, Central City Tertiary Education Zone, 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>	<p>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.</p>
RD4	<p>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.</p> <p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<p>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</p> <p>b. the types of mitigation available, their practicality to implement and their effectiveness to mitigate the adverse effect</p>

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>	<ul style="list-style-type: none"> a. the need for the activity to remain in its location for a longer period including: <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; 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; c. any breach of the permitted activity or restricted discretionary standards relevant to the activity; 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 e. If necessary, the manner in which the site will be remediated following cessation of the activity.
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>	<ul style="list-style-type: none"> a. the need for the activity to remain in its location for a longer period including: <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; 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; c. any breach of the permitted activity or restricted discretionary standards relevant to the activity; 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 e. If necessary, the manner in which the site will be remediated following cessation of the activity.

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	Any Activity listed in 13.13.1.1.2.1 or 13.13.1.1.2.2 (RD1, RD2, RD3) after 30 April 2022.

PROPOSAL 6B(ii)

Chapter 13 Central City

13.13.1.2 Temporary lifting or moving earthquake damaged buildings within the Central City

13.13.1.2.1 How to use these rules

13.13.1.2.1.1 These rules apply only to zones within the Central City.

Note: The rules relating to the temporary lifting or moving of earthquake damaged buildings in Temporary Earthquake Recovery Areas outside of the Central City are in Chapter 6, under Clause 6.4.4. The rules relating to the temporary lifting or moving of earthquake damaged buildings in Residential Suburban, Residential Suburban Density Transition, Residential Medium Density, or Residential Banks Peninsula Zones are included in Chapter 14 under Clauses 14.2.2, 14.3.2, 14.4.2 and 14.5.2.

Words underlined are defined terms in Chapter 2 Definitions of the Replacement District Plan.

13.13.1.2.2 Activity status tables

13.13.1.2.2.1 Permitted Activities

The activities listed below are permitted activities in any zone within the Central City, if they comply with the Activity Specific Standards set out in this table.

Activities may also be restricted discretionary as specified in Rule 13.13.1.2.2.3.

Activity		Activity Specific Standards
P1	Temporary lifting or moving of earthquake damaged buildings	<ul style="list-style-type: none"> a. Buildings shall not be: <ul style="list-style-type: none"> i. moved to within 1m of an internal boundary and/or within 3m of any water body, a listed Significant Tree or listed Heritage Setting or Heritage Item in Clause 13.12 of in the District Plan, natural resources and Council owned structure, archaeological sites, or the coastal marine area; ii. lifted to a height exceeding 3.0m above the height of the existing building. b. The building must be lowered back or moved back to its original position, or a position compliant with the District Plan or consistent with a resource consent,

		<p>within 12 weeks of the lifting or moving works having first commenced.</p> <p>c. In all cases of a building being moved or lifted, the owners/occupiers of land adjoining the sites shall be informed of the work at least seven days prior to the lift or move of the building occurring. The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move.</p> <p>d. The Council's Resource Consents Manager shall be notified of the lifting or moving the building at least seven days prior to the lift or move of the building occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
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13.13.1.2.2.2 Controlled Activities

There are no controlled activities.

13.13.1.2.2.3 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 the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 Temporary lifting or moving of earthquake damaged buildings that does not meet the activity specific standards in Rule 13.13.1.2.2.1 P1. Any application arising from this rule will not require written approvals and shall not be publicly or limited notified.	<p>Whether the temporary lifting or moving of the earthquake damaged building is appropriate taking into account:</p> <ul style="list-style-type: none"> a. The effect of reduced proximity on the amenity and/or operation of any neighbouring sites, water bodies, coastal marine area, archaeological sites, natural resources, or protected heritage items or settings, or significant trees; b. The duration of time that the building will be lifted or moved;

		<ul style="list-style-type: none">c. Any adverse effects on adjoining owners or occupiers relating to shading and building dominance; andd. Occupancy of the neighbouring properties for the duration of the works, the extent to which neighbouring properties are occupied for the duration of the works.
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PROPOSAL 6C(ii)

Chapter 13 Central City

13.13.1.3 Workers' Temporary Accommodation within the Central City

13.13.1.3.1 General Rules for Workers' Temporary Accommodation

- 13.13.1.3.1.1 These rules apply to activities specified in the Activity Status Tables in Rule 13.13.1.3.2.
- 13.13.1.3.1.2 The rules that apply to the activities specified in Rule 13.13.1.3 are:
- the Activity Specific Standards in Rule 13.13.1.3.2;
 - the rules in Chapter 5 Natural Hazards and Chapter 12 Hazardous Substances and Contaminated Land.
- 13.13.1.3.1.3 Section 13.13.1.3 of the District Plan shall cease to have effect on 31st December 2022.
- 13.13.1.3.1.4 The provisions under clause 13.13.1.3 shall only have effect when all of the relevant provisions for the activities are operative.
- 13.13.1.3.1.5 Within 12 months of the cessation of any workers' temporary accommodation use, a previous use of the site no longer permitted under the District Plan may be reinstated provided that such reinstatement is in accordance with either:
- an existing use certificate issued under s 139A of the RMA; or
 - a resource consent issued under s114 of the RMA; and
- in relation to a. and b. above, the certificate or resource consent was issued prior to conversion to workers' temporary accommodation and was still valid at the time of conversion.
- This reinstatement is permitted whether or not the certificate or resource consent would have otherwise lapsed or ceased to have effect.

Note: Words underlined are defined terms in Chapter 2 Definitions of the Replacement District Plan.

13.13.1.3.2 Activity Status Tables

13.13.1.3.2.1 Permitted Activities

The activities listed below are permitted activities in the zones indicated if they comply with the Activity Specific Standards set out in this table. Activities may also be controlled, restricted discretionary, or non-complying as specified in Rules 13.13.1.3.2.2, 13.13.1.3.2.3 and 13.13.1.3.2.4.

Activity	Activity specific standards
P1 Workers' temporary accommodation until 31 December 2022 provided through use or conversion of a permanent: <ul style="list-style-type: none"> a. residential unit; b. guest accommodation unit or facility; c. boarding or residential accommodation ancillary to an education activity; d. elderly persons' housing, care facility and/or retirement village 	<ul style="list-style-type: none"> a. The permanent activity and building(s) shall otherwise comply with all relevant District Plan requirements or consent conditions for its permanent use; b. The temporary use shall not result in an existing activity on the site failing to comply or increasing the degree of non-compliance with a rule in the District Plan or a resource consent condition; c. On-site management shall be provided for the workers' temporary accommodation. This shall include: <ul style="list-style-type: none"> i. a live-in manager on site, or a nominated occupant where no more than 4 people are accommodated; ii. security services; and iii. on-site rules and policies.
P2 Erection and use of temporary or relocatable buildings, including multi-unit developments, for workers' temporary accommodation until 31 December 2022, in the following zones : <ul style="list-style-type: none"> a. Central City Mixed Use Zone; b. Central City (South Frame) Mixed Use Zone c. Central City Business Zone. 	<ul style="list-style-type: none"> a. On or before 31 December 2022, any temporary or removable buildings shall be removed from the site or otherwise brought into a state of compliance with the District Plan. b. No more than 200 people shall be accommodated on any one site. c. Temporary buildings shall comply with all built form standards in the relevant zone with respect to setbacks, recession planes and maximum building height. d. There shall be no alteration or destruction of any listed Significant Tree or Heritage Setting or Heritage Item that is not permitted in Clause 13.12 of the District Plan. e. On-site management shall be provided for the workers' temporary accommodation. This shall include: <ul style="list-style-type: none"> i. a live-in manager on site, or a nominated occupant where no more than 4 people are accommodated;

		ii. security services; and iii. on-site rules and policies.
P3	Accessory buildings to any workers' temporary accommodation until 31 December 2022	a. NIL

13.13.1.3.2.2 Controlled Activities

The activities listed below are Controlled Activities.

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

Activity	The Council's control shall be limited to the following Matters:
C1	<p>Erection and use of temporary or relocatable buildings, including multi-unit developments, for workers' temporary accommodation until 31 December 2022, located in:</p> <ul style="list-style-type: none"> a. a Central City Residential Zone <p>where:</p> <ul style="list-style-type: none"> a. no more than 20 people are accommodated on any one site; b. temporary buildings comply with all built form standards in the relevant zone with respect to setbacks, recession planes and maximum building height; c. on-site car parking is provided at a minimum of one space per four beds; d. there is no alteration or destruction of any building or tree scheduled or listed in the District Plan; e. a Decommissioning Strategy has been submitted to the Council. This shall include: <ul style="list-style-type: none"> i. a statement of how all workers' temporary accommodation buildings will be removed and the site reinstated for its anticipated permanent use; ii. timing and any phasing; iii. remediation works, including any clearance of services, landscaping or hard surfacing;

	<p>iv. the use of any buildings or services to remain on site in accordance with the District Plan.</p> <p>f. On-site management shall be provided for the workers' temporary accommodation. This shall include:</p> <ul style="list-style-type: none"> i. a live-in manager on site, or a nominated occupant where no more than 4 people are accommodated; ii. security services; and iii. on-site rules and policies. <p>g. a Site Design Statement is provided outlining how the project has been designed and will operate in accordance with the relevant guidelines for site and building design in Appendix 13.1 Temporary Accommodation for Workers Guidelines.</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	
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13.13.1.3.2.3 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:
RD1 Workers' temporary accommodation until 31 December 2022 provided through use or conversion of a permanent: <ul style="list-style-type: none"> a. residential unit; b. guest accommodation unit or facility; c. boarding or residential accommodation ancillary to an education activity; d. elderly persons' housing, care facility and/or retirement village; that does not comply with one or more of the activity specific standards in P1	a. Location suitability; b. Period for which the building will be used for workers' temporary accommodation; c. Nature of the permanent use and the effects of the site or building not being available for that permanent use; d. Nature of on-site management; e. Change of use strategy and its implementation; f. Car parking;

	<p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<p>g. Financial contributions (if otherwise applicable under the District Plan); and</p> <p>h. Monitoring.</p>
RD2	<p>Worker's temporary accommodation until 31 December 2022 through use or conversion of a permanent building that is not specified in RD1 and that:</p> <ul style="list-style-type: none"> a. complies with all relevant District Plan requirements or resource consent conditions for its permanent use; b. provides on-site management including: <ul style="list-style-type: none"> i. a live-in manager on site, or a nominated occupant where no more than 4 people are accommodated; ii. security services; and iii. on-site rules and policies. c. provides car parking at a minimum of one space per four beds. d. provides a Change of Use Strategy to the Council. This shall include: <ul style="list-style-type: none"> i. a statement of how the use of the building as workers' temporary accommodation will be reinstated back to its permanent use. ii. timing and any phasing of changes iii. alterations required to the site, building or services. <p>Any application arising from this rule shall not be publicly or limited notified.</p>	<p>a. Location suitability;</p> <p>b. Period for which the building will be used for workers' temporary accommodation;</p> <p>c. Nature of the permanent use and the effects of the site or building not being available for that permanent use;</p> <p>d. Nature of on-site management;</p> <p>e. The Change of Use strategy and its implementation;</p> <p>f. Car parking and access effects;</p> <p>g. Financial contributions (if otherwise applicable under the District Plan); and</p> <p>h. Monitoring.</p>
RD3	<p>Erection and use of temporary or relocatable buildings, including multi-unit developments, for workers' temporary accommodation until 31 December 2022, except as provided for by P2 or C1 and where:</p> <ul style="list-style-type: none"> a. there is no alteration or destruction of any listed Heritage Setting or Heritage Item or Significant Tree that is not permitted in Clause 13.12 of the District Plan. ; b. on-site management is provided including: <ul style="list-style-type: none"> i. a live-in manager or a nominated occupant where no more than 4 people are accommodated; 	<p>a. Location suitability;</p> <p>b. Number of units proposed;</p> <p>c. Site layout and building design;</p> <p>d. The decommissioning strategy and its implementation;</p> <p>e. Nature of on-site management;</p> <p>f. Car parking and access effects;</p>

	<ul style="list-style-type: none"> ii. security services; and iii. on-site rules and policies. <p>c. a Decommissioning Strategy has been submitted to the Council prior to buildings being located on site. This shall include:</p> <ul style="list-style-type: none"> i. a statement of how all temporary workers accommodation buildings will be removed and the site reinstated for its anticipated permanent use; ii. timing and any phasing; iii. remediation works, including any clearance of services, landscaping or hard surfacing; iv. the use of any buildings or services to remain on site in accordance with the District Plan. <p>d. a Site Design Statement is provided outlining how the project has been designed and operated in accordance with the relevant guidelines for site and building design in Appendix 13.1 Temporary Accommodation for Workers Guidelines</p> <p>Any application arising from this rule shall not be publicly notified. Applications for temporary accommodation for up to 200 people shall not be limited notified.</p>	<ul style="list-style-type: none"> g. Financial contributions (if otherwise applicable under the District Plan); and h. Monitoring.
RD4	<p>Erection and use of a temporary or relocatable building, including multi-unit developments, for workers' temporary accommodation until 31 December 2022 accommodating no more than 4 people living as a single household unit with shared facilities, located in any zone; except as provided for by P2 and C1; and provided that:</p> <ul style="list-style-type: none"> a. the building does not result in an existing activity on the site failing to comply or increasing the degree of non-compliance with the District Plan or any resource consent with respect to any rules except site density; b. buildings comply with the built form standards for the relevant zone with respect 	<ul style="list-style-type: none"> a. Location suitability; b. Site layout and building design; c. The decommissioning strategy and its implementation; d. Nature of on-site management; e. Car parking; f. Financial contributions (if otherwise applicable under the District Plan); and g. Monitoring.

	<p>to setbacks, recession planes and maximum building height;</p> <p>c. on-site car parking is provided at a minimum of one space per four beds;</p> <p>d. on-site management is provided. This shall include:</p> <ul style="list-style-type: none"> i. a live-in manager on site or a nominated occupant; ii. security services; and iii. on-site rules and policies. <p>e. a Decommissioning Strategy shall be submitted to the Council prior to buildings being located on site. This shall include:</p> <ul style="list-style-type: none"> i. a statement of how all temporary workers' accommodation buildings will be removed and the site reinstated for its anticipated permanent use; ii. timing and any phasing iii. remediation works, including any clearance of services, landscaping or hard surfacing; iv. the use of any buildings or services to remain on site in accordance with the District Plan. <p>f. there is no alteration or destruction of any listed Heritage Setting or Heritage Item, or Significant Tree, that is not permitted in Clause 13.12 of the District Plan;</p> <p>g. a Site Design Statement is provided outlining how the project has been designed and operated in accordance with the relevant guidelines for site and building design in Appendix 13.1 Workers' Temporary Accommodation – Design Guide</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	
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13.13.1.3.2.4 Non-Complying Activities

Activity	
NC1	Any workers' temporary accommodation including any temporary buildings established under these rules continuing after 31 December 2022.
NC2	Any workers' temporary accommodation that alters or destroys a listed Heritage Setting or Heritage Item, or Significant Tree, that is not permitted in Clause 13.12 of the District Plan.
NC3	Erection and use of temporary or relocatable buildings, including multi-unit developments, for workers' temporary accommodation except: <ol style="list-style-type: none"> as provided for as a permitted, controlled or restricted discretionary activity in 13.13.1.3 above; where the activity would be permitted, controlled, restricted discretionary, or discretionary under the zone rules or any other plan rules. Any application arising with respect to this rule shall not be publicly notified.
NC4	Workers' temporary accommodation in the Specific Purpose (Flat Land Recovery) Zone.

APPENDIX 13.1 WORKERS' TEMPORARY ACCOMMODATION - DESIGN GUIDE

1.1 Introduction

- a. Why has this guide been developed?
 - i. This guide has been developed because special provision needs to be made to accommodate the additional workers and their families who will be in greater Christchurch for the rebuild. Housing demand analysis suggests additional accommodation will be needed for this substantial number of workers, many of whom will be coming from outside the region. Some will be accommodated in permanent housing (either existing or new), some in other types of accommodation such as motels, and others will be accommodated in temporary housing buildings developed specifically to accommodate construction workers.
 - ii. An important part of meeting this housing demand will be to offer options for temporary accommodation. For example, bulk unit developments may be desirable for the large construction gangs who are expected to temporarily migrate to greater Christchurch. The demand for this type of development, particularly at the numbers anticipated, is unique in New Zealand.
 - iii. This imperative for workers' accommodation is for the short term only. At the same time, this accommodation still needs to be of high quality and suitably located, have minimal if any impacts on surrounding neighbourhoods, and be effectively operated. This guide therefore responds to the gap in current guidance on this unique type of accommodation.
 - iv. The purpose of this guide is to:
 - A. outline considerations for planning and designing workers' temporary accommodation in a way that encourages innovative and high-quality development
 - B. provide guidance to applicants and councils on the key considerations in determining resource consent applications
 - C. provide information to existing residents and communities on critical considerations for workers' temporary accommodation.
- b. How to use the guide
 - i. This guide complements District Plan provisions for workers' temporary accommodation in section 6.4.5. It sets out considerations and good practice examples. However, as each case will be different, the various considerations and examples may be more relevant in some situations than in others.
- c. Other consents and approvals
 - i. This guide is specifically about design and planning considerations for workers'

temporary accommodation. It is to assist in assessments by Christchurch City Council under the Resource Management Act. It is not intended to apply to building consents or other regulatory assessments. In addition to resource consent, a workers' accommodation project may require consent or approval under the Building Act, Health Regulations, or under the Resource Management Act from Environment Canterbury. A separate information sheet is available on broader regulatory requirements.

d. Principles

- i. This guide has four overarching principles for the development of workers' temporary accommodation.
 - A. Workers' temporary accommodation is designed to respond to the characteristics of the locality and avoid, remedy or mitigate significant adverse effects on the characteristics of local neighbourhoods.
 - B. Workers' temporary accommodation provides high-quality accommodation with good on-site amenity.
 - C. On-site management and operation of workers' temporary accommodation effectively contribute to high-quality accommodation for occupants and minimise impacts on surrounding neighbourhoods.
 - D. Workers' temporary accommodation is genuinely temporary in place no longer than 31 December 2022.

1.2 Guidelines for location suitability

- a. It is acknowledged that workers' temporary accommodation is temporary and may be of a modular, repeated or re-locatable style that would not normally be expected in a residential or commercial environment. It is not expected that temporary accommodation can fully integrate into an existing community, nor is it expected that temporary accommodation will have only minor effects. However, site selection, site design and building design can help to avoid significant adverse effects on existing neighbourhoods and to provide suitable accommodation for occupants.

Location suitability considerations	Examples of good practice
Consideration 1: Location suitability <ul style="list-style-type: none"> a. Whether a site is suitable for workers' temporary accommodation will be assessed on a case by case basis, taking into account: <ul style="list-style-type: none"> i. the scale of the 	1. Key measures <ul style="list-style-type: none"> a. Location in the Christchurch central city is encouraged. b. Location within existing urban areas, particularly in existing residential or commercial areas, is encouraged. c. Locations within incompatible adjoining or nearby uses should be avoided. Large developments should not be undertaken next to sensitive activities such as schools, because they may affect the amenity, character or social aspects of the area. Sites should not be chosen if adjoining uses

<p>development</p> <ul style="list-style-type: none"> ii. who will occupy the development and the nature/location of the occupants' work iii. transport options iv. adjoining uses v. the availability and capacity of infrastructure to service the site vi. physical constraints and hazards such as flood risk 	<p>generate significant effects on the workers that are not mitigated (eg noise, discharges or hazardous substance risk).</p> <p>d. Water (including a water supply for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008), wastewater and stormwater infrastructure should be available to the site and have the capacity required for the number of workers in the accommodation. Locations within the existing urban area have more infrastructure availability. Areas where infrastructure capacity is not currently available or is particularly fragile is shown as the EQ damaged area on the Christchurch Wastewater Overview Map below. This information is subject to change over time. Current information on the capacity of the wastewater network is available from Council.</p> <p>e. The land should be physically suitable for this type of accommodation. It will usually be necessary to avoid areas of flood risk, sensitive aquifer zones, sites on the listed land-use register, or other sites with physical constraints, unless the specific site, design or duration of the accommodation provides exceptions for developing there.</p> <p>2. Other considerations</p> <ul style="list-style-type: none"> a. Location in medium or high density residential zones may be more appropriate than low density residential zones. b. Location near to the work site(s) and near to public services and facilities such as retail and entertainment areas is encouraged c. The suitability of the location will depend on the scale, nature and term of the development. For example, if migrant workers are living in accommodation on short-term rotation, (eg three month rotation for a five year period), a development may be acceptable in an industrial zone or close to the airport, but this location is less likely to be acceptable for workers who are employed for a continuous 10 year period. d. Sites should not displace permanent uses that are planned within an overlapping timeframe. For example, it would be inappropriate to choose a greenfield residential site that will be needed for permanent residential development before the temporary accommodation units are due for removal. Similarly, it would be inappropriate to
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	<p>use a commercial building if that type of building is in high demand due to displacement.</p> <ul style="list-style-type: none"> e. An acceptable size of development will be smaller in a low density residential area than in a high density residential, commercial or mixed use area. f. The nature of transport arrangements to be provided for occupants will determine the appropriate distance between the accommodation site and the primary work site(s). For example, a distance within 5km would be desirable if no transport is to be provided between the two sites, but a distance of up to 10km would be acceptable if transport is provided. g. Selecting a location where public transport options are available, such as to work sites and retail/entertainment centres, is encouraged. h. The traffic and transport effects of a location include how the development will affect amenity, traffic safety and transport efficiency. The nature of the effects depends on the size of the development and the type of road used for access to the project site. Selecting a site which avoids significant traffic or transport effects is encouraged.
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1.3 Guidelines for site layout and building design

- a. The standard of the design of buildings and the layout and orientation of buildings and activities on the site are a major influence on both the quality of the accommodation and its effects on the surrounding neighbourhood. Although the development is temporary, it may be the primary residence for an occupant for a number of months or years. A temporary accommodation project may be larger and more intense than anticipated and may have some temporary adverse effects, but site design can help to minimise the effects on the surrounding neighbourhood.

Site layout and building design considerations	Examples of good practice
<p>Consideration 2: Minimising effects on existing neighbourhoods</p> <p>a. It is desirable that developments are compatible with the streetscape and mitigate potential effects on the</p>	<p>1. Key measures</p> <ul style="list-style-type: none"> a. Buildings such as the manager's residence, site office, communal facility, or other buildings that are not individual units should be located on a street frontage if they assist in creating a compatible street frontage and a 'street address'. b. Facilities or services on the site that are to be available for public or community use should be located on street frontages to limit public access

<p>amenity of an established environment. This is a particular consideration for residential environments.</p>	<p>through the site. This will also help to create a ‘street address’.</p> <ul style="list-style-type: none"> c. Fencing and landscaping along road boundaries should be provided. Road fencing should not provide extensive lengths of solid screening. Any fencing above 1m height should be at least 50 per cent transparent. d. Building placement and orientation should internalise effects such as noise or lighting rather than directing effects towards neighbouring sites. Design and layout should achieve the noise standards for the zone in the District Plan. Screening or landscaping around outdoor activities that generate effects also helps to internalise effects. <p>2. Other considerations</p> <ul style="list-style-type: none"> a. Screen fencing between 1.8m and 2m should be provided along boundaries adjoining residential neighbours. Fencing should be designed to be compatible with the adjoining use; for example, security fencing is not compatible with a residential environment. Landscaping along boundaries is also encouraged. b. A separation between residential boundaries and buildings, service areas and recreation areas is encouraged. For example, it might take the form of a 3m setback. c. The site can be designed to link with existing neighbourhood services, for example by providing an appropriate location for vehicle and pedestrian access points. d. The working patterns of the occupants and the timing of traffic movements will influence how compatible the development is with surrounding uses. For example, a large site with shift workers travelling late at night may not be suitable in a residential area. e. Location and design of carparking and vehicle accessways should minimise internal traffic movement, minimise vehicle movements and avoid locations next to neighbouring sites.
<p>Consideration 3: District Plan guidance on site and building design</p> <ul style="list-style-type: none"> a. The District Plan provides relevant guidance on appropriate site and 	<p>1. Key measures</p> <ul style="list-style-type: none"> a. If buildings and related services comply with the standards in the District Plan for permanent buildings, the project design is more likely to be similar to what the District Plan anticipates for the location. This measure is particularly relevant in the residential environment, and should be given particular attention near site boundaries, for

<p>building design to achieve the outcomes anticipated for the zone.</p>	<p>example, in relation to height and setbacks from boundaries.</p>
<p>Consideration 4: Unit and building design</p> <p>a. The appearance and design of workers' temporary units and buildings is not expected to be to the standard anticipated for permanent accommodation. However, the choice of materials, type of construction, building size, design, and layout can contribute to a development that minimises impact on the neighbourhood while providing quality living space for occupants.</p>	<ol style="list-style-type: none"> 1. Other considerations <ul style="list-style-type: none"> a. Where communal facilities are provided (for example, cooking, dining, showers or recreational facilities), individual units can be small, for example a floor area of 14m² may be appropriate. b. Where units are completely self-contained with no communal or on-site facilities, individual units should be larger to provide more living space within each unit. c. Buildings that are highly visible from adjoining residential sites can use materials, finishes, designs and techniques to minimise effects. For example, large continuous walls could be broken, or changes in building height and scale could be used to be more compatible with the building bulk anticipated by the District Plan. d. The design and appearance of large communal facility buildings are of particular importance as these buildings are often a focus and significant visual feature of a site. e. There may be location-specific considerations relevant to building design. For example, design, construction and operation to reduce noise may be relevant in some locations near the airport or heavy industry for noise insulation. Another example of location-specific considerations would be effects relevant to a special amenity area identified in the district plan. f. Providing weather protection at unit and building entrances is encouraged. g. Units can be designed, constructed and located to make the most of the sun and to provide a warm and dry living environment. h. Building design should facilitate building removal or relocation as proposed in the decommissioning strategy.
<p>Consideration 5: On-site facilities and services</p> <p>a. The need for on-site facilities and services will be identified on a case-by-case basis depending on the</p>	<ol style="list-style-type: none"> 1. Other considerations <ul style="list-style-type: none"> a. Sites should either be connected to council water, stormwater and wastewater networks, or be self-contained. Each site will need to determine the expected demand on services and how that demand will be met. b. Communal facilities and services provided on-site will depend on the needs of the occupants. For example, a recreation facility may be warranted on a

<p>nature and size of the development. On-site facilities will help to improve the quality of accommodation, contribute to the successful operation of the site, and reduce any impact beyond the site.</p>	<p>site of more than 100 workers. Alternatively, on-site facilities may not be necessary where public services and facilities are operating close by.</p> <ul style="list-style-type: none"> c. Where communal recreation or open space is provided, it is not necessary to provide open space with each unit, but this design is encouraged. d. There needs to be servicing arrangements and adequate space for this. For example, the site may manage its own solid waste or may rely on the council service. The site may offer laundry service or laundry facilities may be contained in each unit.
<p>Consideration 6: Parking and access</p> <p>a. Providing appropriate parking and access contributes to meeting the needs of occupants while also avoiding or mitigating effects on the streetscape. Parking needs will depend on the characteristics of the occupants and the transport services provided.</p>	<ol style="list-style-type: none"> 1. Key measures <ul style="list-style-type: none"> a. Where communal transport services are provided or public transport will be used between the accommodation site and work site, a minimum of one parking space per four occupants should be provided. Where no transport services are provided, the District Plan parking requirements provide relevant guidance. b. Where transport services are provided, a bus or van drop-off/pick-up area should be provided within the site. c. Communal transport services to both work sites and other activities should be provided on sites with more than 100 occupants. 2. Other considerations <ul style="list-style-type: none"> a. Where developments accommodating over 200 people have road frontage to the Strategic Road Network (as defined in the Canterbury Regional Land Transport Strategy), access should be provided to another road unless this is not reasonably practicable. b. Grouping parking spaces together will reduce vehicle movements within the site. c. Avoid parking areas and accessways that adjoin residential neighbours as far as possible. d. Providing secure, covered cycle parking is encouraged.
<p>Consideration 7: Incorporating safety and security into design</p> <p>a. Adopting the principles of crime prevention through environmental design (CPTED) and limiting the potential for hazards and risks</p>	<ol style="list-style-type: none"> 1. Key measures <ul style="list-style-type: none"> a. Site layout and features should incorporate key crime prevention through environmental design (CPTED) principles. For example, they should provide good internal site lighting, and avoid high fencing or planting at the street frontage. A reference to the national CPTED guidelines is provided at the end of this guideline. 2. Other considerations <ul style="list-style-type: none"> a. A locking system for the doors and windows of each unit will provide security.

<p>will contribute to providing accommodation that is safe for the occupants and local community.</p>	<p>b. There should be suitable access for emergency vehicles and on-site emergency management procedures.</p>
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1.4 Guidelines for on-site management and operation

- a. The quality of workers' temporary accommodation projects will be improved through comprehensive management. In addition, the potential adverse impacts are likely to be reduced where accommodation is comprehensively managed as a 'complex'. Depending on the size and nature of the accommodation, management as a complex may include providing services such as cleaning, catering, security, transport, health services, social support and communal recreation facilities.

On-site management considerations	Examples of good practice
<p>Consideration 8: On-site management arrangements</p> <ul style="list-style-type: none"> a. Effective on-site management contributes significantly to the quality and successful operation of accommodation, and minimises potential impacts on the local community. b. On-site management linked to employment arrangements can be most effectively maintained and administered on an on-going basis. 	<p>1. Key measures</p> <ul style="list-style-type: none"> a. On-site management arrangements should be in place. The type of on-site management involved will depend on the size and nature of the complex. For example, for accommodation for less than 10 people, a nominated occupant could provide the on-site management role. For medium sized complexes, an appointed professional property manager could provide management services. For larger complexes a full time live-in manager would be required. <p>2. Other considerations</p> <ul style="list-style-type: none"> a. Depending on the size and nature of the project, a written management plan will set out all site management procedures and 'rules' including: <ul style="list-style-type: none"> i. roles and responsibilities ii. procedures for communication with neighbours and community iii. servicing, cleaning and maintenance arrangements iv. security and crime prevention measures v. drug and alcohol policy vi. management of transport of workers vii. health and safety measures viii. emergency management ix. animal control

	<ul style="list-style-type: none"> x. catering arrangements xi. noise management xii. on-site behaviour expectations xiii. management of disturbances xiv. parking management xv. public facility management xvi. management of requests and complaints. xvii. linking the on-site ‘rules’ to employment arrangements increases the status of those rules. It is possible to make this more formal link if occupancy is arranged through a specific employer.
Consideration 9: Support services a. Providing workers with broader support will help to improve the overall quality of accommodation and help to integrate them into the local community.	<ol style="list-style-type: none"> 1. Other considerations <ol style="list-style-type: none"> a. Providing appropriate support services - for example, pastoral care and migrant support - is encouraged.

1.5 Guidelines for decommissioning

- a. As the standard District Plan expectations are being varied to provide for this special type of accommodation, it is critical that the temporary buildings are removed so that each development is indeed temporary and does not permanently affect the environment. A decommissioning strategy will provide confidence that these buildings are genuinely temporary and will set up the mechanisms for their removal.

Decommissioning considerations	Examples of good practice
Consideration 10: Decommissioning strategy a. Workers’ temporary accommodation will be assessed on the basis that it does not become permanent accommodation.	<ol style="list-style-type: none"> 1. Key measures <ol style="list-style-type: none"> a. A decommissioning strategy should be in place to confirm the long-term plan for buildings, phasing of decommissioning and removal of buildings and how the site will be reinstated ready for its anticipated permanent use. b. All temporary units must be removed by 31 December 2022, or earlier. 2. Other considerations

<p>b. An enforceable decommissioning strategy is a critical component of any workers' temporary accommodation project.</p>	<ul style="list-style-type: none"> a. Building design should be a consideration in the decommissioning strategy to ensure design does not inhibit the implementation of the strategy. b. Use of legal instruments to assist make future owners aware of the removal requirement or provide an additional means of assuring removal are encouraged, for example an encumbrance may be registered. c. After it has been used for workers' temporary accommodation, a site may need to be remediated to make it suitable for its anticipated long-term use. d. If landscaping of the site has been completed, it may be possible to retain some or all of the landscaping at the reinstatement stage.
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1.6 Guidelines for communicating with neighbours

- a. It is important to keep adjoining neighbours and the wider neighbourhood informed about the project as it develops and also during operation so that a project can respond to perceived or actual concerns about the accommodation. Communication procedures will normally be part of the site management plan but are also a consideration during the design phase. While the new District Plan provisions may not require the approval of affected parties and may not require limited notification for a workers' temporary accommodation project, communicating with neighbours is encouraged.

Communication considerations	Examples of good practice
<p>Consideration 11: Communication</p> <p>a. Communicating with neighbours throughout the design, development and operation of the accommodation project will help to contribute positively to the local neighbourhood and minimise effects on neighbours.</p>	<ul style="list-style-type: none"> 1. Other considerations <ul style="list-style-type: none"> a. A written communication statement or plan can identify: <ul style="list-style-type: none"> i. key points of contact for the accommodation project during the design, development and operation of the complex ii. contact details of immediate neighbours and any local neighbourhood groups iii. when neighbours will be notified and about what. b. Key times to notify neighbours may be during site selection, when the design is complete, when construction is due to start, when occupation commences, key phases of occupancy changes, and when decommissioning commences. More regular communication during operations may be appropriate depending on the size of the accommodation complex. c. Information that may be of interest to neighbours includes the site design, occupancy numbers, staffing, site management rules, on-site management arrangements, safety/security arrangements and occupants' employment locations.

	<p>d. Information that may be of interest to occupants includes opportunities to participate in or support community activities, sport and other recreational or cultural activities.</p> <p>e. Larger accommodation projects may hold regular meetings or events with neighbours to discuss operational matters.</p>
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1.7 References for further information and guidance

The following information and guidance are either referred to in this guide or provided as additional references in considerations for the design, assessment and operation of temporary accommodation for workers.

Council information on planning and resource consent applications

Christchurch City Council:

<http://www.ccc.govt.nz/homeliving/buildingplanning/resourceconsents/index.aspx>

Selwyn District Council:

<http://www.selwyn.govt.nz/services/planning>

Waimakariri District Council:

<http://www.waimakariri.govt.nz/services/planning-resource-consents.aspx>

Information about the New Zealand Building Code

<http://www.dbh.govt.nz/bcr-about-the-building-code>

CPTED guidelines

National Guidelines for Crime Prevention through Environmental Design in New Zealand (Ministry of Justice, November 2005)

Part 1: Seven Qualities of Safer Places:

<http://www.justice.govt.nz/publications/global-publications/n/national-guidelines-for-crime-prevention-through-environmental-design-in-new-zealand-part-1-seven-qualities-of-safer-places-part-2-implementation-guide-november-2005/publication>

Part 2: National Guidelines for Crime Prevention through Environmental Design in New Zealand Part 2: Implementation Guide:

<http://www.justice.govt.nz/publications/global-publications/n/national-guidelines-for-crime-prevention-through-environmental-design-in-new-zealand-part-2-implementation-guide>

Other design guides

Non-resident worker accommodation: Guideline for locating and designing high quality accommodation facilities (Queensland Urban Land Development Authority, Guideline No. 3, August 2011)

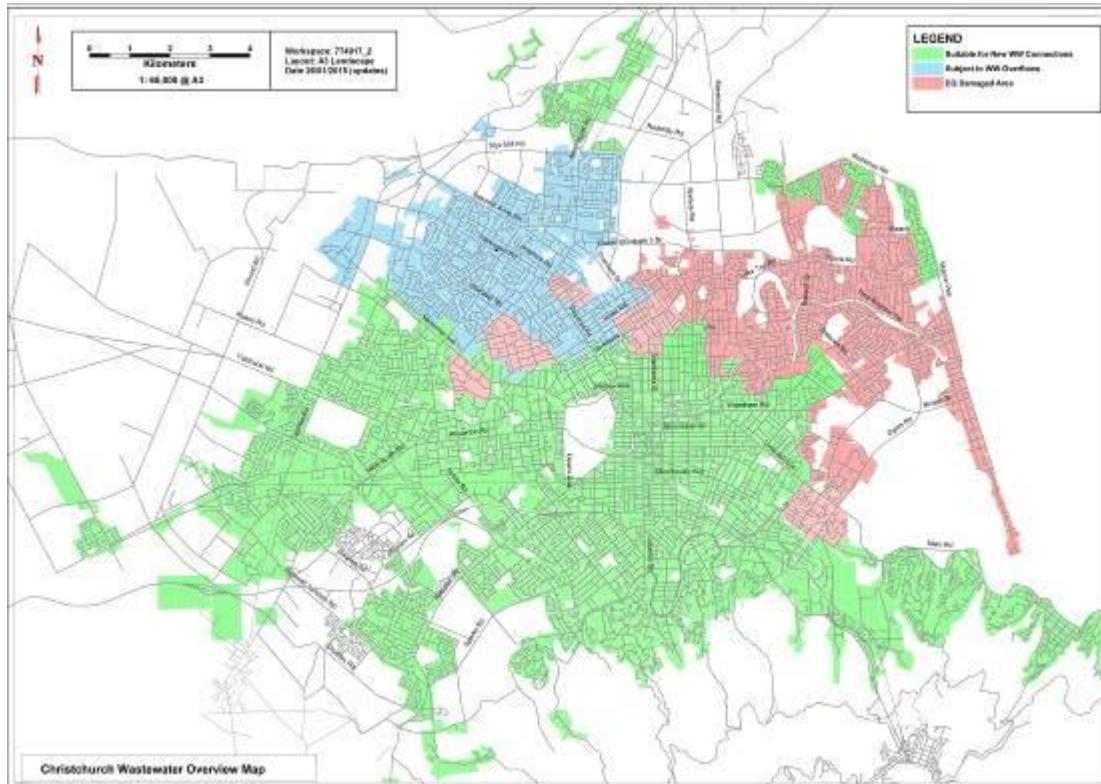
http://www.ulda.qld.gov.au/01_cms/details.asp?ID=157

Workers' accommodation, Processes and standards (International Finance Corporation and European Bank, November 2009)

http://www1.ifc.org/wps/wcm/connect/topics_ext_content/ifc_external_corporate_site/ifc+sustainability/publications/publications_gpn_workersaccommodation

1.8 Christchurch Wastewater Overview Map

- a. The following map is intended to provide general guidance on the status of the wastewater network as of January 2015. This information is subject to change over time. Current information on the capacity of the wastewater network is available from Council and should be sought at the time of application.



The following appendices, table and figure are referred to in Rule 6.4.5.2.1 (e) and (f) and are from the Transport Chapter. There are no proposals in this hearing on temporary earthquake recovery activities to amend these provisions of the Transport Chapter.

Appendix 7.1 — Parking space requirements

Table 7.4 - Minimum car park dimensions

	Type of use	Parking angle	Parking stall width (m) (refer to q)	Aisle width (m) (refer to Note 4)	Parking stall depth (m) (refer to r)	Over hang (m)	Total width (stall depth and aisle width) (m)
a.	Long term (refer to Note 1)	90°	2.4	6.6	5.0	0.6	11.6
b.	Medium term (refer to Note 2)		2.5	6.4			11.4
c.	Short term (refer to Note 3)		2.6	6.2			11.2
d.	Car parks for people with disabilities		3.6	6.6			11.6
e.	Long term (refer to Note 1)	60°	2.4	5.4	5.0	0.4	10.4
f.	Medium term (refer to Note 2)		2.5	5.1			10.1
g.	Short term (refer to Note 3)		2.6	4.8			9.8
h.	Long term (refer to Note 1)	45°	2.4	4.5	5.0	0.4	9.5
i.	Medium term (refer to Note 2)		2.5	4.2			9.2
j.	Short term (refer to Note 3)		2.6	3.9			8.9
l.	Long term (refer to Note 1)	30°	2.3	4.1	4.0	0.4	8.1

	Type of use	Parking angle	Parking stall width (m) (refer to q)	Aisle width (m) (refer to Note 4)	Parking stall depth (m) (refer to r)	Over hang (m)	Total width (stall depth and aisle width) (m)
m.	Medium term (refer to Note 2)		2.4	3.8			7.8
n.	Short term (refer to Note 3)		2.5	3.5			7.5
o.	Car parks for people with disabilities	Parallel	3.6	3.3 (one way) 5.5 (two way)	6.1		
p.	All users	Parallel	2.0	3.3 (one way) 5.5 (two way)	6.1		

- q. Stall widths shall be increased by 300 millimetres where they abut permanent obstructions such as a wall, column or other permanent obstruction. Where there is such an obstruction on both sides of a parking space the minimum width shall be increased by 600mm.
- r. The stall depth may be reduced by the corresponding overhang length if a low kerb allows overhang, but this overhang shall not encroach any pedestrian facilities or required landscape areas.
- s. In any car park structure, columns shall be set back a minimum of 300 millimetres from the parking aisle and shall not be located so as to obstruct the opening of car doors from within any parking space.

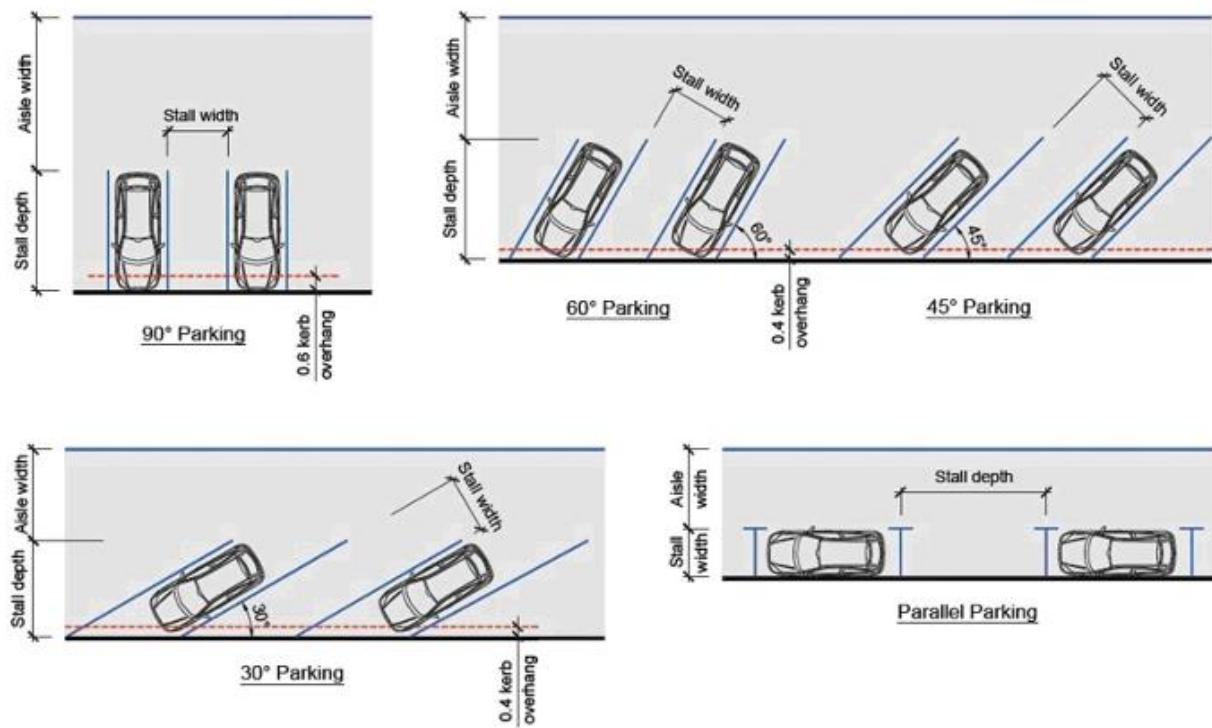


Figure 7.1: Car park dimensions

Appendix 7.4 — 85 percentile design motor car

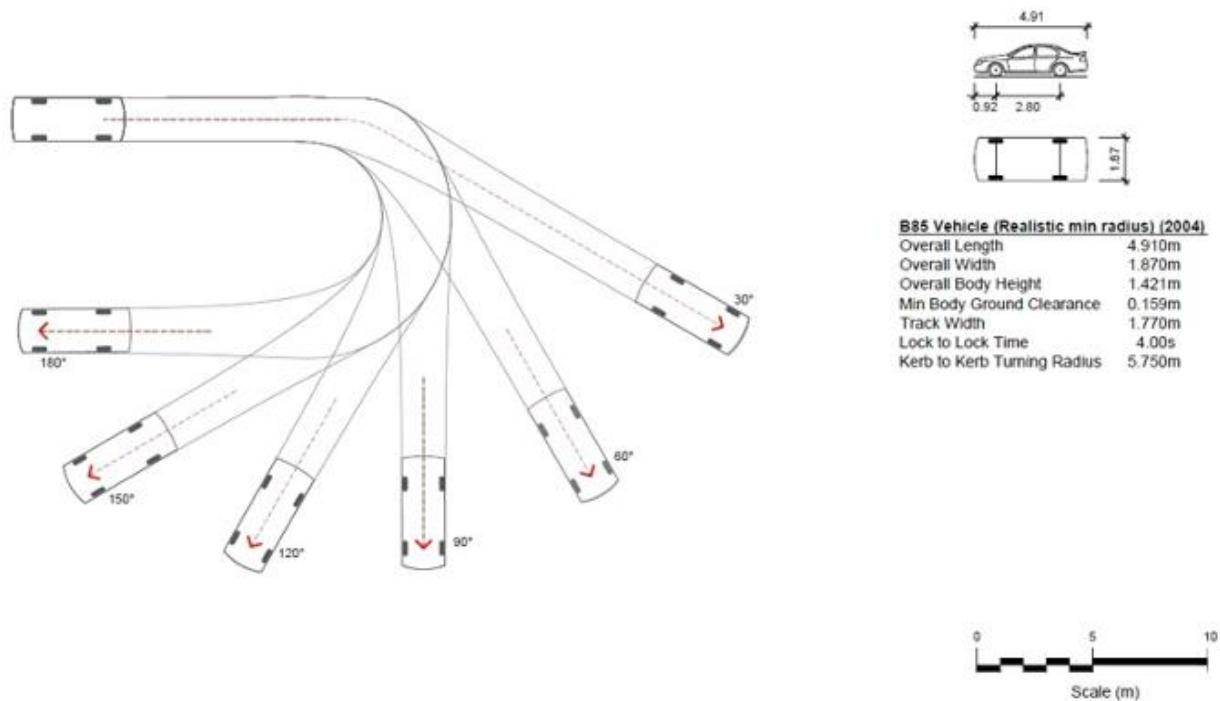


Figure 7.5 - 85 percentile design motor car

Note: The source of this tracking curve is from Australian/New Zealand Standard Offstreet Parking, Part 1: Car Parking Facilities, AS/NZS 2890.1:2004

Appendix 7.5 — 99 percentile design vehicle

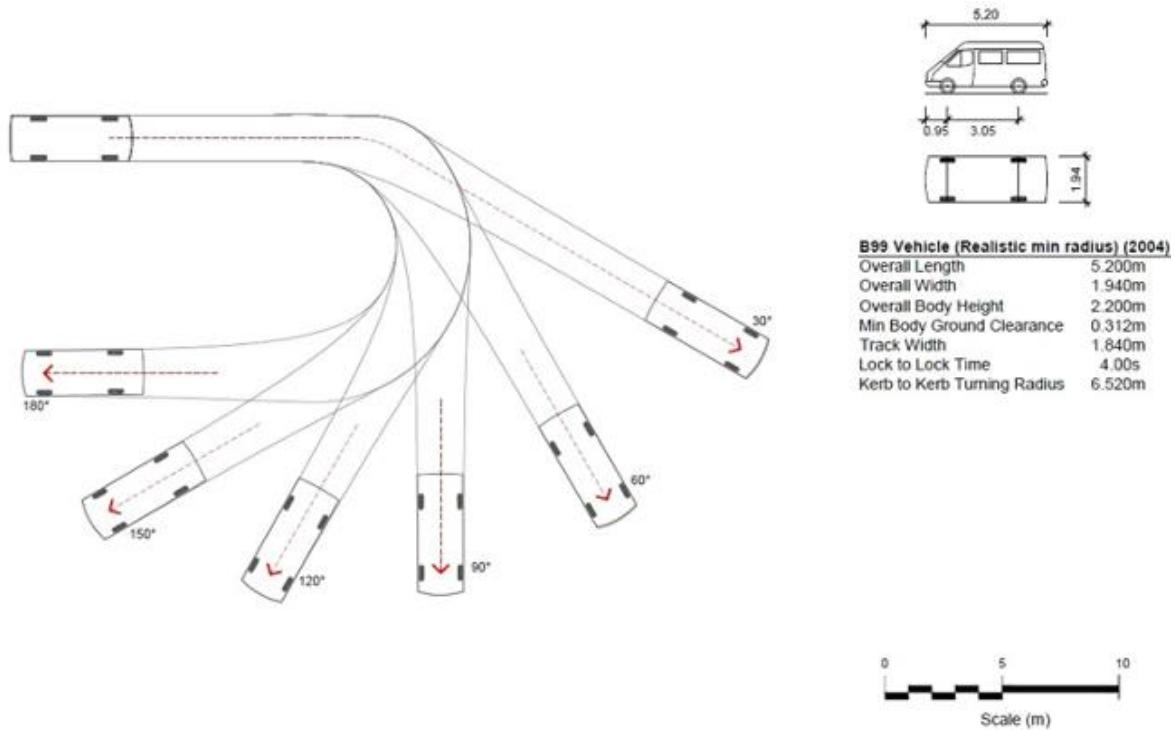


Figure 7.6 - 99 percentile design vehicle

Note: The source of this tracking curve is from Australian/New Zealand Standard Offstreet Parking, Part 1: Car Parking Facilities, AS/NZS 2890.1:2004

Appendix 7.7 — Access design and gradient

1. All vehicle access to and within a site shall be in accordance with the standards set out in Table 7.10 below.
 - a. Any vehicle accesses longer than 50 metres and with a formed width less than 5.5 metres wide shall provide passing opportunities (with a minimum width of 5.5 metres) at least every 50 metres, with the first being at the site boundary.
 - b. Where a vehicle access serves nine or more parking spaces or residential units and there is no other pedestrian and/or cycle access available to the site then a minimum 1.5 metres wide space for pedestrians and/or cycle shall be provided and the legal width of the access shall be increased by 1.5 metres.
 - c. All vehicle access to and within a site in a residential zone shall allow clear visibility above 1 metre for a width of 1.5 metres either side of the entrance for at least 2 metres measured from the road boundary.
 - d. Where parking spaces are provided in separate areas, then the connecting vehicle access between the parking areas shall be in accordance with the standards in Table 7.10 based on the number of parking spaces served.
 - e. The minimum and maximum widths shall be measured at the road/property boundary and apply within the site until the first vehicle control point.

Notes:

1. See 7.2.3.4 Rule 4 for when on-site manoeuvring is required.
2. The difference between minimum formed width and minimum legal width may be utilised for planting.

Table 7.10- Minimum requirements for private ways and vehicle access

	Activity	Number of marked parking spaces provided (For residential activities, the number of residential units)	Minimum legal width (m)	Minimum formed width (m) (refer to a)	Maximum formed width (m)
i.	Residential activity and offices	1 to 3	3.3 (refer to c)	2.7	4.5
ii.	Residential activity and offices	4 to 8	3.6 (refer to c)	3.0	6.0
iii.	Residential activity and offices	9 to 15	5.0 (refer to b and c)	4.0	6.0
iv.	All other activities	1 to 15	5.0 (refer to b)	4.0	7.0
v.	All activities	More than 15	6.5 (refer to b)	5.5	7.0

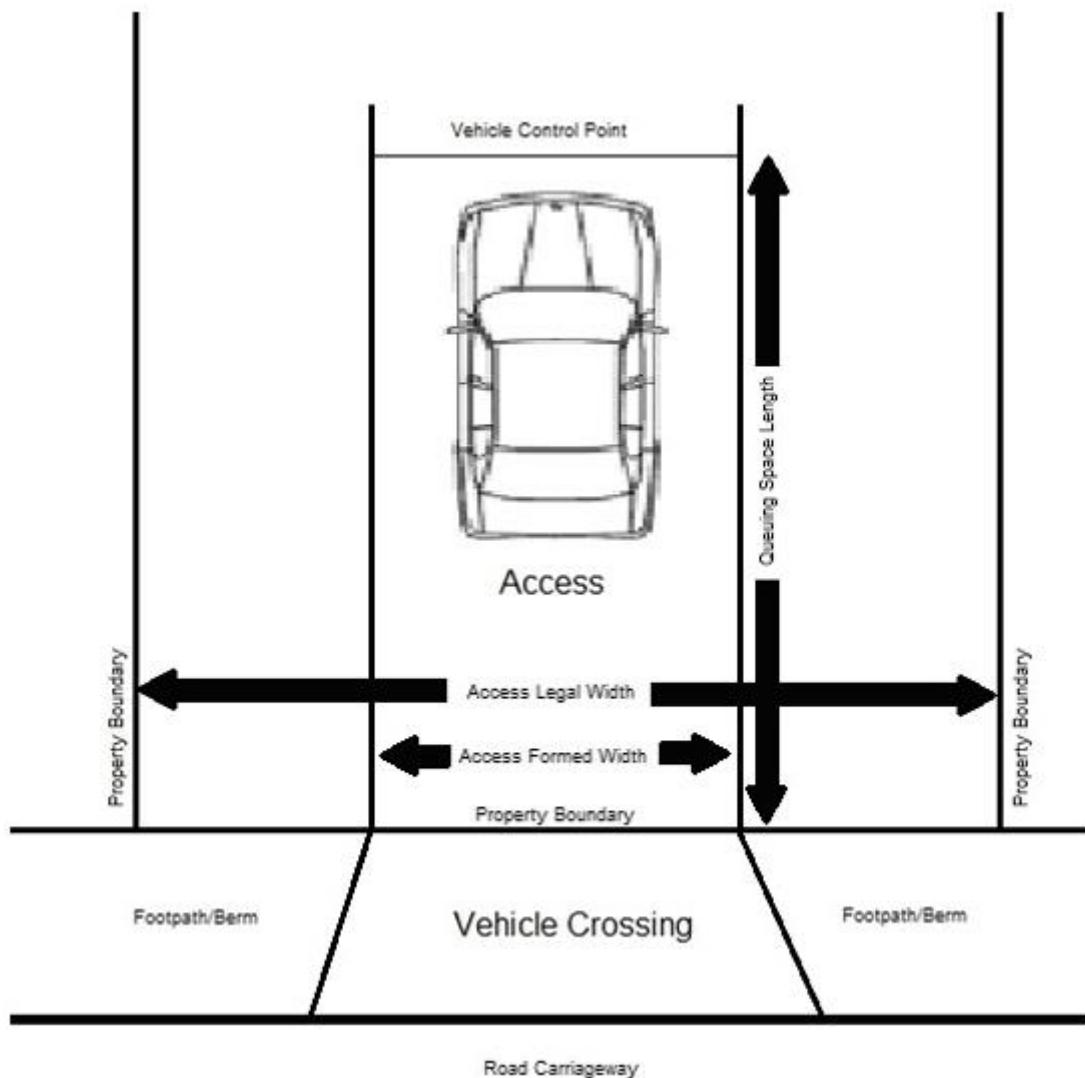


Figure 7.7- Explanation of the Location of Access Design Standards

2. The maximum gradient at any point on a vehicle access shall be in accordance with Table 7.11.

Table 7.11- Maximum gradients for vehicle access

	Parking spaces provided (For residential activities, the number of residential units)	Length of vehicle access	Maximum gradient
i.	1 to 2	Any length	1 in 4 (25%)
ii.	3 to 6	< 20m	1 in 4 (25%)
iii.	3 to 6	$\geq 20m$	1 in 5 (20%)
iv.	More than 6	< 20m	1 in 5 (20%)
v.	More than 6	$\geq 20m$	1 in 6 (16%)

Note:

1. The maximum gradient shall be measured on the inside of a curved vehicle access (see Figure 7.8).

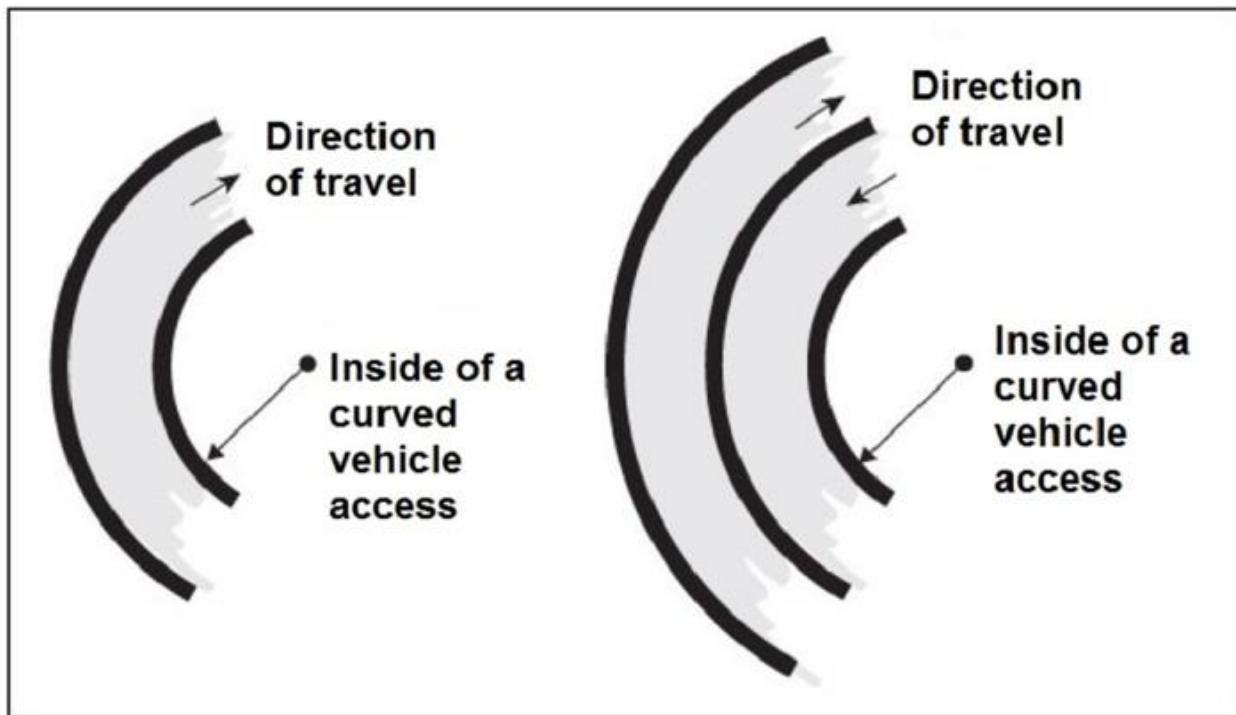


Figure 7.8 - Illustration showing an inside of a curved vehicle access

- a. The maximum change in gradient without a transition shall be no greater than 1 in 8 (12.5%). Changes of grade of more than 1 in 8 (12.5%) shall be separated by a minimum transition length of 2 metres (see Figure 7.9 for an example).

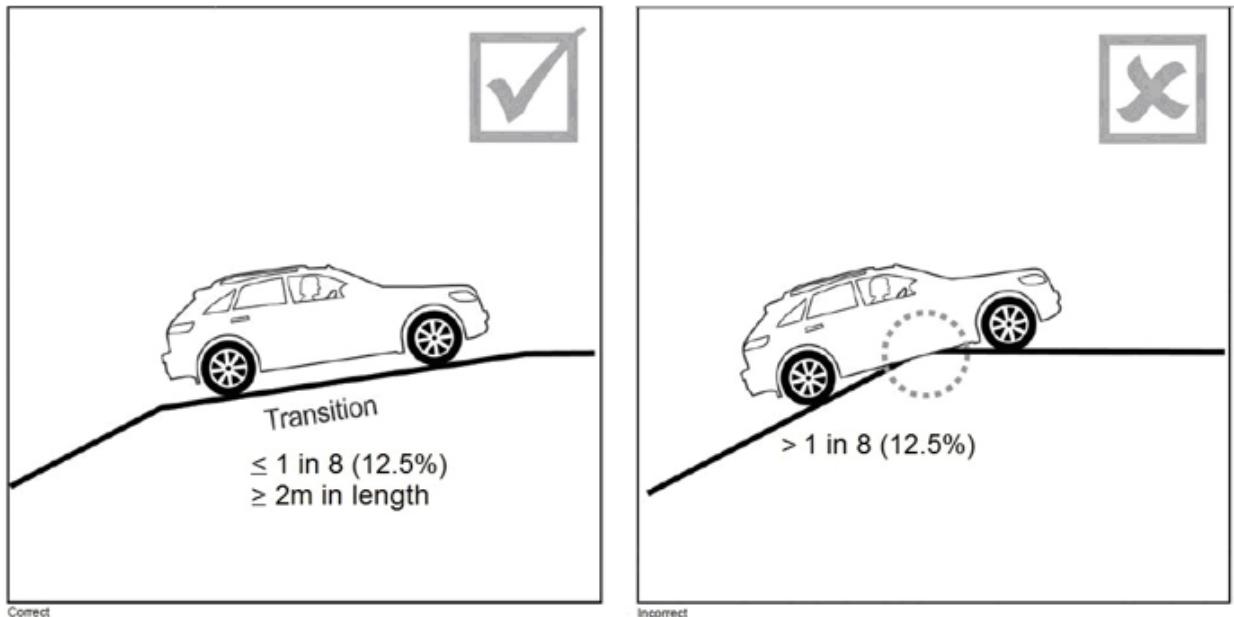


Figure 7.9 - Example of correct and incorrect vehicle access gradient transition.

- b. Where the gradient exceeds 1 in 10 (10%) the vehicle access is to be sealed with a surface that enables safe access in wet or icy conditions.
- c. Where a vehicle access serves more than six car parking spaces (or more than six residential units) and a footpath is provided on the frontage road, the gradient of the first 4.5 metres measured from the road boundary into the site shall be no greater than 1 in 10 (10%) (see Figure 7.10 for an example).

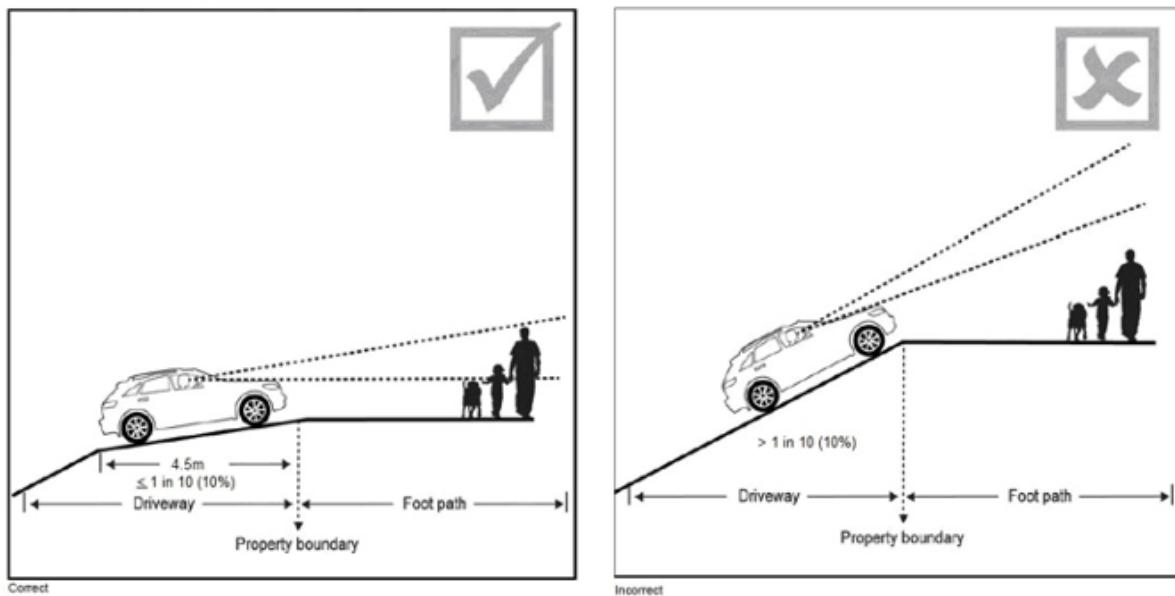


Figure 7.10 - Example of correct and incorrect vehicle access gradients in relation to footpaths.

Appendix 7.8 — Queuing spaces

1. On-site queuing spaces shall be provided for all vehicles entering a parking or loading area in accordance with Table 7.12.
 - a. Queuing spaces shall be available during hours of operation.
 - b. Where the parking area has more than one access the number of parking spaces may be apportioned between the accesses in accordance with their potential usage for the calculation of the queuing space.
 - c. Queuing space length shall be measured from the road boundary to the nearest vehicle control point or point where conflict with vehicles already on the site may arise (see Figure 7.7).

Table 7.12 – Queuing spaces

		Minimum queuing space (m), if access serves:	
	Number of parking spaces (For residential activities, the number of residential units)	Car parks accessed from local and collector roads	Car parks accessed from arterial roads
i.	4 - 10	0	7.5
ii.	11 - 20	7.5	10.5
iii.	21 - 50		10.5
iv.	51 - 100		15.5
v.	101 - 150		20.5
vi.	151 or over		25.5

Appendix 7.9 — Visibility splay

Visibility Splay

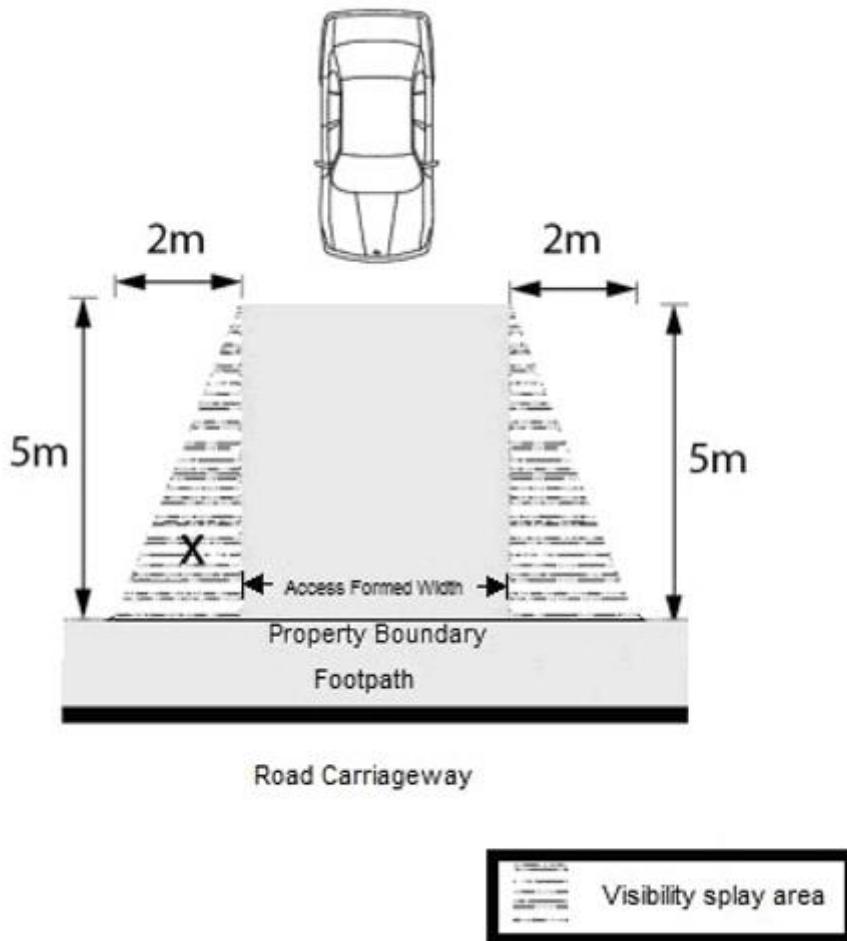


Figure 7.11 - Visibility splay measurement

1. The visibility splay areas (as shown on Figure 7.11) are to be kept clear of obstructions in all cases for visibility reasons. Landscaping or other features may be contained within the visibility splay areas, as long as it does not exceed 0.5 metres in height.
2. If the access is 4.5 metres wide or greater, and the access provides for two-way traffic flow, then there is no requirement to provide a visibility splay on the side of the access marked with an 'X' in Figure 7.11.

SCHEDULE 1A

Amendments to Decision 2 shown as bold and underline
and Deletions shown as ~~bold and strikethrough~~

**TEMPORARY ACTIVITIES RELATED TO EARTHQUAKE RECOVERY
(AND RELEVANT DEFINITIONS)****CHAPTER 6 General Rules and Procedures****Contents****6.4 Amenity****6.4.2 Rules - Temporary earthquake recovery activities****6.4 Amenity****6.4.2 Rules - Temporary earthquake recovery activities**

Note that all references to zones and other provisions shown in *italics* are being reviewed in Phase 2 of the District Plan review.

6.4.2.1 How to use these rules and duration of rules

6.4.2.1.1 These rules apply to activities specified in the Activity Status Tables in Rule 6.4.2.2.

6.4.2.1.2 The Rules that apply to the activities specified in Rule 6.4.2.2 are:

- a. the Activity Specific Standards in Rule 6.4.2.2
- b. the rules in Chapter 5 Natural Hazards.

6.4.2.1.3 The permitted activities under 6.4.2.2.1 are only permitted when all of the relevant standards applying to the permitted activity are operative.

6.4.2.2 Activity status tables**6.4.2.2.1 Permitted activities**

The activities listed below are permitted activities in the zones indicated 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 6.4.2.2.2 and 6.4.2.2.3.

Activity	Activity specific standards
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: a) the provisions of a Public Notice published on 9 April 2011, 21 December 2011 and 23 October 2013; or b) a public notice published for a site specific approval that would expire on 20 April 2016 are permitted activities up to 30 April 2018	a. The activity shall comply with all standards specified in the relevant Public Notice.

P2 <p><u>Office, education activity, pre-school, health care facilities, places of assembly until the 30 April 2018, located in an Open Space (excluding Open Space (Natural) and Open Space (Water)), Specific Purpose (Education), Rural zone, Residential, Small Settlement, or Papakāinga zone.</u></p>	<p>a. The activity moved from the land or building 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. <p>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. Sites and existing structures must be remediated to their state prior to the temporary earthquake recovery activity being located there, or a state in compliance with District Plan rules. All structures and sites 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 <u>boundary</u> with a <u>site</u> in a Residential zone or must</p>
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		<p>comply with the <u>boundary setback</u> standards in the relevant zone, whichever is the lesser.</p> <p>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 <u>access</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. The activity shall restrict its hours of operation to the following:</p>																					
		<table border="1"> <thead> <tr> <th></th><th>Activity</th><th>Permitted hours of operation</th></tr> </thead> <tbody> <tr> <td>i.</td><td><u>Office</u></td><td>7am-9pm Monday to Friday; 7am -1pm Saturday, Sunday and public holidays.</td></tr> <tr> <td>ii.</td><td><u>Education activity</u></td><td>7am-9pm Monday to Saturday; Closed on Sunday and public holidays.</td></tr> <tr> <td>iii.</td><td><u>Pre-school</u></td><td>7am-9pm Monday to Friday; 7am-1pm Saturday, Sunday and</td></tr> <tr> <td>iv.</td><td><u>Health care facility</u></td><td>7am-9pm Monday to Sunday and public holidays.</td></tr> <tr> <td>v.</td><td><u>Place of assembly</u></td><td>7am-9pm Monday to Saturday Closed on Sunday and public holidays, except churches and church halls.</td></tr> <tr> <td>vi.</td><td><u>Retailing in Open Space, Rural or Specific Purpose (Education) zones)</u></td><td>7am-7pm Monday to Saturday 9am-7pm Sunday and public holidays.</td></tr> </tbody> </table>		Activity	Permitted hours of 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 (Education) zones)</u>	7am-7pm Monday to Saturday 9am-7pm Sunday and public holidays.
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	<p>j. The activity shall comply with all standards for that zone in the <i>Control of Noise</i> provisions.</p> <p>k. The activity is not required to comply with any additional acoustic insulation requirements or standards for the Port Influences Overlay, Airport Noise Contours or Residential Medium Density zones.</p> <p>l. The activity shall comply with all standards for that zone in the <i>Control of Glare</i> provisions.</p> <p>m. The activity shall comply with all standards for that zone in the <i>Hazardous Substances provisions</i>.</p> <p>n. The activity must not result in the alteration or destruction of any <i>building or tree scheduled</i> in the District Plan.</p> <p>o. The activity must have at least one <u>access</u> to an existing <u>road</u> that is not a driveway shared by more than one residential unit.</p> <p>p. The activity must not involve <u>subdivision</u> of land.</p> <p>q. <u>Outdoor advertisements</u> are restricted to a maximum area of 2m² or the area and number provided for in the relevant zone, whichever is greater.</p> <p>r. Any <u>Outdoor advertisements</u> shall not be internally or externally illuminated.</p> <p>s. Any <u>Outdoor advertisements</u> shall be designed to comply with the <i>Traffic safety provisions for Outdoor advertisements</i>.</p> <p>t. The activity shall accommodate a maximum of 10 staff and/or students (total), other than in the <i>Special Purpose (Education) and Open Space</i> zones where new preschools may have a maximum of 60 staff and students total.</p> <p>u. <u>Pre-schools</u> 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.</p> <p>v. Any <u>outdoor storage area</u> shall:</p> <ul style="list-style-type: none"> i. not be located in a <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.
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		<p>w. There shall be only one <u>office, education activity, pre-school, health care facility, or place of assembly</u> permitted under Rule 6.4.2 on any one <u>site</u> in a Residential <i>or Small Settlement Zone</i>.</p> <p>x. The activity and/or buildings shall be located greater than:</p> <ul style="list-style-type: none"> i. 12 metres from the centre line of a <u>110kV or 220kV</u> National Grid transmission line and <u>greater than</u> 12 metres from the outer edge of the <u>a</u> foundation of a National Grid line's <u>an associated</u> support structure; ii. <u>10 metres from the centre line of a 66kV National Grid transmission line and 10 metres from a foundation of an associated support structure.</u>
P3	<u>Retail activity, office, guest accommodation, food and beverage outlets, entertainment facilities, education activity, health care facilities,</u> pre-schools, and places of assembly until the 30 April 2018, located in one of the following zones - Commercial Core; Commercial Local; Commercial Fringe; Commercial Banks Peninsula; Boat Harbour, Commercial Retail Park; Industrial General; Central City Business; Central City Mixed Use, or Specific Purpose.	<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> being 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 building 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. <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. Sites and existing structures must be remediated to their state prior to the</p>

	<p>temporary earthquake recovery activity being located there, or a state in compliance with District Plan rules.</p> <p>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 <u>internal boundary</u> standards in the relevant zone along boundaries with Residential or <i>Open Space zones</i>.</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>acceses</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. Any activity on a <u>site adjoining</u> a Residential zone shall comply with all standards for that zone in the <i>Control of Glare provisions</i>.</p> <p>i. The activity shall comply with all standards for that zone in the <i>Hazardous Substances provisions</i>.</p> <p>j. The activity must not result in the alteration or destruction of any <u>building or tree scheduled</u> in the District Plan.</p> <p>k. The activity must have at least one <u>access</u> to an existing road.</p> <p>l. The activity must not involve <u>subdivision</u> of land.</p> <p>m. Any <u>Outdoor advertisements</u> shall comply with all standards for that zone in the <i>Outdoor Advertisements provisions</i>.</p> <p>n. The activity shall not involve the sale of alcohol between 11pm and 7am within 75m of a Residential zone.</p> <p>o. 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
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		<p>ground level on any <u>adjoining</u> road or residential property.</p> <p>p. The activity and/or buildings shall be located greater than;</p> <ul style="list-style-type: none"> i. 12 metres from the centre line of a <u>110kV or 220kV</u> National Grid transmission line and <u>greater than</u> 12 metres from <u>the outer edge of the a</u> foundation of <u>a National Grid line's an associated</u> support structure; ii. <u>10 metres from the centre line of a 66kV National Grid transmission line and 10 metres from a foundation of an associated support structure.</u>
P4	<u>Industrial activity</u> until the 30 April 2018, located in Industrial General; Industrial Heavy; Specific Purpose Zones (<i>excluding Hospitals, Education, Cemeteries</i>).	<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> being 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 <u>adjoining</u> properties or adversely affect water quality; and iv. a power supply. <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. Sites and existing structures must be remediated to their state prior to the</p>

	<p>temporary earthquake recovery activity being located there, 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 must be set back at least 3m from any <u>boundary</u> with a Residential zone.</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. The activity shall comply with all standards for that zone in the <i>Control of Noise provisions</i>.</p> <p>j. Any activity on a <u>site adjoining</u> a Residential zone shall comply with all standards for that zone in the <i>Control of Glare provisions</i>.</p> <p>k. The activity shall comply with all standards for that zone in the <i>Hazardous Substances provisions</i>.</p> <p>l. The activity must not result in the alteration or destruction of any <u>building or tree scheduled</u> in the District Plan.</p> <p>m. The activity must have at least one <u>access</u> to an existing road.</p> <p>n. The activity must not involve <u>subdivision</u> of land.</p> <p>o. Any Outdoor advertisements shall comply with all standards for that zone in the Outdoor Advertisements provisions.</p> <p>p. The activity and/or buildings shall be <u>located greater than</u>;</p> <p>q. 12 metres from the centre line of a <u>110kV or 220kV</u> National Grid transmission line and <u>greater than</u> 12</p>
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		<p>metres from the outer edge of the a foundation of a National Grid line's an associated support structure; 10 metres from the centre line of a 66kV National Grid transmission line and 10 metres from a foundation of an associated support structure.</p>
P5	Storage facilities until the 30 April 2018, located in <i>Open Space (excluding Open Space (Natural) and Open Space (Water))</i> , Commercial, Industrial, <i>Central City or Specific Purpose (excluding Cemeteries)</i> zones.	<p>a. The 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, buildings, 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 adversely affect water quality; and iv. a power supply. <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. Sites and existing structures must be remediated to their state prior to the temporary earthquake recovery activity being located there, 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.</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</p>

	<p>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 <i>Open Space, Central City, and Specific Purpose</i> zones, the activity shall not cover greater than 50% or 5,000m² of the <u>site</u>.</p> <p>j. In the <i>Open Space, Central City and Specific Purpose</i> zones, hours of operation shall be restricted to between 7am and 7pm Monday to Sunday.</p> <p>k. In the <i>Open Space, Central City zones Specific Purpose (Hospital, Education)</i>, the activity shall comply with the noise standards for the Industrial General zone. In the Industrial, <i>Rural Quarry</i>, Commercial and <i>Specific Purpose (all except Hospital, Education and Cemeteries)</i> zones, the activity shall comply with all standards for that zone in the <i>Control of Noise provisions</i>.</p> <p>l. The activity is not required to comply with any additional acoustic insulation requirements or standards arising from the Port Influences Overlay or Airport Noise Contours.</p> <p>m. Any activity on a <u>site adjoining</u> a Residential zone shall comply with all standards for that zone in the <i>Control of Glare provisions</i>.</p> <p>n. The activity shall comply with all standards for that zone in the <i>Hazardous Substances provisions</i>.</p> <p>o. The activity must not result in the alteration or destruction of any <u>building</u> or tree scheduled in the District Plan.</p> <p>p. The activity must have at least one <u>access</u> to an existing road.</p> <p>q. The activity must not involve <u>subdivision</u> of land.</p> <p>r. Any <u>Outdoor advertisements</u> shall comply with all standards for that zone in the <i>Outdoor Advertisements provisions</i>.</p> <p>s. 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.
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		<p>t. In an <i>Open Space zone</i> 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>u. The activity and/or buildings shall be located greater than:</p> <ul style="list-style-type: none"> i. 12 metres from the centre line of a <u>110kV or 220kV</u> National Grid transmission line and <u>greater than</u> 12 metres from <u>the outer edge of the a</u> foundation of a <u>National Grid line's an associated</u> support structure; ii. <u>10 metres from the centre line of a 66kV National Grid transmission line and 10 metres from a foundation of an associated support structure.</u>
P6	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 Residential, <i>Small Settlement, Papakāinga or Rural Zone</i> .	<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 building 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. <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 iv. a power supply. <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. Sites and existing structures must be remediated to their state prior to the temporary earthquake recovery activity being located there, 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.</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 above 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 <u>ground level</u> and are uncovered or unroofed; or 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>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 <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 buildings shall be located greater than: <ul style="list-style-type: none"> i. 12 metres from the centre line of a <u>110kV or 220kV</u> National Grid transmission line and <u>greater than</u> 12 metres from <u>the outer edge of the a</u> foundation of a <u>National Grid line's an associated</u> support structure; </p>
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		<p>ii. <u>10 metres from the centre line of a 66kV National Grid transmission line and 10 metres from a foundation of an associated support structure.</u></p>
P7	<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 a Residential, <i>Open Space (excluding Open Space - Natural and Open Space - Water)</i>, <i>Specific Purpose – Education Zone</i>.</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 building 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. <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 adversely affect water quality; and iv. a power supply. <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. Sites and existing structures must be remediated to their state prior to the temporary earthquake recovery activity being located there, 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 above 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 <u>ground level</u> and are uncovered or unroofed; or 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>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 buildings shall be located greater than: <ul style="list-style-type: none"> i. 12 metres from the centre line of a <u>110kV or 220kV</u> National Grid transmission line and <u>greater than</u> 12 metres from <u>the outer edge of the a</u> foundation of a <u>National Grid line's an associated</u> support structure; </p>
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		ii. <u>10 metres from the centre line of a 66kV National Grid transmission line and 10 metres from a foundation of an associated support structure.</u>
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6.4.2.2.2 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:
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 Residential, <i>Small Settlement, Papakāinga or Rural Zone</i> , which does not comply with the Activity specific standards e, f or h for P6. Any application will not require written approvals and shall not be limited or publicly notified.	As relevant to the breached standard; a. Activity Specific Standard e Street scene: Whether the reduced setback will significantly detract from the character of the street taking into account: 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. b. Activity Specific Standard f - Minimum building setbacks from internal boundaries:

		<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>
RD2	<p>Two or three Residential Unit on a site until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in a Residential, <i>Open Space (excluding Open Space - Natural and Open Space - Water)</i>, <i>Specific Purpose – Education Zone</i>, which do not comply with the Activity specific standards e, f or h for P7.</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;

	<p>ii. The ability to provide opportunities for garden and tree planting in the vicinity of road boundaries;</p> <p>iii. The openness of the site to the street;</p> <p>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;</p> <p>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> <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</p>
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		avoids a significant reduction in the open space character of the area.
RD3	<p>Four or more <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 Residential, <i>Open Space (excluding Open Space - Natural and Open Space - Water)</i>, <i>Specific Purpose – Education Zone</i> or Commercial Core, Commercial Fringe or Commercial Local Zone, or the Commercial Banks Peninsula Zone at Lyttelton. The activity may include ancillary structures including ablution blocks, kitchens, laundries, and site management offices which;</p> <ol style="list-style-type: none"> 1. complies with the Activity specific standards for P7; 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>	<p>a. Whether the design and layout of the proposal minimises any potential nuisance on surrounding sites and areas.</p> <p>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.</p>
RD4	<p>Any Activity listed in 6.4.2.2.1 that does not comply with any one or more of the Activity Specific Standards set out in Rule 6.4.2.2.1.</p>	<p>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.</p> <p>b. The types of mitigation available, their practicality to implement and their effectiveness to mitigate the adverse effect.</p>

RD5	<p>Any activity listed in Rule 6.4.2.2.1 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>	<ul style="list-style-type: none"> a. The need for the activity to remain in its location for a longer period including: <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. 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. c. Any breach of the permitted activity or restricted discretionary standards relevant to the activity. 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. e. If necessary, the manner in which the site will be remediated following cessation of the activity.
RD6	<p>Any Activity listed in 6.4.2.2.1 or 6.4.2.2.2 (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>	<ul style="list-style-type: none"> a. The need for the activity to remain in its location for a longer period including: <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. 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. c. Any breach of the permitted activity or restricted discretionary standards relevant to the activity. 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. e. If necessary, the manner in which the site will be remediated following cessation of the activity.

6.4.2.2.3 Discretionary activities

There are no Discretionary Activities in Rule 6.4.2.

6.4.2.2.4 Non-complying activities

Activity	
NC1	Activities P2 to P6 listed in 6.4.2.2.1 that do not comply with activity specific standards P2 (x), P3 (p), P4 (p), P5 (u), P6 (m) and P7 (n) (Setback from the National Grid line and support structures).
NC2	Any Activity listed in 6.4.2.2.1 or 6.4.2.2.2 (RD1, RD2 and RD3) after 30 April 2022.

CHAPTER 14 Residential (part)

14.1.1.8 Policy - Temporary infringement for earthquake repairs

- a. Enable temporary infringement of built form standards relating to building height and recession planes to facilitate the timely completion of repairs to earthquake damaged houses and ancillary buildings.

Note: This policy also applies to Objectives 14.1.2 and 14.1.3.

14.2.2 Activity status tables

14.2.2.1 Permitted Activities

In the Residential Suburban Zone and the Residential Suburban Density Transition Zone the activities listed below are permitted activities if they comply with the Activity Specific Standards set out in this table and the Built Form Standards in Rule 14.2.3.

Activities may also be restricted discretionary, discretionary, noncomplying or prohibited as specified in Rules 14.2.2.3, 14.2.2.4, 14.2.2.5, and 14.2.2.6.

Activity	Activity Specific Standards
P23 Temporary lifting or moving of earthquake damaged buildings where there is non compliance with one or more of Rules 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7.	<ul style="list-style-type: none"> a. <u>Buildings</u> shall not be: <ul style="list-style-type: none"> i. moved to within 1m of an internal <u>boundary</u> and/or within 3m of any <u>waterbody</u>, scheduled tree, listed heritage item, natural resources and <u>Council</u> owned structure, <u>archaeological site</u>, or the coastal marine area; ii. lifted to a <u>height</u> exceeding 3.0m above the applicable recession plane or <u>height</u> control; b. The <u>building</u> must be lowered back or moved back to its original position, or a position compliant with the <u>District Plan</u> or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced. c. In all cases of a <u>building</u> being moved or lifted, the owners/occupiers of land adjoining the <u>sites</u> shall be informed of the work at least seven days prior to the lift or move of the <u>building</u> occurring.

	<p>The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move.</p> <p>d. The <u>Council's</u> Resource Consents Manager shall be notified of the lifting or moving the <u>building</u> at least seven days prior to the lift or move of the <u>building</u> occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
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14.2.2.3 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 14.9 for each standard, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD11 <p>Temporary lifting or moving of earthquake damaged buildings that does not meet the standards in Rule 14.2.2.1 P23.</p> <p>Any application arising from this rule will not require written approvals and shall not be publicly or limited notified.</p>	<p>a. Temporary lifting or moving of earthquake damaged <u>buildings</u> - 14.9.23.</p>

14.3.2.1 Permitted Activities

In the Residential Medium Density Zone the activities listed below are permitted activities if they comply with any Activity specific standards set out in this table and the Built form standards in Rule 14.3.3 and the area specific standards in Rule 14.3.4.

Activities may also be restricted discretionary, discretionary, non complying or prohibited as specified in Rules 14.3.2.3, 14.3.2.4, 14.3.2.5, and 14.3.2.6.

Activity	Activity specific standards
16 Temporary lifting or moving of earthquake damaged buildings where there is non compliance with one or more of Rules 14.3.3.2, 14.3.3.3, 14.3.3.4, 14.3.3.5; or 14.3.3.6.	<p>a. <u>Buildings</u> shall not be:</p> <ul style="list-style-type: none"> i. moved to within 1m of an internal <u>boundary</u> and/or within 3m of any <u>waterbody</u>, scheduled tree, listed heritage item, natural resources and Council owned structure, <u>archaeological site</u>, or the coastal marine area; ii. lifted to a <u>height</u> exceeding 3.0m above the applicable recession plane or <u>height control</u>. <p>b. The <u>building</u> must be lowered back or moved back to its original <u>position</u>, or a position compliant with the <u>District Plan</u> or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced.</p> <p>c. In all cases of a <u>building</u> being moved or <u>lifted</u>, the owners/occupiers of land adjoining the <u>sites</u> shall be informed of the work at least seven days prior to the lift or move of the <u>building</u> occurring. The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move.</p> <p>d. The <u>Council's Resource Consents Manager</u> shall be notified of lifting or moving the <u>building</u> at least seven days prior to the lift or move of the <u>building</u> occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>

14.3.2.3 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 14.9 for each standard, as set out in the following table.

Activity	The Council's discretion shall be limited to the following Matters:
RD9 <p>Temporary lifting or moving of earthquake damaged buildings that does not meet the standards in Rule 14.3.2.1 P16.</p> <p>Any application arising from this rule will not require written approvals and shall not be publicly or limited notified.</p>	<p>a. Temporary lifting or moving of earthquake damaged buildings - 14.9.23</p>

14.4.2.1 Permitted Activities

In the Residential Banks Peninsula Zone the activities listed below are permitted activities if they comply with any Activity Specific Standards set out in this table and the Built Form Standards in Rule 14.4.3.

Activities may also be restricted discretionary, discretionary, non complying or prohibited as specified in Rules 14.4.2.3, 14.4.2.4, 14.4.2.5 and 14.4.2.6.

P13 Temporary lifting or moving of earthquake damaged buildings where there is non compliance with one or more of: 14.4.3.2, 14.4.3.3, 14.4.3.4, 14.4.3.5.	<ul style="list-style-type: none"> a. <u>Buildings</u> shall not be: <ul style="list-style-type: none"> i. moved to within 1m of an internal <u>boundary</u> and/or within 3m of any <u>waterbody</u>, scheduled tree, listed heritage item, natural resources and Council owned structure, <u>archaeological site</u>, or the coastal marine area; ii. lifted to a <u>height</u> exceeding 3.0m above the applicable recession plane or <u>height</u> control. b. The <u>building</u> must be lowered back or moved back to its original position, or a position compliant with the <u>District</u> Plan or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced. c. In all cases of a <u>building</u> being moved or lifted, the owners/occupiers of land adjoining the <u>sites</u> shall be informed of the work at least seven days prior to the lift or move of the <u>building</u> occurring. The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move. d. The <u>Council's</u> Resource Consents Manager shall be notified of lifting or moving the <u>building</u> at least seven days prior to the lift or move of the <u>building</u>
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		occurring. The notification must include details of the lift or move, property address, contact details and intended start date.
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14.4.2.3 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 14.9 for each standard, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD4 Temporary lifting or moving of earthquake damaged buildings that does not meet the standards in Rule 14.4.2.1 P13.	<ul style="list-style-type: none"> a. Temporary lifting or moving of earthquake damaged <u>buildings</u> - 14.9.23. <p>Any application arising from this rule will not require written approvals and shall not be publicly or limited notified.</p>

14.5.2.1 Permitted Activities

In the Residential Conservation Zone the activities listed below are permitted activities if they comply with any Activity Specific Standards set out in this table and the Built Form Standards in Rule 14.5.3.

Activities may also be restricted discretionary, discretionary, non complying or prohibited as specified in Rules 14.5.2.3, 14.5.2.4, 14.5.2.5, and 14.5.2.6.

	Activity	Activity Specific Standard
P13	Temporary lifting or moving of earthquake damaged buildings where there is non compliance with one or more of: 14.5.3.2, 14.5.3.3, 14.5.3.4.	<p>a. <u>Buildings</u> shall not be:</p> <ul style="list-style-type: none"> i. moved to within 1m of an internal <u>boundary</u> and/or within 3m of any <u>waterbody</u>, scheduled tree, listed heritage item, natural resources and Council owned structure, <u>archaeological site</u>, or the coastal marine area; ii. lifted to a <u>height</u> exceeding 3.0m above the applicable recession plane or <u>height</u> control. <p>b. The <u>building</u> must be lowered back or moved back to its original position, or a position compliant with the <u>District Plan</u> or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced.</p> <p>c. In all cases of a <u>building</u> being moved or lifted, the owners/occupiers of land adjoining the <u>sites</u> shall be informed of the work at least seven days prior to the lift or move of the <u>building</u> occurring. The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move.</p> <p>d. The <u>Council's</u> Resource Consents Manager shall be notified of lifting or moving the <u>building</u> at least seven days prior to the lift or move of the <u>building</u> occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>

14.5.2.3 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 14.9 for each standard, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD4	Temporary lifting or moving of earthquake damaged buildings that does not meet the standards in Rule 14.5.2.1 P13.	<p>a. Temporary lifting or moving of earthquake damaged buildings - 14.9.23.</p> <p>Any application arising from this rule will not require written approvals and shall not be publicly or limited notified.</p>

14.9.23 Temporary lifting or moving of earthquake damaged buildings

Whether the temporary lifting or moving of the earthquake damaged building is appropriate taking into account:

1. The effect of reduced proximity on the amenity and/or operation of any neighbouring sites, water way, coastal marine area, archaeological site, or protected tree;
2. The duration of time that the building will intrude upon the recession plane;
3. Any adverse effects on adjoining owners or occupiers relating to shading and building dominance; and
4. Occupancy of the neighbouring properties of the duration of the works, the extent to which neighbouring properties are occupied for the duration of the works.

SCHEDULE 2

Witnesses who lodged evidence for various parties, and submitter representatives.

Submitter Name	Nº	Person
Christchurch City Council	1602	Mr P Eman
Crown	1603	Ms J Whyte
University of Canterbury	1605	Ms L Buttimore
Orion New Zealand Limited	1604	Ms L Buttimore
Transpower New Zealand Limited	1607	Ms A McLeod