



## SUBMISSION ON THE PROPOSED CHRISTCHURCH REPLACEMENT DISTRICT PLAN

*Under Clause 6 of Schedule 1 to the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014*

To: District Plan Submissions  
Christchurch City Council  
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### INTRODUCTION

1. This is a submission by Memorial Avenue Investments Limited (**MAIL**) on the proposal to rezone land on the corner of Memorial Avenue and Russley Road to Industrial Park (Memorial Avenue) Zone as part of the proposed Christchurch Replacement District Plan (**Replacement Plan**).
2. MAIL could not gain an advantage in trade competition through this submission.
3. MAIL's submission relates to the private plan change notified by Christchurch City Council for submissions. It sits alongside, and should be read in conjunction with, the submission on the Replacement Plan by MAIL dated 8 October 2014 (submission #917).

### Background

4. MAIL owns the land on the corner of Memorial Avenue and Russley Road, within a Greenfield Priority Area. It is referred to by MAIL as the proposed Memorial Business Park (**MBP**).
5. In December 2009 MAIL lodged a private plan change for a mixed use zone for this site. Following the earthquakes the application was placed on hold.
6. Certain aspects of the MBP proposal (primarily the provision for substantive retail and office uses within the site) were not supported by Council officers. However, in order to progress the zoning as part of the Replacement Plan, between January and August 2014 MAIL worked with Council officers on a set of draft zone provisions

which Council officers could support. With minor exceptions, this was the version which was in MAIL's plan change request. It was agreed with Council officers that MAIL would make a submission on the notified version of the MBP zone provisions, which could include those additional or alternative aspects which MAIL wishes to have included.

7. This submission sets out those changes which are sought by MAIL and which reflect the intention for the MBP zone which MAIL has always had.

#### **Rezoning of the MBP site to Industrial Park (Memorial Avenue) Zone**

8. MAIL supports an Industrial Park or similar zoning, but seeks amendments to the Industrial Park (Memorial Avenue) Zone as set out in **Appendix 1**. (The provisions sought are essentially the same as those set out in Appendix 1 to submission 917).
9. Generally, zoning the MBP site to business is appropriate because:
  - a. Both the Regional Policy Statement and the Land Use Recovery Plan direct the site to be rezoned business;
  - b. The location, local environment and relationship to major transport infrastructure make the land more suitable for urban activities than rural activities;
  - c. A business zoning supports the potential to consolidate the airport as a commercial node of regional significance and deliver associated social and economic benefits to Christchurch and the wider region.
  - d. There is demand in this part of the city for additional land zoned business.
  - e. A business zoning provides the best opportunity for an appropriate 'gateway' to the city in this location.

#### **The changes sought by MAIL to the notified provisions**

10. The 2009 plan change request by MAIL was for a mixed use zone very similar to that now sought. MAIL has consistently sought a mixed use zone for the site.
11. The notified version of the zone proposes a zone which is effectively restricted to industrial and warehousing activities. The provisions as notified, however, fail to properly provide for the economic and social wellbeing of the community. They fail to maximise the value of the land, and they fail to maximise the opportunity to have a superior urban design outcome for this 'gateway' to the city.
12. The changes proposed by MAIL will allow for a more mixed use development. These changes will result in a better urban design outcome and they will better support consolidation of the Christchurch Airport as a strategic regional asset. The changes sought will not create unacceptable adverse effects within and around the zone, nor will they result in adverse effects on the urban form and function of the central city, Key Activity Centres, or neighbourhood centres.

13. In summary, the principal changes sought to the notified Industrial Park (Memorial Avenue) Zone are:
- a. Changing the status of all buildings within the zone from permitted to controlled to ensure high quality urban design outcomes.
  - b. Amending the Outline Development Plan to introduce a 'Memorial Avenue Precinct' and a 'Central Precinct' to add a further layer of specific urban design assessment criteria for these areas. This will ensure an appropriate 'gateway' to the city from the airport, provide for the integration of an armed services memorial aspect along Memorial Avenue, and result in a high level of amenity for the 'Central Road' area.
  - c. Preventing industrial, warehouse and trade supplier uses on the Memorial Avenue and Russley Road frontages to ensure a high level of amenity and urban design as part of the 'gateway' to the city.
  - d. Amending the built-form standards to reflect a move away from lower amenity industrial activities to a higher amenity urban design, particularly where higher amenity is required along road frontages.
  - e. Providing for increased levels of retail and office activities, but subject to staging and detailed assessment criteria to ensure there are no adverse effects on the central city, Key Activity Centres and neighbourhood centres.

#### Development Concept

14. The changes sought by MAIL to the notified MBP provisions address the constraints and opportunities of the land in the following ways:
- a. **The MBP site will comprise mixed business activities** which are compatible with, consolidate and leverage off airport activities; and help meet unmet demand for goods, services and employment in the western sector of Christchurch. These activities are to comprise industrial, guest accommodation, commercial services, retail and offices.
  - b. **Attractive urban design along the Memorial Avenue, Russley Road and Avonhead Road frontages.** Specific assessment criteria will ensure the Memorial Avenue and Russley Road frontages will maximise the 'gateway' amenity experience of visitors to Christchurch arriving via the airport. Industrial and warehousing activities will not be allowed in this frontage. The Memorial Avenue frontage also provides an opportunity for a feature relating to the armed forces 'memorial' significance of Memorial Avenue.
  - c. **A moderate density of development within a high amenity, landscaped setting** which is in keeping with the mixed urban-rural character of the area and the garden-city image of Christchurch. This will be achieved through landscaping and tree planting. Landscaping setbacks and urban design assessment criteria for all buildings along Memorial Avenue, Russley Road and Avonhead Road will ensure that the zone appears as a high amenity area when viewed from the outside. The landscaping along Memorial Avenue is also important in terms of maintaining the high quality "boulevard" connection between the airport and the Central City.

- d. **A high quality street-based environment** punctuated by high quality public spaces, attractive buildings and excellent access and integration within the site. Buildings will be low-scale to maximise sunlight access and to create an intimate street-based experience.
  - e. **Infrastructure.** Development on the site will be serviced through connection to reticulated services, although there may be a need for transitional arrangements. Stormwater swales will also be used, but these will be designed to avoid standing water so that there is no potential for birdstrike to passing aircraft.
15. The changes to the MBP zone provisions sought through this submission are supported by the technical reports which were attached to and formed part of the application to the Hearings Panel for a plan change. A summary of those reports insofar as they relate to this submission and the key conclusions reached are set out below:

Author	Report	Key Findings
Pocock Design Environment	Urban Design Guidelines; Landscape Assessment; Celebrating Memorial Avenue	The outline development plan and comprehensive Activity Status and Built Form Standards will ensure a high amenity development which appropriately responds to the MBP's high profile location, memorial heritage function and various external boundary environments.
Telfer Young	Business Land Assessment	The MBP could provide for offices for airport related, rural fringe related and suburban professional businesses, as well as for the staged provision of an additional 12,000m <sup>2</sup> of general offices, without adverse effects on industrial and commercial land supply, key activity centres, district centres or the recovery of the central city.
Insight Economics	Retail Assessment	To assess the potential effects of retail provision comprising a 4,200m <sup>2</sup> supermarket, 23,800m <sup>2</sup> large format retail and 7,000m <sup>2</sup> specialty retail on the site, retail gravity modelling was undertaken. The use of retail gravity modelling of this type has been used and accepted by the City Council. It is consistent with the modelling undertaken to assess the effects of other retail zonings, including the proposed Halswell key activity centre. The modelling demonstrates that trade impacts on the CBD, key activity centres and district centres are negligible, with no flow on effects on urban form and function.
TRC Tourism	Tourism Market Report	The site is suitable for guest accommodation of 200 hotel rooms or 50 motel units. This level of development will not impact on central city recovery.
Davie Lovell Smith	Infrastructure and Servicing Report	While there is currently insufficient capacity in the wastewater network, upgrades are programmed. A staging rule requires that these upgrades be in place prior to development of the site. On-site stormwater treatment and disposal can be provided to meet Council and CIAL requirements. Water supply will be provided by the reticulated

		network.
Carriageway Consulting	Transportation Assessment	Traffic modelling demonstrates that with full development of the zone, alongside full development of the Special Purpose (Airport) Zone and other Greenfield Priority: Business areas, intersections in the immediate vicinity will operate with an acceptable level of service. It is not anticipated that development of the zone will result in any road safety matters arising. The zone can be serviced by public transport, and development of the site will enhance provision for pedestrian and cycle modes of transport.
URS	Acoustics Assessment	Noise generated within the zone will be required to meet noise limits of the neighbouring zones at the boundary. Group 2 noise limits are proposed within the zone. Reverse sensitivity effects will be addressed by a requirement that guest accommodation meet indoor design sound levels within 100m of Russley Road or Memorial Avenue.
URS	Assessment of Effects on Groundwater	The overall design of the stormwater management within the zone allows stormwater to be properly managed. Stormwater treatment and management measures which will be required as part of a subsequent stormwater permit from Environment Canterbury will minimise the contaminant load which enters the ground and minimise the potential for adverse effects on groundwater quality below the site.
Aurecon	Geotechnical Assessment	From a geotechnical perspective the site is suitable for the proposed rezoning.
Aurecon	Potential Land Contamination	It is highly unlikely for contamination to exist in concentrations significant to exceed human health screening criteria. The change in land use enabled by rezoning is a permitted activity under the National Environmental Standard.

#### Why the changes sought by MAIL should be adopted

16. An Industrial Park or similar zoning with the changes sought by MAIL better meet the tests in section 32 of the RMA than the notified version of the Industrial Park (Memorial Avenue) Zone. They are more appropriate than the notified provisions, and they better implement the Regional Policy Statement, the Land Use Recovery Plan and the Government's Statement of Expectations. In summary, the reasons for that include:
  - a. The changes sought will enable a superior urban design for the site as a 'gateway to the city'.
  - b. The changes sought will enable the integration of an armed forces memorial aspect to the site. An Industrial Park is not appropriate for such a memorial.
  - c. The changes sought better complement and support the role of the Christchurch Airport than do solely industrial and warehousing activities.
  - d. The additional office and retail activities proposed will better support the social and economic wellbeing of the community, and the thresholds set out

will ensure that there are no significant adverse effects on the form and function of the city.

- e. The provisions sought will better support earthquake recovery for the city than the notified provisions.

**Concluding comments**

- 17. While MAIL seeks specific amendments to the Industrial Park zone as notified, it may be that the Hearing Panel considers that an alternative type of zone is more appropriate to the site, such as a site specific Commercial Industrial or Office Park zone. Accordingly, this submission also seeks such alternative or other zone provisions which might more appropriately fit the Replacement Plan but which are consistent with Appendix A to this submission and which give effect to MAIL's overall submission to rezone the site for a mixed use business park.
- 18. MAIL wishes to be heard in support of this submission. If others make a similar submission, MAIL will consider presenting a joint case with them at a hearing.

**Date: 30 January 2015**



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**M Christensen / S Eveleigh**  
on behalf of Memorial Avenue Investments Limited



## APPENDIX A – changes sought to provisions.

Deletions shown as struck through and additions underlined.

### 16.4.5 Rules Industrial Park Zone (Memorial Avenue)

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

##### 16.4.5.1.1 Permitted activities

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

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

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

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

ACTIVITY		ACTIVITY SPECIFIC STANDARDS
<b>Industrial</b>		
P1	Industrial Activity	a. Any display of goods or showroom shall be ancillary to and on the same site as the Permitted Activity and shall not occupy more than 250m <sup>2</sup> or 25% of the gross floor area of the site, whichever is the lesser.
P2	Warehousing and distribution activities	
P3	High Technology Industrial Activity	a. Any display of goods or showroom shall be ancillary to and on the same site as the High Technology Industrial Activity and shall not occupy more than 250m <sup>2</sup> or 25% of the gross floor area of all buildings on the same site, whichever is the

		lesser.
P4	Service Industry	a. Nil
P5	Trade and Industry Training Facilities	a. Nil
P6	Supermarket	a. No more than one supermarket within the zone. b. The maximum gross leasable floor area shall be 4,200m <sup>2</sup> .
<b>Commercial</b>		
P6	<del>Retail activity unless specified below</del>	<del>Retail Activity within the Industrial Park (Memorial Avenue) Zone shall:</del>  <del>a. be limited to a total of 4100m<sup>2</sup> glfa across the Outline Development Plan area in Appendix 16.7.10; and</del>  <del>b. for single retail tenancies of less than 450m<sup>2</sup> glfa, not exceed 800m<sup>2</sup> glfa across the Outline Development Plan area in Appendix 16.7.10; and</del>  <del>c. have a minimum of 20% of the ground floor elevation facing the street comprised of visually transparent glazing.</del>
P7	<del>Ancillary Retail Activity unless specified below.</del>	<del>Any Ancillary Retail Activity shall either</del>  <del>a. occupy no more than 250m<sup>2</sup> or 25% of the gross floor area of all buildings on the site, whichever is the lesser; and</del>  <del>b. be located at the front of buildings facing the street, except on rear sites;</del>  <del>and</del>  <del>d. a minimum of 20% of the ground floor elevation facing the street shall have visually transparent glazing.</del>
P7	<u>Retail Activity not otherwise permitted</u>	<u>a. For retail tenancies greater than 450m<sup>2</sup> gross leasable floor area, retailing shall not exceed 23,800m<sup>2</sup> gross leasable floor area in total within the zone; and</u>  <u>b. For retail tenancies less than 450m<sup>2</sup> gross leasable floor area, retailing shall not exceed:</u>  <u>i. 3,000m<sup>2</sup> gross leasable floor area in total within the zone prior to 1 January 2017;</u>



		<p>ii. 7,000m<sup>2</sup> gross leasable floor area in total within the zone after 1 January 2017.</p> <p>c. Retail activities shall have a minimum of 20% of the ground floor elevation facing the street comprised of visually transparent glazing.</p> <p><u>Note: Buildings are controlled activities. Applications for consent for retail activities will need to include details of the gross leasable floor area to demonstrate compliance with this rule. Council will maintain records of total retail tenancies within the zone.</u></p>
P8	Food and Beverage Outlet unless specified below	<p>a. The maximum gross leasable floor area per tenancy shall be 150 m<sup>2</sup>.</p> <p><del>b. The activity shall only operate between the hours of 7am and 7pm. Refer to NC5 in 16.4.5.1.5 for Food and Beverage Outlets on sites adjoining or within 50 metres of Memorial Avenue or Russley Road.</del></p>
P9	Trade suppliers	a. Nil.
P10	Yard based suppliers	a. Nil.
P11	Service station	a. Nil.
P12	Commercial Service	a. Nil
P11	Office Activity unless specified below	<p>Office Activity within the Industrial Park Zone (Memorial Avenue) shall:</p> <p><del>a. be limited to a total of 5000m<sup>2</sup> across the Outline Development Plan area; and</del></p> <p><del>b. be located at the front of buildings facing the street, except on rear sites; and</del></p> <p><del>c. a minimum of 20% of the ground floor elevation facing Memorial Avenue, Russley Road or Avonhead Road shall have visually transparent glazing.</del></p>
P12	Ancillary Office Activity	<p>Any Ancillary Office Activity shall:</p> <p><del>a. occupy no more than 500m<sup>2</sup> or 30% of the gross floor area of all buildings on the same site, whichever is the lesser; and</del></p> <p><del>b. be located at the front of buildings facing the street, except on rear sites; and</del></p> <p><del>c. a minimum of 20% of the ground floor elevation</del></p>

		<del>facing the street shall have visually transparent glazing.</del>
P13	<u>Office Activity ancillary to P1 – P12</u>	Any ancillary Office activity shall: <ul style="list-style-type: none"> <li><u>a. occupy no more than 500m<sup>2</sup> or 30% of the gross floor area of all buildings on the same site, whichever is the lesser; and</u></li> <li><u>b. be located at the front of buildings facing the street, except on rear sites; and</u></li> <li><u>c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.</u></li> </ul>
P14	<u>Office activity, other than P13, for:</u> <ul style="list-style-type: none"> <li><u>a. Aviation related business:</u> <ul style="list-style-type: none"> <li><u>i. commercial, recreational or military aviation, including any ancillary or support facilities or activities;</u></li> <li><u>ii. support facilities and activities which enable the airport to function, for example customs and quarantine operations;</u></li> <li><u>iii. freight, distribution or logistics activities; or</u></li> <li><u>iv. tourist related activities or service; or</u></li> </ul> </li> <li><u>b. Rural business:</u> <ul style="list-style-type: none"> <li><u>i. businesses or organisations that directly or primarily service rural productive industries, including agriculture, horticulture and pastoral activities; or</u></li> </ul> </li> <li><u>c. Professional offices.</u></li> </ul>	<ul style="list-style-type: none"> <li><u>a. For Activities P14a and P14b – Nil.</u></li> <li><u>b. For Activity P14c professional offices the maximum gross leasable floor area per tenancy shall be 400m<sup>2</sup>.</u></li> <li><u>c. Office Activities shall have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.</u></li> </ul>
P15	<u>Office activity, not otherwise permitted by P13 and P14</u>	<u>a. Until 1 January 2017 the maximum individual tenancy shall be 400m<sup>2</sup> gross leasable floor area, and total tenancies within the zone shall not exceed 3,000m<sup>2</sup> gross leasable floor area;</u>

		<p>b. Between 1 January 2017 and 1 January 2022 total Activity P15 tenancies within the zone shall not exceed 8,000m<sup>2</sup> gross leasable floor area; and</p> <p>c. After 2022 total Activity P15 tenancies within the zone shall not exceed 12,000m<sup>2</sup> gross leasable floor area.</p> <p>d. Office Activities shall have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.</p> <p>Note: All buildings are controlled activities. Applications for consent for Office Activities need to include details of the gross leasable floor area to demonstrate compliance with this rule. Council will maintain records of total office gross leasable floor area within the zone.</p>
P16	Veterinary care facility	a. Nil.
P17	<u>Health care facility excluding care facilities incorporating onsite accommodation</u>	a. Nil.
P18	Guest Accommodation	<p>a. No more than 200 bedrooms shall be provided in the zone.</p> <p>b. Guest accommodation shall be limited to the areas defined as 'Guest Accommodation restricted to this area' on the Outline Development Plan in Appendix 16.7.10.</p> <p>c. <del>any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35dB Dtr,2m,nTw + Ctr.</del></p> <p>d. <del>any ancillary retail activity shall occupy not more than 500m<sup>2</sup> or 25% of the gross floor area of all buildings on the site use for Guest Accommodation, whichever is the lesser</del></p> <p>c. Guest accommodation shall meet "Indoor Design Sound Levels" as contained in [appendix 1, Part 4 of the City Plan – reference to be updated] within 100m of Memorial Avenue or Russley Road.</p>
P19	<u>Retail Activity ancillary to and on the same site as Guest Accommodation</u>	a. Any ancillary retail shall occupy no more than 500m <sup>2</sup> or 25% of the gross floor area of all buildings within the zone, whichever is the lesser.
Community		

<u>P20</u>	Public Transport Facility	a. Nil.
<u>P21</u>	Emergency Service Facility	a. Nil.
<u>P22</u>	Gymnasium	a. Nil.
<b>Rural Activities</b>		
<u>P23</u>	Rural research facilities and laboratories	a. Nil.
<u>P24</u>	Parking Lots in the area identified as Runway End Protection Area in the Outline Development Plan in Appendix 16.7.10.	a. Nil.

#### 16.4.5.1.2 Controlled Activities

<del>There are no <b>Controlled</b> activities.</del> <u>Activity</u>		<u>The Council's discretion shall be limited to the following Matters:</u>
<u>C1</u>	<u>Erection of new buildings and additions to existing buildings</u>	<u>a. Design and amenity for controlled activities 16.4.6.3.2.</u>

#### 16.4.5.1.3 Restricted Discretionary Activities

The activities listed below are Restricted Discretionary Activities. ~~RD3 and RD4~~RD2 shall also comply with the Built Form Standards set out in ~~16.4.5.2-16.4.6.3.~~

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in ~~16.5.1~~16.6.1 and ~~16.5.2~~16.6.2 for each standard, as set out in the following table.

<b>Activity</b>		<b>The Council's Discretion shall be limited to the following Matters:</b>
<u>RD1</u>	Activities P1 – <del>P19-P24</del> set out in <del>16.4.5.1. 16.4.6.1.1</del> which do not comply with one of more of the Key Structuring Elements on the Memorial Avenue Outline Development Plan in Appendix 16.7.40 <u>11</u> .	a. Outline Development Plan – 16.4.6.3.1
<u>RD2</u>	Activities P1 – <del>P18-P24</del> set out in 16.4. <del>56</del> .1.1 that do not comply with one or more of the Built Form Standards in Rule 16.4. <del>56</del> .2.	a. Maximum Height of Buildings and Fencing or <u>screening Structures</u> – 16.6.1.1 b. Maximum Building Coverage of a Site – 16.6.1.2 c. Minimum Building Setback from Road

		<p>Boundaries – 16.6.1.3</p> <p>d. Minimum building setback from the Boundary with a residential zone – 16.6.1.4</p> <p>e. Sunlight and Outlook at Boundary with a residential zone – 16.6.1.5</p> <p>f. Outdoor Storage Of Materials/ Car Parking –16.6.1.6</p> <p>g. Landscaped Areas– 16.6.1.7</p>
RD3	<p><del>Erection of new buildings and additions to existing buildings on sites within 50 metres of Memorial Avenue, Russley Road and Avonhead Road</del></p> <p><u>Retail Activity which does not comply with the Activity Specific Standard for Activities P6, P7, P8 and P19</u></p>	<p><del>a. Design and amenity – 16.4.5.3.2</del> <u>Retail Activity 16.4.6.3.5</u></p> <p><u>b. Ground floor glazing 16.4.6.3.7</u></p>
RD4	<p><del>Retail activity which does not comply with the permitted Activity Specific Standard in rule 16.4.5.1 for Activity P6</del></p> <p><u>Office activity which does not comply with the Activity Specific Standard for Activities P13, P14 and P15</u></p>	<p><u>a. Retail and Office Activity – 16.4.6.3.5</u></p> <p><u>b. Ground floor glazing 16.4.6.3.7</u></p>
RD5	<p>The creation of any surface water management structure within 3 kilometres of the outer edge of the runways at Christchurch International Airport.</p> <p>Any application arising from noncompliance with this rule will only require written approval from Christchurch International Airport Limited</p> <p>Compliance with this rule is not required if resource consent (subdivision and/or land use) already provides for the same non-compliance.</p>	<p>a. Surface water management structures and Birdstrike risk – 16.6.1.9.</p>

#### 16.4.5.1.4 Discretionary Activities

The activities listed below are discretionary activities.		
Activity		The Council will consider any matters under s104 of the Act including:
D1	Any activity that does not comply with one or more of the permitted Activity Specific Standards in Rule 16.4.5.1.1 for Activities P1, P2, P3, <del>P7, P8, P11, P12 and P14</del> .	a. Display of Goods, Showroom and Non-industrial Activities -16.6.2.1.
D2	Parking Lots and Parking Buildings, except for Parking Lots in the area identified as Runway <del>Extensions-End</del> Protection Area in the Outline Development Plan in Appendix 16.7.40 <u>11</u>	a. Parking Lots and Parking Buildings – 16.6.2.2.
D3	Any Activity not provided as Permitted, Restricted Discretionary, or Non Complying	

#### 16.4.5.1.5 Non Complying Activities

The activities listed below are a <i>Non Complying Activity</i> .		
NC1	Any billboard within the zone, <u>except as provided for by 16.4.5.2.8.</u>	
NC2	Any activity not complying with Rule 16.4.6.2.9 (Sewer Provision)	
NC3	<u>Any Sensitive Activity inside the air noise contour (50dBA Ldn) as defined in the Planning Maps, except as provided for by P17</u>	
NC4	Any site access or road access from the zone to Memorial Avenue or Russley Road other than those indicated on the Outline Development Plan in Appendix 16.7.10	
NC5	Food and beverage outlets with drive-through facilities <del>on sites</del> within 50m of Memorial Avenue or Russley Road	
NC6	Any activity which results in the daily average sewage flow from the site exceeding 0.09 L/s/ha.	
NC7	Any Industrial Activity (P1) <del>or</del> Warehousing or Distribution Activity (P2), <u>Trade Supplies (p9) or Yard based Supplies (P10) within 50 metres of Memorial Avenue or Russley Road</u> the Memorial Avenue Precinct or Central Precinct as shown on the Outline Development Plan in Appendix 16.7.11, or within 50 metres of Russley Road.	
NC8	New buildings on the area marked "No additional buildings" in the Outline Development Plan in Appendix 16.7.10	



#### 16.4.5.1.6 Prohibited activities

There are no *Prohibited* activities.

#### 16.4.5.2 Built Form Standards – Industrial park zone (Memorial Avenue)

##### 16.4.5.2.1 Maximum height of buildings and fencing or screening structures

Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a. All buildings unless specified below	<del>15–20</del> metres	More than <del>15–20</del> metres	Maximum Height of Buildings and Fencing or Screening Structures – 16.6.1.1
b. All buildings within 50 metres of Memorial Avenue, or adjoining a 'Key Open Space location' defined on the Outline Development Plan in Appendix 16.7.10.	<del>12–8</del> metres	More than <del>12–8</del> metres	
<del>c. Guest Accommodation in the area defined as 'Guest Accommodation restricted to this area' on the Outline Development Plan, set back more than 50 metres from Memorial Avenue.</del>  c. All buildings within <u>28 metres</u> of <u>Avonhead Road</u>	<del>20 metres</del>  <u>8 metres</u>	<del>More than 20 metres</del>  <u>More than 8 metres</u>	
d. Fencing and screening structures located between any building and the road boundary	1.2 metres, or 2 metres where the whole of the structure is at least 50% visually transparent – refer to Figure 16.1.	Greater than 1.2 metres, or the structure is greater than 1.2 metres where the whole of the structure is less than 50% visually transparent, <del>or greater than 2 metres where the whole of the</del>	

		structure is at least 50% visually transparent. Refer to Figure 16.1 below.	
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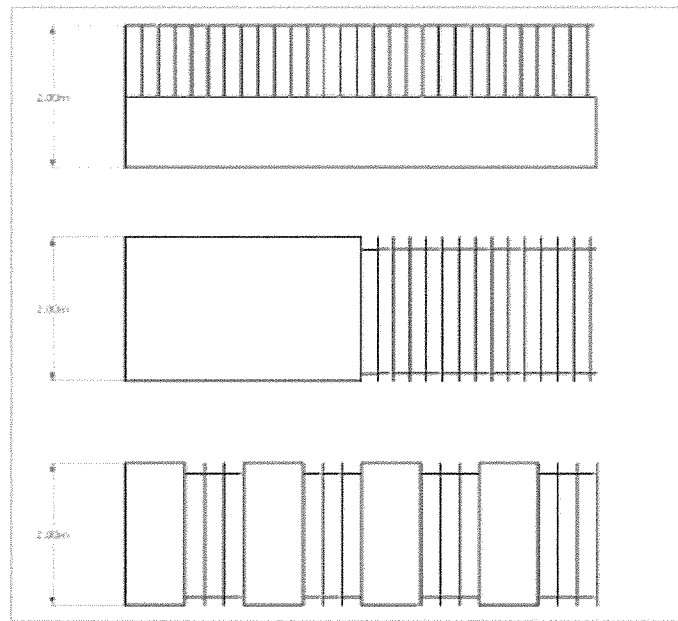


Figure 16.1: Examples of a structure/ fence that is 50% visually transparent (Being the top half of the first diagram; the right half of the second diagram; and every second section of the last diagram)

#### 16.4.5.2.2 Maximum building coverage of a site

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

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

#### 16.4.5.2.3 Minimum building setback from road boundaries

Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a. Any activity unless specified in b – f below	6 metres	Less than 6 metres	Minimum Building Setback from Road Boundaries –

<del>b. Ancillary Offices (only applicable to setbacks from the 'Primary Road' or 'Secondary Road' as defined on the Outline Development Plan in Appendix 16.7.10)</del>	<del>1.5 metres</del>	<del>Less than 1.5 metres</del>	16.6.1.3
<del>c. For sites with more than one road boundary (only applicable to setbacks from the 'Primary Road' and 'Secondary Road' as defined on the Outline Development Plan in Appendix 16.7.10)</del>	<del>1.5 metres on one road boundary and 6 m on any other boundary</del>	<del>Less than 1.5m on one road boundary and 6 m on any other boundary</del>	
<del>a. Any activity on a site adjacent to Memorial Avenue</del>	<del>10 metres</del>	<del>Less than 10 metres</del>	
<del>b. Any activity on a site adjacent to Russley Road</del>	<del>540 metres</del>	<del>Less than 540 metres</del>	
<del>c. Any activity on a site adjacent to Avonhead Road</del>	<del>165 metres</del>	<del>Less than 165 metres</del>	
<del>d. Any activity on an internal road, excluding those in the Central Precinct and adjacent to Key Open Space.</del>	<del>2 metres</del>	<del>Less than 2 metres</del>	
<del>e. Any activity on the north-eastern edge of the Main Street as shown on the Outline Development Plan in Appendix 16.7.11.</del>	<del>2 metres</del>	<del>Less than 2 metres</del>	
<u>f. Any activity on internal roads in the Central Precinct, except on the north-eastern edge of the Main Street as</u>	<u>0 metres</u>	<u>N/A</u>	<u>N/A</u>

shown on the Outline Development Plan in Appendix 16.7.11.

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

#### 16.4.5.2.4 Minimum building setback from the eastern boundary and residential activity

Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a. Any site adjoining the eastern boundary of the zone.	20-6 metres	Less than 20-6 metres	Minimum building setback from the boundary with a residential zone – 16.6.1.4
b. Any site adjoining a site used for residential activity within the zone	20-6 metres	Less than 20-6 metres	

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

Permitted	Restricted Discretionary	Matters of Discretion
Where a site boundary adjoins the eastern boundary of the zone or a site used for Residential activity within the zone, no part of any building shall project beyond a building envelope contained by a 45 degree recession plane measured at any point 2.3 metres above the site boundary.	Non-compliance with Permitted Standard	Sunlight and Outlook at Boundary with a Residential Zone – 16.6.1.5

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

#### 16.4.5.2.6 Sunlight and Outlook on the Main Street

<u>Permitted</u>	<u>Restricted Discretionary</u>	<u>Matters of Discretion</u>
<u>Where a site is on the north-eastern side of the Main Street shown on the Outline Development Plan in Appendix 16.7.11, no buildings shall project beyond a building envelope constructed at 36° from the boundary of the road reserve on the opposite side of the Main Street.</u>	<u>Non-compliance with Permitted Standard.</u>	<u>Sunlight and outlook at boundary with a residential zone, residential property and</u>

		road – 16.6.1.5
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#### 16.4.5.2.6-7 Outdoor storage of materials/car parking

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

#### 16.4.5.2.7-8 Landscaped areas

Permitted	Restricted Discretionary	Matters of Discretion
<p>a. <del>The minimum percentage of the site to be landscaped shall be 20%, excluding those areas required to be set aside for trees within or adjacent to parking areas (refer to clause e below)</del>Except for in the Central Precinct, the minimum percentage of the site to be landscaped shall be 15%, excluding those areas required to be set aside for trees within or adjacent to parking areas (refer to clause (d) below);</p> <p>b. <del>All of the setback from road boundaries excluding road or pedestrian crossings shall be landscaped, except for the Avonhead Road and Central Precinct setbacks, with a minimum density of tree planting of 1 tree for every 20 metres of road frontage or part thereof, evenly spaced. This landscaping shall be established prior to adjacent subdivision or development.</del></p> <p>c. <del>For the Avonhead Road setback, a strip of minimum 4m width adjacent to the road boundary shall be landscaped, including 1 tree for every 20 metres of road frontage. The remaining setback may be utilised for car parking.</del></p>	Non-compliance with Permitted Standard	Landscaped Areas - 16.6.1.7

<p><u>d. On sites adjoining the boundary with the eastern boundary of the zone or a residential activity, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary.</u></p> <p><u>e. In addition to clauses a, b and d, 1 tree shall be planted for every 5 car parking spaces within any car parking area.</u></p> <p><u>f. There is no requirement for tree planting of road frontages for sites in the Central Precinct.</u></p> <p><u>e. All landscaping/trees required for these rules shall be in accordance with the provisions in Appendix 16.1.</u></p>		
<p><del>b. The area adjoining the road frontage of all sites shall have a landscape strip in accordance with the following standards:</del></p> <p><del>i. Minimum width — 1.5 metres</del></p> <p><del>ii. Minimum density of tree planting — 1 tree for every</del></p> <p><del>10 metres of road frontage or part thereof, evenly spaced with shrubs between each tree;</del></p>		
<p><del>c. A landscaping strip shall be provided within the setback from Avonhead Road, the eastern boundary of the zone and setback from any site used for Residential activity within the zone of a depth at least half that of the setback required under Rules 16.4.5.2.3 and 16.4.5.2.4. Within the landscaping strip, at least 1 tree shall be planted for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary. Shrubs shall be planted between each tree.</del></p>		
<p><del>d. Between the internal road running parallel to Russley Road and Russley Road, a landscaping strip of 5 metres depth and a fence of at least 1.8 metres in height shall be</del></p> <p><del>provided running parallel to Russley Road.</del></p>		
<p><del>e. In addition to clauses (a) — (d) 1 tree shall be planted for every 5 car parking spaces within any car parking area.</del></p>		



~~f. All landscaping / trees required for these rules shall be in accordance with the provisions in Appendix 16.1.~~

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

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

#### 16.4.5.2.9 Signage adjacent to Memorial Avenue

Permitted	Restricted discretionary	Matters of Discretion
<p>a. Within the <u>210m</u> setback adjacent to Memorial Avenue, no more than two double sided outdoor advertisements shall be permitted, and shall:</p> <p>a. not exceed an area of <u>40m<sup>2</sup>-18m<sup>2</sup></u> per side;</p> <p>b. have a maximum height of <u>10 metres</u></p> <p>c. have a maximum width of <u>5 metres</u></p> <p>b. be for directional purposes and only contain the name of the complex, the names of businesses within the complex, access information, the onsite location of facilities (including car parks), and hours of operation;</p> <p>c. not be flashing or illuminated by any means other than lights directed on it; <u>and</u></p> <p>d. be located within 10 metres of a vehicle access point.</p>	<p>Non-compliance with this standard.</p>	<p>Signage – 16.4.6.3.3</p>

**16.4.5.2.9-10 Sewer protection**

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

**16.4.5.2.10 Hours of deliveries**

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

**16.4.5.2.11 Cycle access**

Permitted	Non-complying	Matters of Discretion
a. A cycleway shall be provided between Avonhead Road and Memorial Avenue <u>at the same time as the Main Street as shown on the Outline Development Plan in Appendix 16.7.11 is constructed.</u>	Non-compliance with this standard	16.4.6.3.4 Cycle access

**16.4.5.2.12 Memorial community facilities**

Permitted	Restricted Discretionary	Matters of Discretion
A publicly accessible memorial feature commemorating New Zealand's armed forces shall be provided, following consultation with the Returned Services Association, in the 10 metre setback on the site adjacent to Memorial Avenue as required by Built Form Standard 16.4.5.2.3(i), prior to the issuing of any s224C certificate in respect of any subdivision of sites adjoining	Non-compliance with Permitted Standard.	Memorial Avenue armed services memorial feature – 16.4.5.3.6

Memorial Avenue.		
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#### 16.4.6.3 Matters of discretion – Industrial Park Zone (Memorial Avenue)

##### 16.4.6.3.1 Outline Development Plan

- a. The extent to which development is in accordance with the Outline Development Plan.
- b. The extent to which the location of vehicular access points, the design of the transport network (including road alignment and intersection design within the Outline Development Plan area and connections with the wider network), and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on residential amenity values and the safety and efficiency of the transport network.
- c. The effect of any additional access points on the safety and efficiency of the adjoining road network, having regard to the level and type of traffic using the proposed access point, the location and design of the proposed access point and the adequacy of existing or alternative access points.
- d. The degree to which safe and efficient pedestrian and cycle access is provided with the adjoining area including linkages with the airport and wider transport networks.
- e. The effectiveness of the design, construction and operation of stormwater facilities in managing stormwater onsite including retention, infiltration and treatment.
- f. The ability for the stormwater system to be adequately maintained, particularly if it remains in private ownership.
- g. The extent to which treatment and disposal methods conform to the Council's guidelines for stormwater management systems.
- h. The extent to which any stormwater system recognises and/or provides for those values of importance to Ngāi Tahu/manawhenua and in particular the maintenance and enhancement of water quality and mahinga kai values.
- i. The extent to which external public open space is provided centrally within the zone in highly visible and publicly accessible locations.
- j. Whether sufficient open space is provided across the zone in two pocket parks, comprising at least 3000m<sup>2</sup> to serve workers and visitors.
- k. Whether the open spaces within the zone adjoin road boundaries for the majority of their boundary and are north facing to ensure sufficient sunlight while being accessible.
- l. The extent to which stormwater basins and open space areas are co-located while not overlapping so as to maximise recreational and amenity opportunities.
- m. The extent to which the location of Guest Accommodation outside the area defined on the ODP reduces the opportunity for Guest accommodation fronting Memorial

Avenue and Russley Road, having regard to the limit of 200 bedrooms within the zone.

- n. The degree to which Guest Accommodation outside the area defined on the ODP reduces capacity or erodes the integrity and function of the zone.
- o. The degree to which Guest Accommodation outside the area defined on the ODP may lead to reverse sensitivity effects on existing and/or potential use of the land for industrial or commercial activities.

#### **16.4.6.3.2 Design and Amenity for controlled activities**

- ~~a. The extent to which the design of the buildings will support the development of and maintain a high quality urban environment, having regard to:
 
  - ~~i. the degree of variation in form, bulk, location, orientation and height of the building;~~
  - ~~ii. the avoidance of large expanses of wall or repetitious building forms; and~~
  - ~~iii. the choice of materials.~~~~
- ~~b. The quality of the architectural treatment of the building elevations including the design, architectural features and details, use of colour and building materials.~~
- ~~c. The extent to which a high level of amenity is achieved with space and landscaping being as prominent as the built form.~~
- ~~d. The extent to which the location of security fencing detracts from the visual amenity and landscape planting along the street frontage.~~
- ~~e. The extent to which any signage on buildings is integrated with the architectural detail of a building.~~
- ~~f. The extent to which showrooms, offices and areas for display of goods are positioned to face Memorial Ave and Russley Road to maximise visual interest.~~
- ~~g. The extent to which car parking and loading areas, service areas and outdoor storage are effectively screened from public view by landscaping.~~
- ~~h. The effectiveness of mitigation including landscaping, in reducing the adverse effects of buildings including their scale and appearance on the adjoining environment including Memorial Avenue, Russley Road and Avonhead Road.~~
- ~~i. The choice of materials and colours/reflectivity of facades to help to reduce the prominence of buildings in the landscape.~~
- A. For all areas in the Industrial Park zone (Memorial Avenue) as shown in Appendix 16.7.11, the extent to which:
  - a. The design and external appearance of the building is consistent with a high amenity business park setting, including:
    - i. quality architectural treatment of the building elevations including the design, architectural features and details;

- ii. the degree of variation in form, profile and height of the building;
    - iii. the avoidance of large expanses of wall or repetitious building forms;
    - iv. the use of high quality materials which are durable and appropriate to the setting and use;
  - b. The building relates to buildings on adjacent sites in respect of location and orientation, and takes account of nearby buildings in respect of exterior design, materials, architectural form, scale and detailing;
  - c. Active rooms are positioned to front onto the street to maximise passive surveillance, an active frontage and visual interest associated with the building design;
  - d. The design incorporates Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and boundary demarcation;
  - e. Any signage on buildings is integrated with a building's architectural detail; and
  - f. The location of outdoor storage and loading areas are sited away from public areas.
- B. For that area identified as Memorial Amenity Precinct in the Industrial Park (Memorial Avenue) Zone, as shown in Appendix 16.7.11, the following criteria additional to those set out in A shall apply. The extent to which:
- a. The building recognises and reinforces the context of Memorial Avenue;
  - b. Incorporates greater than 50% glazing in building facades facing Memorial Avenue;
  - c. In the case of buildings designed for retail activity, presents a fine grain of tenancies to Memorial Avenue;
  - d. The building presents an active frontage to the public open space and has building entry points which interact directly with Memorial Avenue;
  - e. Tree planting, including species, height and quality, achieves a high quality landscaping outcome, mitigates adverse visual effects and scale of buildings and business activities, and integrates with the landscape planting along Memorial Avenue;
  - f. Spaces between buildings are utilised as public space and connect Memorial Avenue with the interior of the Zone;
  - g. Provision is made for seating and weather shelter (including verandahs);
  - h. Car parking is not located adjacent to Memorial Avenue.
- C. For that area identified as Central Precinct and on sites adjoining Park 1 in the Industrial Park (Memorial Avenue) Zone, as shown in Appendix 16.7.11, the following criteria additional to those set out in A shall apply. The extent to which:

- a. The building presents active frontage to the public open space and has building entry points which interact directly with this area;
- b. The building is built to the road boundary or applicable setback and aligns with other buildings in the area; and where it does not the effect on adjacent activities and sites, on utilisation of the street, including by pedestrians, and on the safe and efficient functioning of the transport networks in not providing for continuity of building frontage;
- c. Verandahs are provided along the road frontage and along other building frontages to be utilised by pedestrians;
- d. Incorporates greater than 50% glazing in building facades facing the main street in the Central Precinct;
- e. In the case of buildings designed for retail activity, the building presents a fine grain of tenancies to the street frontage;
- f. Car parking is not located adjacent to the Main Street in the Central Precinct.

#### **16.4.6.3.3 Signage**

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

#### **16.4.6.3.4 Cycle Access**

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



#### **16.4.6.3.5 Retail and Office Activities**

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

#### **16.4.6.3.6 Memorial Ave armed services memorial feature**

- a. The reasons why a memorial feature cannot be made publicly available.
- b. The extent to which conditions could be imposed on subdivision or land use consents to ensure the installation of a memorial feature along Memorial Avenue.

#### **16.4.6.3.7 Ground floor glazing**

- a. The extent to which the design of the building presents a high amenity façade to the street and provides for interaction with the street.

TABLE 1: COMPARISON OF OPTIONS FOR MEMORIAL BUSINESS PARK – ACTIVITIES

Subject	As proposed by Council officers (in final draft 3 June 2014)	As notified	Amendments sought by MAIL
Industrial and Warehousing	Permitted across the zone.	Permitted across the zone.	Permitted activity except non-complying activity within: a. the Memorial Avenue Precinct b. The Central Precinct; and c. 50m of Russley Road.
Supermarket	No provision.	No provision.	One supermarket up to 4,200m <sup>2</sup> gfa.
Retail	Limited to ancillary retail less than 250m <sup>2</sup> per site across the zone.	Limited to 4,100m <sup>2</sup> gfa across the zone, no more than 800m <sup>2</sup> of tenancies less than 400m <sup>2</sup> gfa.	a. For tenancies greater than 450m <sup>2</sup> , up to 23,800m <sup>2</sup> gfa in total across the zone. b. For tenancies less than 450m <sup>2</sup> – i. before 1 January 2017 up to 3,000m <sup>2</sup> gfa in total across the zone; and ii. after 1 January 2017 up to 7,000m <sup>2</sup> gfa in total across the zone.
Trade suppliers and yard based suppliers	No provision.	No provision.	Permitted activity across the zone, except non-complying activity within: a. the Memorial Avenue Precinct

			<p>b. The Central Precinct; and</p> <p>c. 50m of Russley Road..</p>
Offices (in addition to ancillary offices for other activities)	Permitted up to 5,000m <sup>2</sup> across the zone.	Permitted up to 5,000m <sup>2</sup> across the zone.	<p>a. Permitted activity for a range of aviation related and airport support offices, and rural support offices (no size limits).</p> <p>b. Permitted activity for professional offices less than 400m<sup>2</sup> glfa.</p> <p>c. Until 1 January 2017, permitted activity for 'other offices' less than 400m<sup>2</sup> up to 3,000m<sup>2</sup> glfa in total across the zone.</p> <p>d. Between 2017 and 2022 'other office' tenancies not to exceed 8,000m<sup>2</sup> glfa in total across the zone.</p> <p>e. From 2022 'office tenancies' not to exceed 12,000m<sup>2</sup> glfa in total across the zone .</p>
Healthcare facility	No provision.	No provision.	Permitted activity (but excluding on site accommodation).
Retail activity ancillary to Guest Accommodation	Limited to 250m <sup>2</sup> .	Limited to 250m <sup>2</sup> .	Limited to 500m <sup>2</sup> .
Food and Beverage Outlet	Not within 50m of Memorial Avenue or Russley Road, and only to operate	No drive through facilities within 50m of Memorial Avenue and Russley Road, with	Same as the notified version.

	between 7am and 7pm.	no restrictions on operating times.	
All new buildings and alterations to existing buildings	Permitted unless within 50m of the boundary of the zone which then are restricted discretionary with assessment criteria.	As per Council officers' draft.	Controlled activities across the zone with general assessment criteria, and additional specific criteria for buildings along Memorial Avenue and the Central Road.
Parking lots within REPA	No provision.	Permitted.	Permitted.
Buildings on land owned by the Commodore Hotel	Permitted.	Non-complying.	Non-complying.

TABLE 2 – COMPARISON OF OPTIONS FOR MEMORIAL BUSINESS PARK – BUILT-FORM STANDARDS

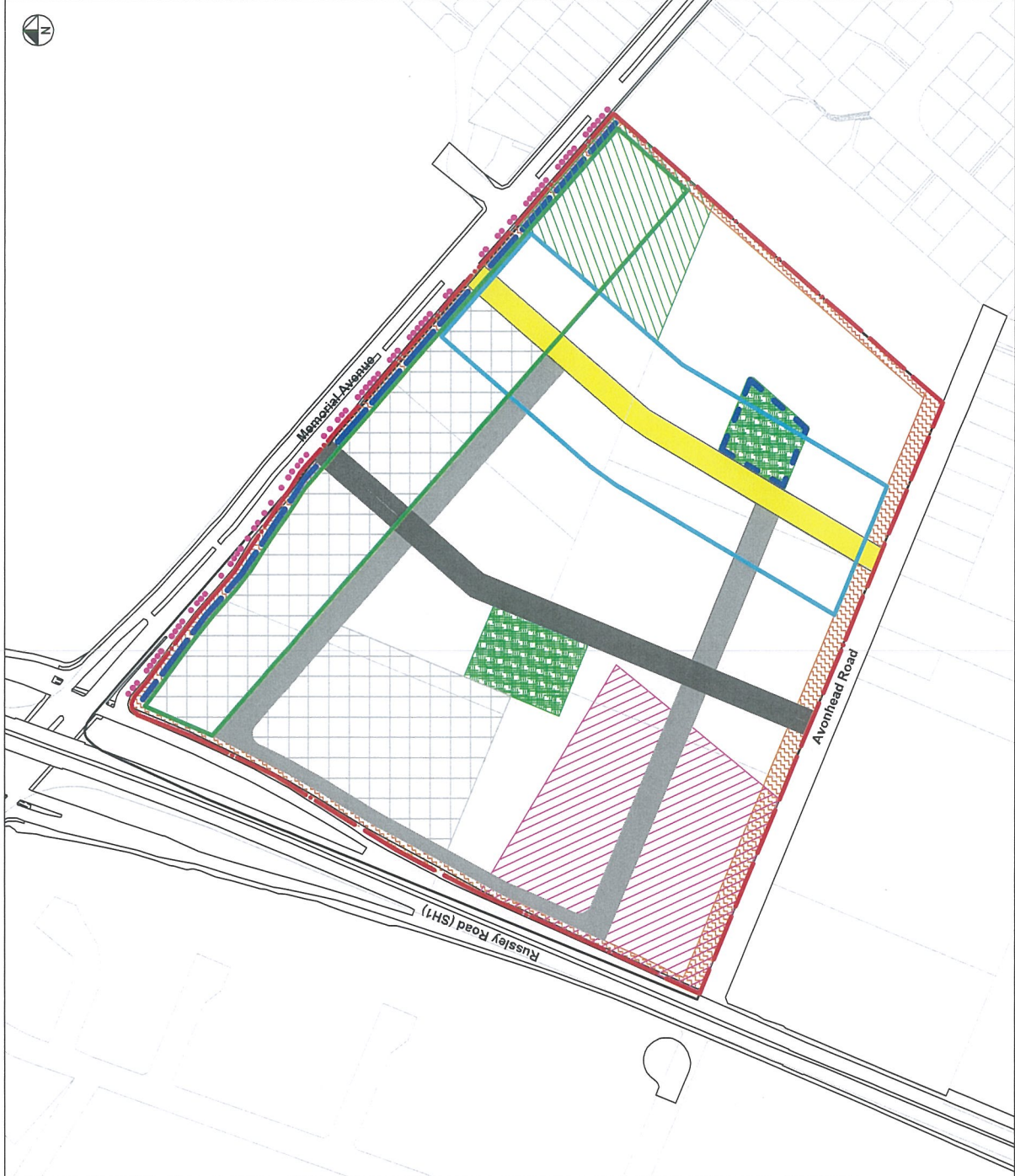
Subject	Council officers' draft (June 2014) and as notified	Amendments sought by MAIL
Height	15m generally and 8m along Memorial Avenue.	20m generally and 8m along Memorial Avenue, adjacent with Key Open Space and within 28m of Avonhead Road.
Building coverage	50%	No change.
Setback from road boundaries	10m (Memorial Avenue). 15m (Avonhead Road). 10m (Russley Road). 6m (internal roads). 1.5m (ancillary offices).	No change. 16m. 5m. 2m generally, no setback in the Central Precinct 1.5m generally, no setback in Central Precinct.
Setback from residential and hotel boundaries	20m.	6m.
Sunlight controls on central street	No provision.	Specific performance standard.
Car parking	Only at side or rear of sites.	Not allowed on sites facing Memorial Avenue and Russley Road.
Landscaped areas	20% 1.5m landscaping strip	15% All of setbacks to be landscaped, except only 4m along Memorial Avenue.
Signage adjacent to Memorial Ave	No more than two signs, 10m <sup>2</sup> in size, no more than 10m high.	No more than two signs, 18m <sup>2</sup> in size, no height limit.
Hours of deliveries	No deliveries between 10pm and 7am.	No restrictions.
Armed services memorial facility	No provision	Publicly accessible memorial feature to be provided prior to subdivision of sites along Memorial Avenue.

**TABLE 3 – COMPARISON OF OPTIONS FOR MEMORIAL BUSINESS PARK – ASSESSMENT CRITERIA**

<b>Subject</b>	<b>Council officers' draft (June 2014)</b>	<b>As notified</b>	<b>Provisions sought by MAIL</b>
<b>Design and amenity</b>	Only apply to buildings within 50m of Memorial Avenue and Russey Road.	As per Council draft.	Detailed assessment criteria applying to all buildings across the zone with specific additional criteria for buildings near Memorial Avenue and the Central Road.
<b>Retail activities</b>	None provided.	Criteria related to assessing effects on urban form and function where retail does not meet the activity standards for retail.	No change sought to notified version.
<b>Office activities</b>	None provided.	None provided.	Apply the retail assessment criteria to office activity also.
<b>Memorial Ave armed services memorial feature</b>	None provided.	None provided.	Assessment criteria for non-provision of feature.
<b>Ground floor glazing</b>	None provided.	None provided.	Assessment criteria for non-provision of ground floor glazing.



# MBP - Outline Development Plan



Key

- Site boundary
- Special Amenity Area - Guest accommodation restricted to this area
- No additional buildings
- Proposed REPA
- Key open space locations
- Set back along edges
- Stormwater facility associated with open space and setbacks (indicative)
- Cycle/Pedestrian route connecting Memorial Avenue to Airport
- Memorial Avenue Amenity Precinct
- Central Precinct
- Main Street (Primary road)
- Primary road
- Secondary road



SCALE (m) 1:300 @ A3