

Chapter 16 Industrial (part)

16.1 Objectives and policies

16.1.1 Objective 1 - Recovery and growth

- a. The recovery and economic growth of the district's industry are supported and strengthened in existing and new greenfield industrial zones.
- a. The recovery and economic growth of the district's industry are supported and strengthened in existing and new greenfield industrial zones.

16.1.1.1 Policy 1 - Sufficient land supply

- a. Maintain a sufficient supply of industrial zoned land to meet future demand up to 2028, having regard to the requirements of different industries, and to avoid the need for industrial activities to locate in non-industrial zones.

16.1.1.2 Policy 2 - Enable the development of industrial areas to support recovery

- a. Encourage the redevelopment of existing industrial zones for industrial activities, particularly in areas that have lost industry and associated employment opportunities due to the earthquakes.

16.1.1.3 Policy 3 - Range of industrial areas

- a. Recognise and provide for industrial zones with different functions that cater for a range of industrial activities depending on their needs and effects as follows:
 - i. Industrial General Zone
 - A Recognise and provide for industrial activities that can operate in close proximity to more sensitive zones due to the nature and limited effects of activities including noise, odour, and traffic.
 - ii. Industrial Heavy Zone
 - A Recognise and provide for industrial activities that generate potentially significant effects, including relatively high levels of noise, odour, heavy traffic movements, and the presence of significant amounts of hazardous substances, necessitating separation from more sensitive land use activities.
 - iii. Industrial Park Zone
 - A Recognise and provide for industrial activities in the high technology sector and other industries in a high amenity environment dominated by open space and landscaping, and that generate higher volumes of traffic than other industries while having negligible effects in terms of noise, odour or the use and storage of hazardous substances.

16.1.1.4 Policy 4 - Activities in the industrial zones

- a. Maintain and support the function of industrial zones while providing for limited non-industrial activities that:
 - i. are ancillary in scale and on the same site as a permitted activity;
 - ii. are not appropriate in more sensitive environments due to their potential noise, odour or other environmental effects;
 - iii. comprise yard based or trade suppliers in the Industrial General Zone;

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- iv. provide an emergency service which may generate adverse effects; or
- v. support the needs of workers and businesses in the zone for food and beverages, commercial services, and the care of children.
- b. Avoid any activity in industrial zones with the potential to hinder the establishment or ongoing operation of industrial activities.
- c. Avoid the use of industrial zones for non-industrial activities that could adversely affect the strategic role of the Central City, District, and Neighbourhood Centres as focal points for commercial, community, residential, and other activities.

16.1.1.5 Policy 5 - Office development

- a. Avoid office development in industrial areas other than where it is:
 - i. ancillary to a permitted activity on the same site;
 - ii. located in the Industrial Park zone while supporting the function of the zone for primarily industrial activities seeking a park like environment.

16.1.1.6 Policy 6 - Office parks

- a. Avoid the development of new office parks while recognising and enabling office activities in the existing office park areas in Addington (Hazeldean Business Park and Show Place) and Russley (Airport Business Park and Sir William Pickering Drive) in a manner that does not undermine the role of District and Neighbourhood centres as the focus for offices.

16.1.1.7 Policy 7 - Brownfield redevelopment

- a. To support the redevelopment of brownfield sites for residential or mixed use activities where:
 - i. A reduction in industrial land supply will not affect the ability to meet the anticipated needs of industrial activities including those with specific locational requirements.
 - ii. The residential or mixed-use development would not hinder the establishment or ongoing operation of surrounding industrial activities.
 - iii. The anticipated amenity values of the adjoining industrial zone are not compromised.
 - iv. The safety and efficiency of the current and future transport system is not significantly adversely affected.
 - v. A high level of residential amenity can be achieved on the site.
 - vi. There is good walking and cycling access to public transport routes, commercial and community services, and open space.
 - vii. If necessary, contaminated land is remediated in accordance with national and regional standards.
 - viii. The redevelopment does not impact on the vitality and strategic role of commercial centres as the focal points for commercial and other activities, and the efficient and effective use of land and/or community and transport infrastructure investment in centres.

16.1.1.8 Policy 8 - Regionally Significant Infrastructure - Inland Port

- a. To enable regionally significant inland port infrastructure to operate efficiently and safely through provisions that enable port activities while limiting the potential for reverse sensitivity effects associated with sensitive land uses.

16.1.2 Objective 2 - Amenity in industrial zones and the effects of industrial

activities

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- a. *Adverse effects of industrial activities and development on the environment are avoided, remedied or mitigated and the level of amenity anticipated in the adjoining zone is not adversely affected by industry.*
 - b. *Industrial sites visible from the road have a higher level of visual amenity, particularly the Industrial General Zone (North Belfast) and Industrial Heavy Zone (South West Hornby) that are in highly prominent locations and act as gateways to the City.*
 - c. *The cultural values of Ngāi Tahu/ manawhenua are recognised, protected and enhanced through the use of indigenous species in landscaping and tree planting, a multi-value approach to stormwater management in greenfield areas, and the protection and enhancement of waahi tapu and waahi taonga including waipuna.*
-
- a. Adverse effects of industrial activities and development on the environment are avoided, remedied or mitigated and the level of amenity anticipated in the adjoining zone is not adversely affected by industry.
 - b. Industrial sites visible from the road have a higher level of visual amenity, particularly in the Industrial General Zone (North Belfast), Industrial Heavy Zone (South West Hornby) and Industrial Park Zone (Memorial Avenue) that are in highly prominent locations and act as gateways to the City.
 - c. The cultural values of Ngāi Tahu/ manawhenua are recognised, protected and enhanced through the use of indigenous species in landscaping and tree planting, a multi-value approach to stormwater management in greenfield areas, and the protection and enhancement of waahi tapu and waahi taonga including waipuna.

16.1.2.1 Policy 8 - Improve visual amenity

used to mark stage 1 OLD stage 1 text that will be copied to show stage 2 changes

- a. *Development shall enhance the visual amenity of industrial sites along street frontages through landscaping and tree planting, and the location of the office component of the industrial activity on the street frontage, while providing for passive surveillance of public space.*
 - b. *To encourage the use of indigenous species, appropriate to the local environment, in landscaping and tree planting to recognise the cultural values of Ngāi Tahu/ manawhenua.*
 - c. *Enhance the visual amenity at gateways to the city through setbacks and landscaping in the Industrial Heavy Zone (South West Hornby) and also well designed buildings in the Industrial General Zone (North Belfast).*
-
- a. Development shall enhance the visual amenity of industrial sites along street frontages through landscaping and tree planting, and the location of the office component of the industrial activity on the street frontage, while providing for passive surveillance of public space.
 - b. To encourage the use of indigenous species, appropriate to the local environment, in landscaping and tree planting to recognise the cultural values of Ngāi Tahu/ manawhenua.
 - c. Enhance the visual amenity at gateways to the city through setbacks and landscaping in the Industrial Heavy Zone (South West Hornby) and also well designed buildings in the Industrial General Zone (North Belfast).
 - d. Maintain the amenity values along Memorial Avenue and its function as a war memorial and visitor gateway through the provision of buildings of a high visual and aesthetic quality, limited signage, a large building setback and landscaping along the frontage with Memorial Avenue.

16.1.2.2 Policy 9 - Development in greenfield areas

- a. To achieve environments in greenfield priority areas with larger setbacks and landscaping, reflecting their location at the interface with adjoining rural zones and in prominent locations, some of which act as gateways to the city.

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- b. Manage the development of greenfield areas in a manner aligned with the delivery of infrastructure, including upgrades to networks, to avoid adverse effects on networks serving these areas.

16.1.2.3 Policy 10 - Managing effects on the environment

- a. The effects of development and activities in industrial zones, including visual, noise, glare and other effects, are avoided, remedied or mitigated through the location of uses, landscaping, acoustic treatment, and screening
- b. The scale and form of buildings reflects the surrounding built form of industrial areas while minimising visual effects on more sensitive zones.
- c. The use and storage of hazardous substances and quantity of wastewater discharged in areas over unconfined or semi-confined aquifers is restricted to minimise any risk of contamination.
- d. The cultural values of Ngāi Tahu/manawhenua are recognised through the protection of waahi tapu and waahi taonga, including waipuna, from the adverse effects of development.
- e. Development is designed and laid out to promote a safe environment and reflects principles of Crime Prevention through Environmental Design (CPTED).

16.1.2.4 Policy 11 - Managing stormwater

- a. Ensure that stormwater is managed in a way that:
 - i. supports a multi-value approach, using swales, wetlands, infiltration and retention basins having regard to the location and environmental constraints;
 - ii. is integrated within a wider network, reflecting a catchment based approach;
 - iii. limits the stormwater discharge to waterways through the use of retention facilities, storage tanks and/or rainwater harvesting, to reduce the risk of flooding;
 - iv. improves water quality;
 - v. reduces the potential for birdstrike risk to aircraft
 - vi. utilises native species within swales, basins and wetlands, where appropriate, recognising their ability to absorb water and filter waste.

16.2 Rules - Industrial General Zone

16.2.1 How to use the rules

- 16.2.1.1 The rules that apply to activities in the Industrial General Zone (outside those areas listed in Rule [16.2.1.2](#)) are contained in:
 - a. The Activity Status Tables (including Activity Specific Standards) in Rule [16.2.2](#); and
 - b. Built Form Standards in [16.2.3](#).

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16.2.1.2 The rules that apply to activities within the following specific areas of the Industrial General Zone are contained in the Activity Status Tables particular to the Outline Development Plan area and Rules 16.2.4 – 16.2.9.

- a. Islington Park ([Rule 16.2.4](#), [Appendix 16.7.2](#)) - land to the immediate east of Pound Road, north of Waterloo Road;
- b. Kennaway Park ([Rule 16.2.5](#), [Appendix 16.7.3](#)) - land between Tunnel Road and the Heathcote River, north of the railway line;
- c. Musgroves ([Rule 16.2.6](#), [Appendix 16.7.4](#)) - land between Wigram Road and the Southern Motorway, north east of Aidanfield Drive;
- d. North Belfast ([Rule 16.2.7](#), [Appendix 16.7.5](#)) - land between Main North Road and the proposed route of the Northern Arterial Motorway;
- e. Stanleys Road ([Rule 16.2.8](#), [Appendix 16.7.9](#)) – land at 6 Stanleys Road, Russley
- f. Trents Road ([Rule 16.2.9](#), [Appendix 16.7.6](#)) - land at 789-791 Main South Road, 7 and 19 Trents Road.

16.2.1.3 The Activity Status Tables and Standards in the following Chapters also apply to activities in all areas of the Industrial General Zone (where relevant):

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

16.2.2 Activity status tables - Industrial General Zone

16.2.2.1 Permitted activities

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In the Industrial General Zone (other than the areas identified in [16.2.1.2](#)) the activities listed below shall comply with any Activity Specific Standards set out in this table and the Built Form Standards in Rule 16.2.3.

Activities may also be Restricted Discretionary, Discretionary or Non-complying as specified in Rules [16.2.2.3](#), [16.2.2.4](#) or [16.2.2.5](#) below.

Activity	Activity specific standards
<i>Any new <u>building</u>, alteration or addition to an existing <u>building</u> or a <u>relocatable building</u> or <u>relocation of a building</u> for any of the following activities:</i>	

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Activity		Activity specific standards
P1	<u>Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>Industrial Activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P2	<u>Warehousing and Distribution Activities</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the activity and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all buildings on the same <u>site</u> , whichever is the lesser.
P3	<u>High Technology Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>High Technology Industrial Activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P4	<u>Service Industry</u>	a. Nil
P5	<u>Trade and Industry Training Facility</u>	a. Nil
P6	<u>Ancillary Retail Activity</u> unless specified below	Any <u>ancillary retail activity</u> shall: a. occupy no more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser; and b. be located at the front of buildings facing the street, except on <u>rear sites</u> ; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P7	<u>Food and Beverage Outlet</u>	a. The maximum <u>gross leasable floor area</u> per tenancy shall be 150m ² . b. The activity shall only operate between the hours of 7am and 7pm.
P8	<u>Trade Supplier</u>	a. Nil
P9	<u>Yard-based Supplier</u>	a. Nil
P10	<u>Service Station</u>	a. Nil
P11	<u>Second-Hand Goods Outlet</u>	a. Nil

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Activity		Activity specific standards
P12	<u>Ancillary Office Activity</u> , unless specified below.	<p>Any <u>Ancillary Office Activity</u> shall:</p> <ul style="list-style-type: none"> a. occupy no more than 500m² or 30% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser; and b. be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u>; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P13	<u>Public Transport Facility</u>	a. Nil
P14	<u>Emergency Service Facilities</u>	a. Nil
P15	<u>Buildings and fences within 12 metres of the centre line of a National Grid Transmission Line</u>	<ul style="list-style-type: none"> a. An <u>accessory building</u> for a <u>sensitive activity</u> shall be under 2.5 metres high and less than 10m² in area b. <u>Building</u> alterations and additions to an existing <u>building</u> for a <u>sensitive activity</u> shall be under the height and within the footprint of the existing <u>building</u> c. All <u>buildings</u> and structures shall have a minimum vertical clearance of 10 metres below the lowest point of the transmission line conductor (wire).

Note for P15: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

In the Industrial General Zone (other than the areas identified in [16.2.1.2](#)) the activities listed below shall comply with any Activity Specific Standards set out in this table and the Built Form Standards in Rules [16.2.3](#) and [16.8](#).

Activities may also be Restricted Discretionary, Discretionary or Non-complying as specified in Rules [16.2.2.3](#), [16.2.2.4](#) or [16.2.2.5](#) below.

Activity		Activity specific standards
Any new <u>building</u> , alteration or addition to an existing <u>building</u> or a <u>relocatable building</u> or <u>relocation of a building</u> for any of the following activities:		
P1	<u>Industrial Activity</u>	<ul style="list-style-type: none"> a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>Industrial Activity</u> and shall not occupy more than 250m² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser.

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Activity		Activity specific standards
P2	<u>Warehousing and Distribution Activities</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the activity and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all buildings on the same <u>site</u> , whichever is the lesser.
P3	<u>High Technology Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>High Technology Industrial Activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P4	<u>Service Industry</u>	a. Nil
P5	<u>Trade and Industry Training Facility</u>	a. Nil
P6	<u>Ancillary Retail Activity</u> unless specified below	Any <u>ancillary retail activity</u> shall: a. occupy no more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser; and b. be located at the front of buildings facing the street, except on <u>rear sites</u> ; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P7	<u>Food and Beverage Outlet</u>	a. The maximum <u>gross leasable floor area</u> per tenancy shall be 150m ² . b. The activity shall only operate between the hours of 7am and 7pm.
P8	<u>Trade Supplier</u>	a. Nil
P9	<u>Yard- based Supplier</u>	a. Nil
P10	<u>Service Station</u>	a. Nil
P11	<u>Second-Hand Goods Outlet</u>	a. Nil

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Activity		Activity specific standards
P12	<u>Ancillary Office Activity</u> , unless specified below.	Any <u>Ancillary Office Activity</u> shall: <ol style="list-style-type: none"> occupy no more than 500m² or 30% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser; and be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u>; and have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P13	<u>Public Transport Facility</u>	a. Nil
P14	<u>Emergency Service Facilities</u>	a. Nil
P15	<u>Buildings</u> and fences within 12 metres of the centre line of a National Grid Transmission Line	<ol style="list-style-type: none"> An <u>accessory building</u> for a <u>sensitive activity</u> shall be under 2.5 metres high and less than 10m² in area <u>Building</u> alterations and additions to an existing <u>building</u> for a <u>sensitive activity</u> shall be under the height and within the footprint of the existing <u>building</u> All <u>buildings</u> and structures shall have a minimum vertical clearance of 10 metres below the lowest point of the transmission line conductor (wire).

Note for P15: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

16.2.2.2 Controlled activities

There are no Controlled activities.

16.2.2.3 Restricted discretionary activities

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The activities listed below are Restricted Discretionary Activities. RD2 – RD6 shall also comply with the Built Form Standards set out in [16.2.3](#).

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [16.6.1](#) and [16.6.2](#) for each standard, as set out in the following table.

Activity	The <u>Council's</u> discretion shall be limited to the following matters:

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RD1	Any Activity listed in 16.2.2.1 that does not comply with one or more of the Permitted Built Form Standards in Rule 16.2.3	<ul style="list-style-type: none"> a. Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1 b. Minimum Building Setback from Road Boundaries – 16.6.1.3 c. Minimum Building setback from the Boundary with a Residential Zone – 16.6.1.4 d. Sunlight and Outlook at Boundary with a Residential Zone – 16.6.1.5 e. Outdoor storage of materials – 16.6.1.6 f. Landscaped Areas– 16.6.1.7 g. Access to the Industrial General Zone (Deans Ave) and Industrial General Zone (Wrights Road) – 16.6.1.8
RD2	Any <u>building</u> within 150 metres of the secured yard of a National Grid substation Any application arising from non compliance with this rule shall not be publicly or limited notified other than to the network utility operator.	a. Buildings, Structures and Activities near a National Grid substation – 16.6.2.3
RD3	The creation of any <u>surface water management structure</u> within 3 kilometres of the outer edge of the runways at Christchurch International Airport. Compliance with Rule RD3, 16.2.2.3 is not required if a resource consent (Subdivision and/or land use) provides for the same non-compliance on the site proposed for the activity. Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited.	a. Surface water management structures and Birdstrike Risk – 16.6.1.9
RD4	<u>Gymnasium</u>	a. Display of goods, showroom and non-industrial activities - 16.6.2.1 (a)(i) - (iv), (a)(vii) - (xi), (b)(i) - (ii)
RD5	<u>Pre-school</u> outside the air noise contour (50 dBA Ldn) as defined on the Planning maps	
RD6	<u>Commercial Services</u>	

Note for RD2: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

The activities listed below are Restricted Discretionary Activities. RD2 – RD6 shall also comply with the Built Form Standards set out in [16.2.3](#).

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Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [16.6.1](#) and [16.6.2](#) for each standard, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any Activity listed in 16.2.2.1 that does not comply with one or more of the Permitted Built Form Standards in Rule 16.2.3	<ul style="list-style-type: none"> a. Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1 b. Minimum Building Setback from Road Boundaries – 16.6.1.3 c. Minimum Building setback from the Boundary with a Residential Zone – 16.6.1.4 d. Sunlight and Outlook at Boundary with a Residential Zone – 16.6.1.5 e. Outdoor storage of materials – 16.6.1.6 f. Landscaped Areas– 16.6.1.7 g. Access to the Industrial General Zone (Deans Ave) and Industrial General Zone (Wrights Road) – 16.6.1.8 h. Visual amenity and screening - 16.6.1.11
RD2	<p>Any <u>building</u> within 150 metres of the secured yard of a National Grid substation</p> <p>Any application arising from non compliance with this rule shall not be publicly or limited notified other than to the network utility operator.</p>	<ul style="list-style-type: none"> a. Buildings, Structures and Activities near a National Grid substation – 16.6.2.3.
RD3	<p>The creation of any <u>surface water management structure</u> within 3 kilometres of the outer edge of the runways at Christchurch International Airport.</p> <p>Compliance with Rule RD3, 16.2.2.3 is not required if a resource consent (Subdivision and/or land use) provides for the same non-compliance on the site proposed for the activity.</p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited.</p>	<ul style="list-style-type: none"> a. Surface water management structures and Birdstrike Risk – 16.6.1.9
RD4	<u>Gymnasium</u>	<ul style="list-style-type: none"> a. Display of goods, showroom and non-industrial activities - 16.6.2.1 (a)(i) - (iv), (a)(vii) - (xi), (b)(i) - (ii)
RD5	<u>Pre-school</u> outside the air noise contour (50 dBA Ldn) as defined on the Planning maps	

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	Activity	The Council 's discretion shall be limited to the following matters:
RD6	<u>Commercial Services</u>	

Note for RD2: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

16.2.2.4 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 16.2.2.1 for Activities P1, P2, P3, P6, P7 and P12.	a. Display of Goods, Showroom and Non-industrial Activities - 16.6.2.1
D2	<u>Parking Lots</u> and <u>Parking Buildings</u> .	a. Parking Lots and Parking Buildings – 16.6.2.3
D3	Any Activity not provided for as a Permitted, Restricted Discretionary or Non-Complying activity.	

16.2.2.5 Non complying activities

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The activities listed below are Non-complying Activities.

NC1	Any <u>building</u> or <u>sensitive activity</u> within 12 metres of a transmission line support structure.
NC2	Any fence within 5 metres of a transmission line support structure.
NC3	Any <u>building</u> for a <u>Sensitive activity</u> or <u>Sensitive activity</u> within 12 metres of the centre line of a National Grid transmission line unless provided for in Rule 16.2.2.1 .
NC4	<u>Sensitive activity</u> within the air noise contour (50 dBA Ldn) as defined on the Planning maps

Note: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

The activities listed below are Non-complying Activities.

NC1	Any <u>building</u> or <u>sensitive activity</u> within 12 metres of a transmission line support structure.
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NC2	Any fence within 5 metres of a transmission line support structure.
NC3	Any <u>building</u> for a <u>Sensitive activity</u> or <u>Sensitive activity</u> within 12 metres of the centre line of a National Grid transmission line unless provided for in Rule 16.2.2.1 .
NC4	<u>Sensitive activity</u> within the air noise contour (50 dBA Ldn) as defined on the Planning maps
NC5	Any activity within the area defined in Appendix 16.7.15 as “Area subject to wastewater discharge restrictions”, which results in the daily average sewage flow from a <u>site</u> to exceed 0.09 l/s/ha.

Note: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

16.2.2.6 Prohibited activities

There are no Prohibited Activities.

16.2.3 Built form standards - Industrial General Zone

The following relevant Built Form Standards shall be met by all Permitted Activities unless otherwise stated.

16.2.3.1 Maximum height for buildings and fences or screening structures

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	<u>Buildings</u> - all areas	15 metres	Greater than 15 metres	Maximum Height for Buildings and Fences or Screening Structures– 16.6.1.1
b.	Fencing and screening structures located between any <u>building</u> and the <u>road boundary</u> .	1.2 metres, or 2 metres where the whole of the structure is at least 50% visually transparent – refer to Figure 16.1 below.	Greater than 1.2 metres, or the structure is greater than 1.2 metres where the whole of the structure is less than 50% visually transparent, or greater than 2 metres where the whole of the structure is at least 50% visually transparent - refer to Figure 16.1 below.	

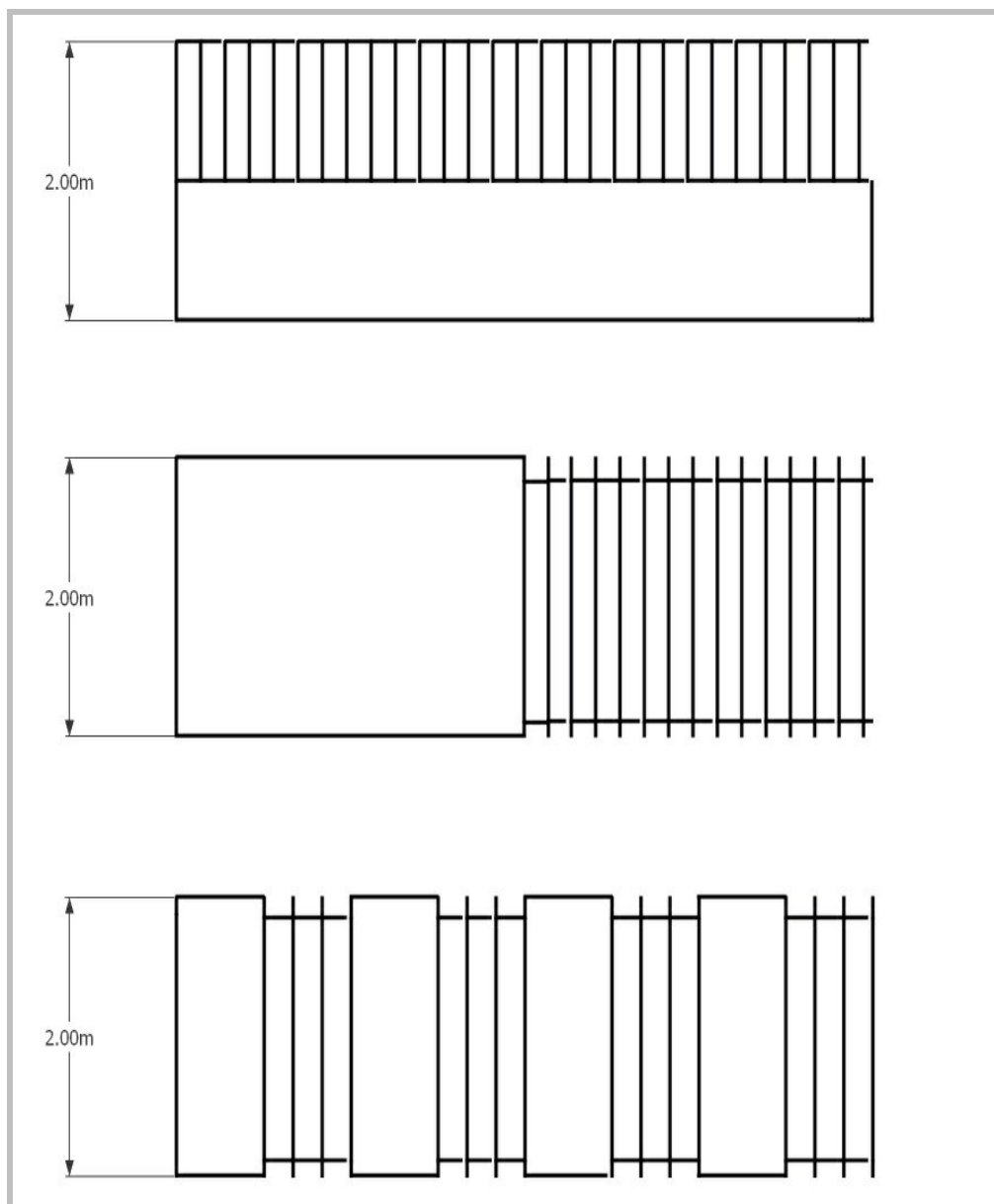


Figure 16.1: Examples of a structure/ fence that is 50% visually transparent (being the top half of the first diagram, the right half of the second diagram, and every second section of the last diagram).

16.2.3.2 Minimum building setback from road boundaries

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	Any activity unless specified in (b) – (d) below	6 metres	Less than 6 metres	Minimum BuildingSetback from Road Boundaries – 16.6.1.3
b.	Ancillary Office Activity	1.5 metres	Less than 1.5 metres	
c.	<u>Service Station</u> canopies	3 metres	Less than 3 metres	

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	Applicable to	Permitted	Restricted discretionary	Matters of discretion
d.	For <u>sites</u> with more than one <u>road boundary</u>	1.5 metres on one <u>road boundary</u> and 6 metre on any other <u>road boundary</u>	Less than 1.5 metres on one <u>road boundary</u> and 6 metres on any other <u>road boundary</u>	

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

16.2.3.3 Minimum building setback from the boundary with a residential zone

	Permitted	Restricted discretionary	Matters of discretion
a.	6 metres	Less than 6 metres	Minimum <u>building setback</u> from the <u>boundary</u> with a Residential Zone – 16.6.1.4

16.2.3.4 Sunlight and outlook at boundary with a residential zone and road

	Permitted	Restricted discretionary	Matters of discretion
a.	<ol style="list-style-type: none"> Where a <u>site boundary</u> adjoins a residential zone, no part of any <u>building</u> shall project beyond a building envelope contained by a 45 degree recession plane measured at any point 2.3m above the <u>site boundary</u>, unless specified below Where a <u>site boundary</u> adjoins a Residential Suburban zone or Residential Suburban Density Transition zone, no part of any <u>building</u> shall project beyond a building envelope contained by a 35 degree recession plane measured at any point 2.3m above any <u>adjoining</u> south <u>site boundary</u> 	Non-compliance with Permitted Standard	Sunlight and Outlook at Boundary with a Residential Zone – 16.6.1.5
b.	Where a <u>site</u> adjoins Blakes Road at East Belfast, no buildings shall project beyond a <u>building</u> envelope constructed by recession planes commencing at a point 8 metres above the Blakes Road <u>boundary</u> and climbing at an angle of 15 degrees until it reaches a line 50 metres back from and parallel to the Blakes Road <u>boundary</u> .	Non-compliance with Permitted Standard	Sunlight and Outlook at Boundary with a residential zone and road – 16.6.1.5

Where sites are located within a Floor Level and Fill Management Area, recession plane breaches created by the need to raise floor levels will not require the written consent of other persons and shall not be publicly or limited notified.

16.2.3.5 Outdoor storage of materials

	Permitted	Restricted discretionary	Matters of discretion
a.	The outdoor storage of materials shall not be located within the minimum <u>setbacks</u> specified in Rules 16.2.3.2 and 16.2.3.3 .	Non-compliance with Permitted Standard	Outdoor Storage of Materials/ car parking – 16.6.1.6

16.2.3.6 Landscaped areas

	Permitted	Restricted discretionary	Matters of discretion
a.	The area <u>adjoining the road frontage</u> of all <u>sites</u> shall have a landscaping strip in accordance with the following standards: <ul style="list-style-type: none"> i. minimum width - 1.5 metres ii. minimum density of tree planting - 1 tree for every 10 metres of <u>road frontage</u> or part thereof, evenly spaced with shrubs between each tree. 	Non-compliance with Permitted Standard	Landscaped Areas- 16.6.1.7
b.	On <u>sites adjoining</u> a Residential Zone, trees shall be planted adjacent to the shared <u>boundary</u> at a ratio of at least 1 tree for every 10 metres of the <u>boundary</u> or part thereof, with the trees evenly spaced along that <u>boundary</u> .		
c.	In addition to clauses (a) and (b) above, where car parking is located at the front of a <u>site</u> , 1 tree shall be planted for every 5 car parking spaces within the car <u>parking area</u> .		
d.	All <u>landscaping</u> / trees required by these rules shall be in accordance with the provisions in Appendix 16.7.1 .		
e.	On any <u>site</u> with frontage to Ferry Road between Charlesworth Street and the Heathcote River Bridge (at Ferrymead) a Landscaping Strip of 10m depth shall be provided adjacent to the <u>road frontage</u> .		

Note 1: Vegetation in close proximity to the electricity transmission corridor will need to be planted and managed in accordance with the Electricity (Hazards from Trees) Regulations 2003.

Note 2: Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater. Where practicable, the stormwater facilities, which support multiple values such as stormwater retention, water quality treatment, biodiversity enhancement, Ngāi Tahu/ manawhenua values and landscape amenity, should be incorporated into landscaped areas, where practicable, 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.

16.2.3.7 Access to Industrial General Zone (Deans Avenue) and Industrial General Zone (Wrights Road)

	Permitted	Restricted Discretionary	Matters of discretion
a.	All <u>road</u> access to the Industrial General Zone bounded by Deans Avenue and the railway line shall be solely from Lester Lane. In the event that Lester Lane is realigned, <u>access</u> shall be solely from the realigned Lester Lane.	Non-compliance with permitted standard	Access to the Industrial General Zone (Deans Avenue) and Industrial General Zone (Wrights Road) – 16.6.1.8
b.	<p><u>Road</u> connections to the Industrial General Zone (Wrights Road) on the corner of Wrights Road and Jack Hinton Drive, shall be limited to</p> <ol style="list-style-type: none"> no more than two points of <u>road</u> access from Wrights Road, which shall be at least 50 metres apart and be set back at least 25 metres from the intersection of Jack Hinton Drive and Wrights Road; and one <u>road</u> connection from Jack Hinton Drive, set back at least 15 metres from the intersection of Jack Hinton Drive and Wrights Road. 		Access to the Industrial General Zone (Deans Avenue) and Industrial General Zone (Wrights Road) – 16.6.1.8
c.	There shall be no <u>site access</u> to Jack Hinton Drive or Wrights Road.		

16.2.3.8 Hours of deliveries for sites fronting Blakes Road, Belfast

	Permitted	Restricted Discretionary	Matters of Discretion
a.	For <u>site</u> fronting Blakes Road no service deliveries shall occur on <u>site</u> between the hours of 10.00pm to 7.00am.	Non-compliance with Permitted standard	Hours of deliveries - 16.6.1.10

16.2.3.9 Visual Amenity and Screening

	Permitted	Restricted Discretionary	Matters of Discretion
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a.	9. Where a <u>site</u> adjoins an Open Space, Specific Purpose (Schools), Specific Purpose (Cemeteries) or Specific Purpose (Tertiary Education) Zone, provision shall be made for <u>landscaping</u> , fence(s), wall(s) or a combination to at least 1.8m in <u>height</u> along the length of the zone <u>boundary</u> , excluding any <u>road frontages</u> . Where <u>landscaping</u> is provided, it shall be continuous and for a minimum depth of 1.5m along the zone <u>boundary</u> .	Noncompliance with Permitted Standard	a. Visual amenity and screening - 16.6.1.11
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Any application arising from non-compliance with this rule shall not be limited or publicly notified.

16.2.4 Rules - Industrial General Zone (Islington Park)

Rules [16.2.4.1 – 16.2.4.3](#) and the Islington Outline Development Plan (Islington Park) ([Appendix 16.7.2](#)) shall apply to the Industrial General Zone (Islington Park).

16.2.4.1 Activity status tables- General industrial zone (Islington Park)

16.2.4.1.1 Permitted activities

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

a. All the following Key Structuring Elements on the Islington Outline Development Plan ([Appendix 16.7.2](#)):

- i. location of new roads
- ii. central Spine road
- iii. stormwater management area
- iv. additional road linkage
- v. additional road linkage to Waterloo Road
- vi. rail accessible sites
- vii. bus stop locations

Compliance with a Key Structuring Element listed above and as shown on the Islington Outline Development Plan in [Appendix 16.7.2](#) is not required if a resource consent (subdivision and/or land use) provides for the same non-compliance with the Key Structuring Element on the land proposed for the activity.

b. Built Form Standards in Rule [16.2.4.2](#) and Activity Specific Standards set out in the following table.

Activity	Activity specific standards
Any new <u>building</u> , alteration or addition to an existing <u>building</u> for a <u>Relocatable building</u> or <u>Relocation of a building</u> or any of the following activities:	

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Activity		Activity specific standards
P1	<u>Industrial activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>Industrial activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P2	<u>Warehousing and Distribution Activities</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the activity and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P3	<u>High Technology Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>High Technology Industrial Activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P4	<u>Service Industry</u>	a. Nil
P5	<u>Trade and Industry Training Facility</u>	a. Nil
P6	<u>Ancillary Retail Activity</u> , unless specified below	Any <u>Ancillary Retail activity</u> shall: a. occupy no more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser; and b. be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u> ; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P7	<u>Food and Beverage Outlet</u>	a. The maximum <u>gross leasable floor area</u> per tenancy shall be 150m ² . b. The activity shall only operate between the hours of 7am and 7pm.
P8	<u>Trade Supplier</u>	a. Nil
P9	<u>Yard-based Supplier</u>	a. Nil
P10	<u>Service Station</u>	a. Nil
P11	<u>Second-Hand Goods Outlet</u>	a. Nil

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Activity		Activity specific standards
P12	<u>Ancillary Office Activity</u>	Any <u>Ancillary Office Activity</u> shall: <ol style="list-style-type: none"> occupy no more than 500m² or 30% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser; and be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u>; and have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P13	<u>Public Transport Facility</u>	a. Nil
P14	<u>Emergency Service Facilities</u>	a. Nil
P15	<u>Buildings and fences within 12 metres of the centre line of a National Grid Transmission Line</u>	<ol style="list-style-type: none"> An <u>accessory building</u> for a <u>sensitive activity</u> shall be under 2.5 metres high and less than 10m² in area <u>Building</u> alterations and additions to an existing <u>building</u> for a <u>sensitive activity</u> shall be under the <u>height</u> and within the footprint of the existing <u>building</u> All <u>buildings</u> and structures shall have a minimum vertical clearance of 10 metres below the lowest point of the transmission line conductor (wire).

Note for P15: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

16.2.4.1.2 Controlled activities

There are no Controlled activities.

16.2.4.1.3 Restricted discretionary activities

The activities listed below are Restricted Discretionary Activities. RD3 – RD7 shall also comply with the Built Form Standards set out in [16.2.4.2](#).

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [16.2.4.3](#), [16.6.1](#) and [16.6.2](#) for each standard, as set out in the following table.

	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD1	Activities P1 – P15 set out in 16.2.4.1.1 which do not comply with one or more of the permitted <u>Key Structuring Elements</u> on the Islington Park <u>Outline Development Plan</u> in Appendix 16.7.2 .	<ol style="list-style-type: none"> Outline Development Plan – 16.2.4.3.2

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	Activity	The Council's discretion shall be limited to the following matters:
RD2	Activities P1 – P15 set out in 16.2.4.1.1 which do not comply with one or more of the permitted Built Form Standards in 16.2.4.2	<ul style="list-style-type: none"> a. Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1 b. Minimum Building Setback from Road Boundaries – 16.6.1.3 c. Minimum Building setback from the boundary with a Residential Zone – 16.6.1.4 d. Sunlight and Outlook at Boundary with a Residential Zone – 16.6.1.5 e. Outdoor storage of materials – 16.6.1.6 f. Landscaped Areas– 16.6.1.7 g. Cycle and pedestrian linkages – 16.2.4.3.3
RD3	<p>The creation of any <u>surface water management structure</u> within 3 kilometres of the outer edge of the runways at Christchurch International Airport.</p> <p>Compliance with Rule RD3, 16.2.4.1.3 is not required if a resource consent (Subdivision and/or land use) provides for the same non-compliance on the site proposed for the activity.</p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited.</p>	<ul style="list-style-type: none"> a. Surface water management structures and Birdstrike Risk – 16.6.1.9
RD4	<p>The erection of new <u>buildings</u> and additions to existing <u>buildings</u> on <u>sites</u> which adjoin Pound Road.</p> <p>Any application arising from non-compliance with this rule will not require written approvals and shall not be publicly or limited notified.</p>	<ul style="list-style-type: none"> a. Visual amenity on Pound Road frontage – 16.2.4.3.1
RD5	<u>Gymnasium</u>	<ul style="list-style-type: none"> a. Display of goods, showroom and non-industrial activities - 16.6.2.1 (a)(i) - (iv), (a)(vii) - (xi), (b)(i) - (ii)
RD6	<u>Pre-school</u> outside the air noise contour (50 dBA Ldn) as defined on the Planning maps	
RD7	<u>Commercial services</u>	

16.2.4.1.4 Discretionary activities

The activities listed below are Discretionary Activities.

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	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 16.2.4.1.1 for Activities P1, P2, P3, P6, P7 and P12.	a. Display of Goods, Showroom and Non-industrial Activities -16.6.2.1
D2	Parking Lots and Parking Buildings	a. Parking Lots and Parking Buildings – 16.6.2.2
D3	Any Activity not provided for as Permitted, Restricted Discretionary, or Non-complying.	

16.2.4.1.5 Non-complying activities

The activities listed below are Non-Complying activities.

	Activity
NC1	Any activity which results in the daily average sewage flow from a <u>site</u> exceeding 0.09L/s/ha
NC2	Any <u>site</u> access directly onto Pound Road, Brixton, Wilson, or Mortlake Streets.
NC3	Any <u>building</u> or <u>Sensitive activity</u> within 12 metres of a transmission line support structure
NC4	Any fence within 5 metres of a transmission line support structure
NC5	Any <u>building</u> for a <u>Sensitive activity</u> or <u>Sensitive activity</u> within 12 metres of the centre line of a National Grid transmission line unless provided for in Rule 16.2.4.1.1
NC6	<u>Sensitive activity</u> inside the air noise contour (50 dBA Ldn) as defined on the Planning maps

16.2.4.1.6 Prohibited activities

There are no Prohibited Activities

16.2.4.2 Built form standards- General industrial zone (Islington Park)

16.2.4.2.1 Maximum height for buildings and fences or screening structures

	Applicable to	Permitted	Restricted discretionary	Matters of discretion

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a.	<u>Buildings</u> - within 50m of a residential zone <u>boundary</u> or Pound Road	15 metres	Greater than 15 metres	Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1
b.	<u>Buildings</u> - all areas unless specified above	20 metres	Greater than 20 metres	
c.	Fencing and Screening Structures located between any <u>building</u> and the <u>road boundary</u>	1.2 metres, or 2 metres where the whole of the structure is at least 50% visually transparent – refer to Figure 16.1 below.	Greater than 1.2 metres, or greater than 1.2 metres where the whole of the structure is less than 50% visually transparent, or greater than 2 metres where the whole of the structure is at least 50% visually transparent - refer to Figure 16.1 below.	

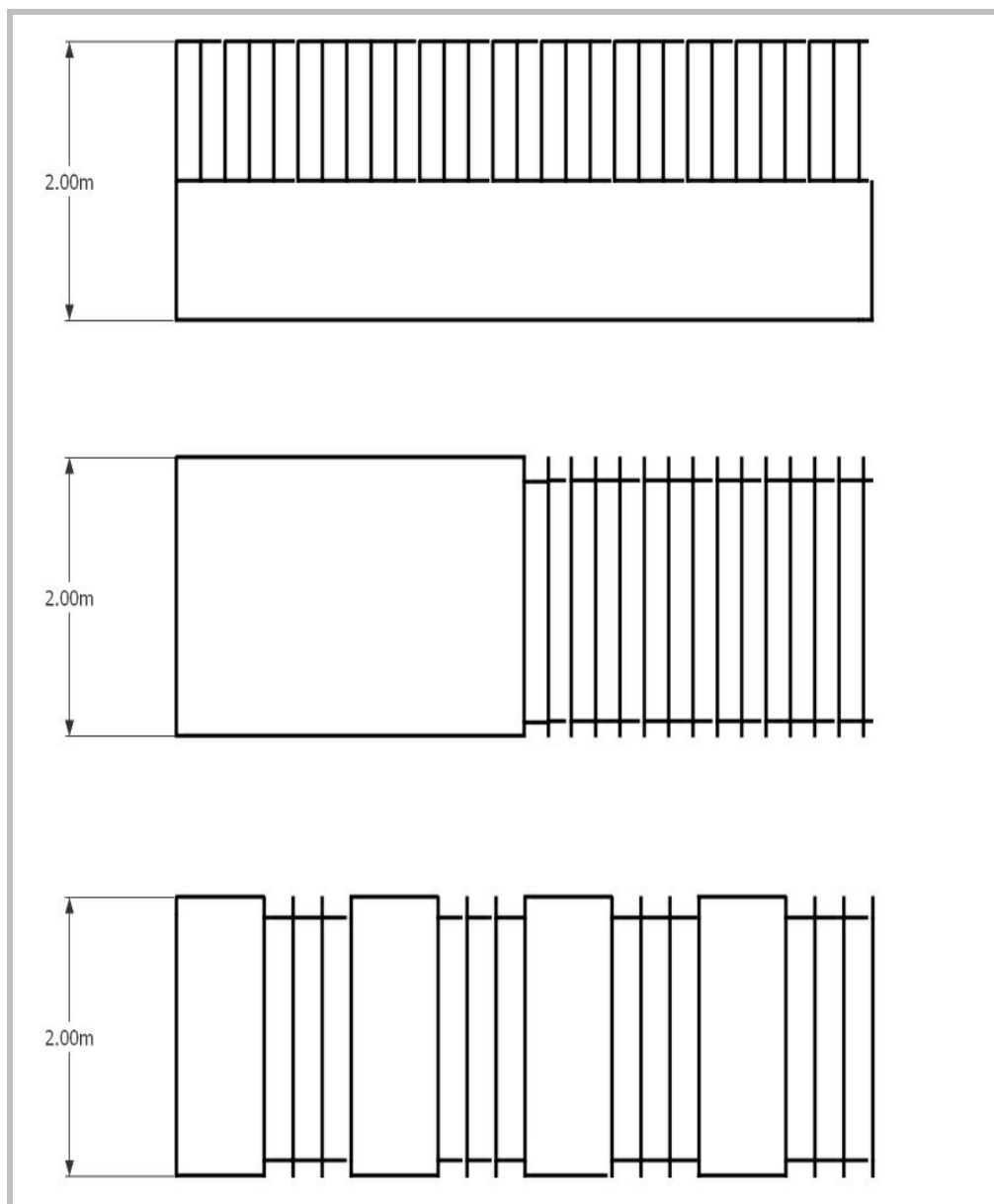


Figure 16.1: Examples of a structure/ fence that is 50% visually transparent (being the top half of the first diagram; the right half of the second diagram; and every second section of the last diagram).

16.2.4.2.2 Minimum building setback from road boundaries

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	Pound Road north of setback line identified on the Outline Development Plan in Appendix 16.7.2	10 metres	Less than 10 metres	Minimum Building Setback from Road Boundaries – 16.6.1.3 Outline Development Plan – 16.4.3.2
b.	Pound Road south of setback line identified on the Outline Development Plan in Appendix 16.7.2	20 metres	Less than 20 metres	

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	Applicable to	Permitted	Restricted discretionary	Matters of discretion
c.	Any other <u>road boundary</u> – refer to Rule 16.2.3.2	As for Permitted activities in 16.2.3.2	As for Restricted Discretionary activities in 16.2.3.2	

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

16.2.4.2.3 Minimum building setback from the boundary with a residential zone

Rule [16.2.3.3](#) shall apply to the Industrial General Zone (Islington Park)

16.2.4.2.4 Sunlight and outlook at boundary with a residential zone

Rule [16.2.3.4](#) shall apply to the Industrial General Zone (Islington Park).

16.2.4.2.5 Outdoor storage of materials

Rule [16.2.3.5](#) shall apply to the Industrial General Zone (Islington Park)

16.2.4.2.6 Landscaped areas

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	Pound Road <u>frontage</u> only	<ul style="list-style-type: none"> i. A landscaping strip shall be provided adjacent to the Pound Road <u>frontage</u> with a minimum width of 10 metres along and <u>adjoining</u> the <u>allotment boundary</u> with Pound Road, excluding <u>vehicle crossings</u> and <u>rear sites</u>. ii. On <u>sites</u> with <u>frontage</u> to Pound Road and within the area identified as requiring specific landscape treatment on the <u>Outline Development Plan</u> in Appendix 16.7.2, all <u>landscaping</u> shall be in accordance with the relevant design in that Appendix. iii. The requirements of (i) and ii) shall be completed as a condition of subdivision consent, or if there is no <u>subdivision</u> required, in conjunction with <u>development</u> in the locations that clauses (i) and (ii) relate to as a permitted activity standard. 	Non-compliance with Permitted Standard	Landscaped Areas- 16.6.1.7
b.	All other <u>road frontages</u> and landscaped areas	Rule 16.2.3.6 shall apply to the Industrial General Zone (Islington Park)		

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Note 1: Vegetation in close proximity to the electricity transmission corridor will need to be planted and managed in accordance with the Electricity (Hazards from Trees) Regulations 2003.

Note 2: Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater. The stormwater facilities, which support multiple values such as stormwater retention, water quality treatment, biodiversity enhancement, Ngāi Tahu/ manawhenua values and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management and the protection of groundwater in an integrated manner.

16.2.4.2.7 Cycle and pedestrian links

	Permitted	Restricted discretionary	Matters of discretion
a.	A cycle path shall be provided adjacent to the Central Spine Road through the <u>Outline Development Plan</u> area (Defined as 'Development Plan area' on Appendix 16.7.2) from Pound Road to Waterloo Road.	Non-compliance with Permitted Standard	Cycle and pedestrian links– 16.2.4.3.3
b.	Public <u>access ways</u> shall be provided in the locations marked on the <u>Outline Development Plan</u> (Defined as 'Cycle/ pedestrian link' on Appendix 16.7.2) to provide links with the <u>adjoining</u> transport network.		
c.	The requirements in (a) and (b) shall be completed as a condition of subdivision consent, or if there is no <u>subdivision</u> required, in conjunction with <u>development</u> in the locations that clauses (a) and (b) relate to as a permitted activity standard.		

16.2.4.3 Matters of discretion- General Industrial Zone (Islington Park)

16.2.4.3.1 Visual amenity on Pound Road frontage

- The design of elevations fronting Pound Road, including architectural features and details, use of colour and building materials.
- The extent to which showrooms, offices and areas for display of goods are positioned to face Pound Road to maximise visual interest.
- The extent to which the positioning of security fencing reduces its dominance on the streetscape and avoids compromising landscape areas.
- The extent to which any signage on buildings is integrated with a building's architectural details and features.
- The extent to which the locations of outdoor storage and loading areas are located behind buildings away from public view.

16.2.4.3.2 Outline development plan

- The extent to which development is in accordance with the Outline Development Plan.
- 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.
- The extent to which bus stops are located in appropriate locations so as to support use of public transport.
- The degree to which stormwater management areas are suitably located and designed for managing stormwater quality

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and quantity within the Outline Development Plan area.

- e. The extent to which any stormwater system recognises and/or provides for values of importance to Ngāi Tahu/manawhenua and in particular the maintenance and enhancement of water quality and mahinga kai values.
- f. The degree to which stormwater retention basins and open space are located so as to provide an effective buffer between industrial and residential activities.
- g. The extent to which stormwater basins and open space areas are co-located so as to maximise recreational and amenity opportunities.
- h. The extent to which development has adverse effects on the anticipated amenity values of adjoining zones and the means of mitigating this.
- i. Whether the development inhibits the future use of the railway line for freight.
- j. The degree to which reverse sensitivity effects on lawfully established operations within the adjoining zones west of Pound Road are avoided.

16.2.4.3.3 Cycle and pedestrian links

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

16.2.5 Rules - Industrial General Zone (Kennaway Park)

Rules [16.2.5.1 – 16.2.5.3](#) and the Kennaway Park Outline Development Plan ([Appendix 16.7.3](#)) shall apply to the Industrial General Zone (Kennaway Park).

16.2.5.1 Activity status tables - Industrial General Zone (Kennaway Park)

16.2.5.1.1 Permitted activities

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

- a. All the Key Structuring Elements on the Kennaway Park Outline Development Plan ([Appendix 16.7.3](#)):
 - i. road access
 - ii. flooding mitigation areas

Compliance with a Key Structuring Element listed above and as shown on the Kennaway park Outline Development Plan in [Appendix 16.7.3](#) is not required if a resource consent (subdivision and/or land use) provides for the same non-compliance with the Key Structuring Element on the land proposed for the activity.

- b. Built Form Standards in Rule [16.2.5.2](#) and Activity Specific Standards set out in this table.

Activity		Activity specific standards
Any new <u>building</u> , alteration or addition to an existing <u>building</u> or a <u>Relocatable building</u> or <u>Relocation of a building</u> for any of the following activities:		
P1	<u>Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the activity and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P2	<u>Warehousing and Distribution Activities</u>	

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Activity		Activity specific standards
P3	<u>High Technology Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>High Technology Industrial Activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P4	<u>Service Industry</u>	a. Nil
P5	<u>Trade and Industry Training Facility</u>	a. Nil
P6	<u>Ancillary Retail activity</u> , unless specified below	Any <u>Ancillary Retail activity</u> shall: a. occupy no more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser; and b. be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u> ; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P7	<u>Food and Beverage Outlet</u>	a. The maximum <u>gross leasable floor area</u> per tenancy shall be 150m ² . b. The activity shall only operate between the hours of 7am and 7pm.
P8	<u>Trade Supplier</u>	a. Nil
P9	<u>Yard-based Supplier</u>	a. Nil
P10	<u>Service Station</u>	a. Nil
P11	<u>Second-Hand Goods Outlet</u>	a. Nil
P12	<u>Ancillary Office Activity</u>	Any <u>Ancillary Office Activity</u> shall: a. occupy no more than 500m ² or 30% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser; and b. be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u> ; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P13	<u>Public Transport Facility</u>	a. Nil
P14	<u>Emergency Service Facilities</u>	a. Nil

16.2.5.1.2 Controlled activities

There are no Controlled activities.

16.2.5.1.3 Restricted discretionary activities

The activities listed below are Restricted Discretionary Activities. RD3 to RD5 shall also comply with the permitted Built Form Standards set out in [16.2.5.2](#).

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [16.2.5.3](#), [16.6.1](#) and [16.6.2](#) for each standard, as set out in the following table.

	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD1	Activities P1 – P14 set out in 16.2.5.1.1 which do not comply with one or more of the permitted <u>Key Structuring Elements</u> on the Kennaway Park <u>Outline Development Plan</u> in Appendix 16.7.3 .	a. Outline Development Plan – 16.2.5.3.1
RD2	Activities P1 – P14 set out in 16.2.5.1.1 which do not comply with one or more of the permitted Built Form Standards in 16.2.5.2 .	a. Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1 b. Minimum Building Setback from Road Boundaries – 16.6.1.3 c. Minimum Building setback from the boundary with a Residential Zone– 16.6.1.4 d. Sunlight and Outlook at Boundary with a Residential Zone – 16.6.1.5 e. Outdoor storage of materials – 16.6.1.6 f. Landscaped Areas– 16.6.1.7 g. Landscaping in Kennaway Park Outline Development Plan – 16.2.5.3.3 h. Roof and Wall colours of Buildings facing and on sites adjoining Residential Zones - 16.2.5.3.2 i. Cycle and pedestrian links – 16.2.5.3.4

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	Activity	The Council's discretion shall be limited to the following matters:
RD3	<u>Gymnasium</u>	a. Display of goods, showroom and non-industrial activities - 16.6.2.1 (a)(i) - (iv), (a)(vii) - (xi), (b)(i) - (ii)
RD4	<u>Pre-school</u>	
RD5	<u>Commercial Services</u>	

16.2.5.1.4 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 16.2.5.1.1 for Activities P1, P2, P3, P6, P7 and P12.	a. Display of Goods, Showroom and Non-industrial Activities - 16.6.2.1
D2	<u>Parking Lots</u> and <u>Parking Buildings</u> .	a. Parking Lots and Parking Buildings – 16.6.2.2
D3	Any Activity not provided for as a Permitted, Restricted Discretionary, or Non-complying.	

16.2.5.1.5 Non-complying activities

The activities listed below are Non-Complying activities

	Activity
NC1	Any <u>development</u> resulting in more than 10 hectares (excluding <u>roads</u>) of land within the <u>Outline Development Plan</u> area in Appendix 16.7.3 being occupied by businesses before completion of: <ul style="list-style-type: none"> a. The upgrade of the intersection of Kennaway Road and Chapmans Road to provide dedicated right turn bays with two approach lanes on the minor arm that are continuous for a length of no less than 35 metres, and b. The upgrade of the section of Cumnor Terrace linking Chapmans Road and Maunsell Street to provide a central median to provide for the safe turning movements of <u>heavy vehicles</u> and to provide adequate sealed <u>carriageway</u> space for the safe movement of general traffic and cyclists.

16.2.5.1.6 Prohibited activities

There are no Prohibited Activities

16.2.5.2 Built form standards- Industrial General Zone (Kennaway Park)

16.2.5.2.1 Maximum height of buildings and fencing or screening structure

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	<u>Buildings</u> - within the '11m <u>building height</u> Area' defined on the <u>Outline Development Plan</u> in Appendix 16.7.3 .	11 metres	Greater than 11 metres	Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1
b.	Within the 20 metre <u>setback</u> from the western edge of the 10 metre landscaped area <u>adjoining</u> Tunnel Road (Defined on the <u>Outline Development Plan</u> in Appendix 16.7.3 as “20 metre extent of graduating <u>building height</u> limit along Tunnel Road lot boundary (from 11 metres to 15 metres)”).	The maximum <u>building height</u> is to be calculated on a <u>height</u> to distance ratio, increasing from 11 metres at the <u>site boundary</u> to 15 metres at a distance of 20 metres from the western edge of the 10 metre landscaped area <u>adjoining</u> Tunnel Road <u>boundary</u> - refer to Diagram A below.	Non-compliance with Permitted Standard	
c.	<u>Buildings</u> - all areas unless specified above	15 metres	Greater than 15 metres	
d.	Fencing and screening structures located between any <u>building</u> and the <u>road boundary</u> .	1.2 metres, or 2 metres where the whole of the structure is at least 50% visually transparent – refer to Figure 16.1 below Rule 16.2.3.1	Greater than 1.2 metres, or the structure is greater than 1.2 metres where the whole of the structure is less than 50% visually transparent, or greater than 2 metres where the whole of the structure is at least 50% visually transparent - refer to Figure 16.1 below Rule 16.2.3.1	

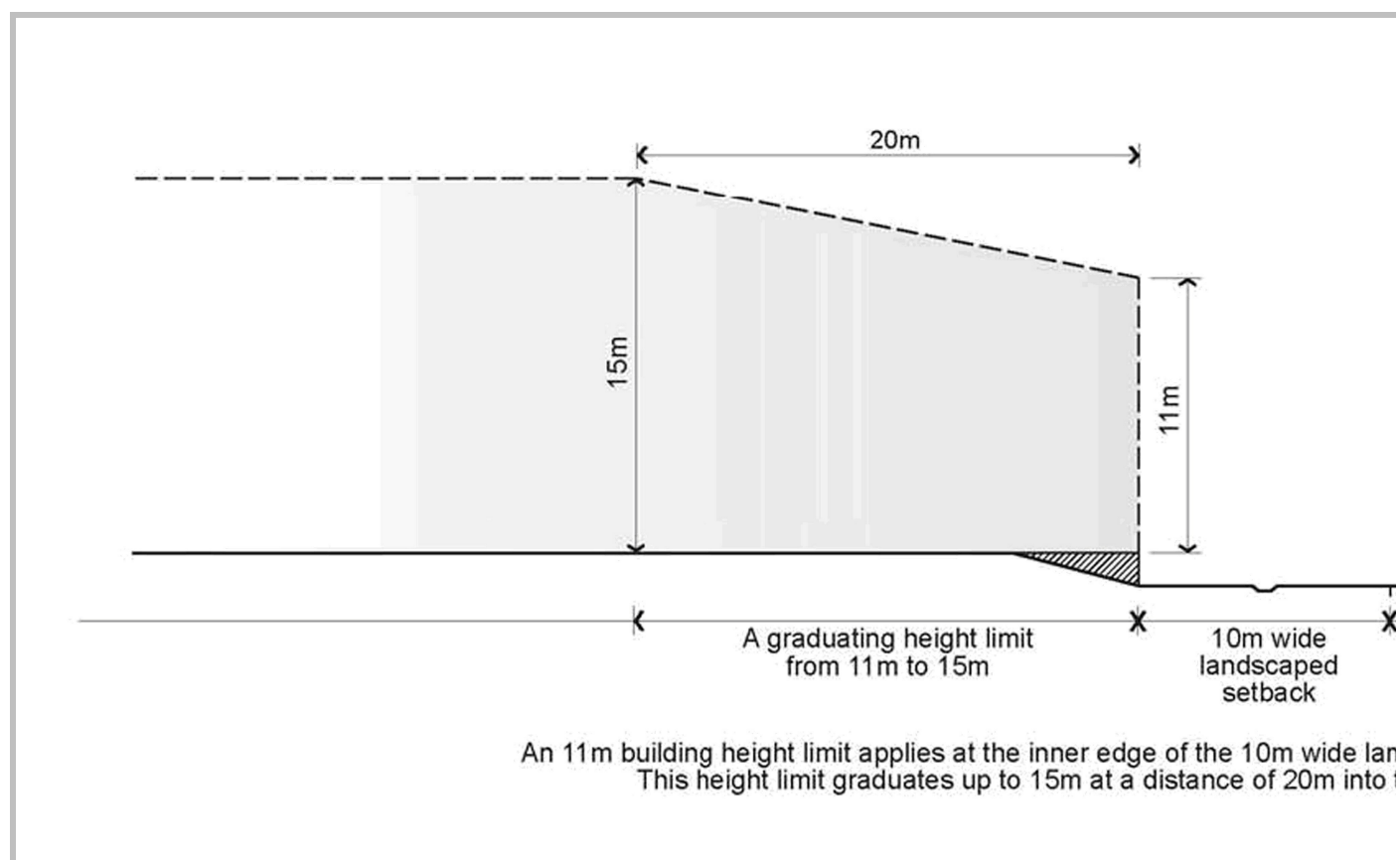


Diagram A

16.2.5.2.2 Minimum building setback from road boundaries

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	Tunnel Road frontage	10 metres	Less than 10 metres	Minimum Building Setback from Road Boundaries – 16.6.1.3
b.	All other road frontages	Rule 16.2.3.2 shall apply to all other road frontages	Non-compliance with Rule 16.2.3.2	

16.2.5.2.3 Minimum building setback from the boundary with a residential zone and esplanade reserves

	Applicable to	Permitted	Restricted discretionary	Matters of Discretion
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a.	<u>Setback</u> from <u>Esplanade Reserve</u> adjacent to Heathcote River	10 metres from the inner edge (being the landward side of the <u>Esplanade Reserve</u>) of the <u>Esplanade Reserve</u> as marked on the <u>Outline Development Plan</u> in Appendix 16.7.3	Less than 10 metres	Minimum Building Setback from the Road Boundary with a residential zone— 16.6.1.4
b.	All other boundaries	Rule 16.2.3.3 shall apply to the Industrial General Zone (Kennaway Park)		

16.2.5.2.4 Sunlight and outlook at a boundary with a residential zone

Rule [16.2.3.4](#) shall apply to the Industrial General Zone (Kennaway Park).

16.2.5.2.5 Outdoor storage of materials

Rule [16.2.3.5](#) shall apply to the Industrial General Zone (Kennaway Park).

16.2.5.2.6 Roof and wall colours of buildings facing and on sites adjoining the Heathcote River or Tunnel Road

	Permitted	Restricted discretionary	Matters of discretion
a.	Any <u>building</u> walls or outdoor advertising facing and on <u>sites adjoining</u> either Tunnel Road or the Heathcote River that are painted or powder coated shall be in a colour with a reflectivity of no more than 35%.	Non-compliance with Permitted Standard	Roof and Wall colours of buildings facing and on sites adjoining Residential Zone - 16.2.5.3.2

16.2.5.2.7 Landscaped areas

	Applicable to	Permitted	Restricted discretionary	Matters of discretion

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a.	Tunnel Road frontage only	<ul style="list-style-type: none"> i. Any <u>site</u> that adjoins Tunnel Road shall have a landscaping strip with a minimum width of 10 metres along the <u>allotment boundary</u> with Tunnel Road as defined on the <u>Outline Development Plan</u> in Appendix 16.7.3 as 'Landscaped Area'; and ii. there shall be a minimum width of planting of 5 metres at any one point, and iii. at least 50 percent of all plants shall be capable of reaching a minimum height at maturity of 1.5 metres, and iv. Planting of trees and shrubs within the 10 metre landscaping strip adjacent to Tunnel Road shall be in accordance with the Landscape Plan and Plant Species List (see Appendix 16.7.3) and shall meet the requirements specified in Part A of Appendix 16.7.1; and v. Legal public <u>access ways</u> shall be provided within that part of the landscaping strip shown as "Pedestrian Access" on the <u>Outline Development Plan</u> in Appendix 16.7.3; and vi. Public <u>access ways</u> through the landscaping strip (as shown on Appendix 16.7.3) shall be illuminated along their full length to a level between 2 and 10 lux; and vii. The <u>landscaping</u> and public <u>access way</u> required under Rule 16.2.5.2.7 shall be completed as a condition of subdivision consent, or if there is no <u>subdivision</u> required, in conjunction with <u>development</u> in the locations that clauses (i) - (vi) relate to as a permitted activity standard. 	Non-compliance with Permitted Activity Standard	Landscaped Areas – 16.6.1.7 Landscaping in Kennaway Park Outline Development Plan – 16.2.5.3.3 Cycle and pedestrian links – 16.2.5.3.4
b.	All other road frontage	Rule 16.2.3.6 shall apply to the Industrial General Zone (Kennaway Park).		

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	Applicable to	Permitted	Restricted discretionary	Matters of discretion
c.	<u>Landscaping</u> adjacent to the Heathcote River and within the zone	<ul style="list-style-type: none"> i. Any <u>site</u> that adjoins the Heathcote River shall have a landscaping strip with a minimum width of 20 metres along the <u>allotment boundary</u> with the Heathcote River connecting with 'lateral roads' that cross the spine road, as defined on the <u>Outline Development Plan</u> in Appendix 16.7.3 as 'Landscaped Area'; and ii. Planting of trees and shrubs within the 20 metre landscaping strip adjacent to the Heathcote River shall be in accordance with the Landscape Plan and Plant Species List (see Appendix 16.7.3) and the requirements in Appendix 16.7.1 Part A (Tree requirements); and iii. Legal public access ways within the landscaping strip <u>adjoining</u> the Heathcote River shall be provided as indicated by 'Pedestrian access' on the <u>Outline Development Plan</u> in Appendix 16.7.3; and iv. Public <u>access ways</u> through the Landscaping Strip (as shown on Appendix 16.7.3.i) shall be illuminated along their full length to a level between 2 and 10 lux; and v. there shall be no erection of <u>buildings</u>, fences, the display of <u>outdoor advertisements</u>, parking of vehicles or use for any purpose other than <u>landscaping</u>, passive recreation or ecological enhancement within the 'Landscape areas' defined on the Outline Development Plan in Appendix 16.7.3, and vi. The <u>landscaping</u> and public <u>access ways</u> required under Rule 16.2.5.2.7(c) shall be completed as a condition of subdivision consent, or if there is no <u>subdivision</u> required, in conjunction with <u>development</u> in the locations that clauses (a) and (e) relate to as a permitted activity standard; and vii. Existing vegetation as marked on the <u>Outline Development Plan</u> in Appendix 16.7.3 as 'Existing vegetation to be retained' shall be maintained. 	Non-compliance with Permitted Activity Standard	Landscaped Areas – 16.6.1.7 Landscaping in Kennaway Park Outline Development Plan – 16.2.5.3.3 Cycle and pedestrian links – 16.2.5.3.4

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

16.2.5.3 Matters of discretion- Industrial General Zone (Kennaway Park)

16.2.5.3.1 Outline Development Plan

- a. The extent to which development is in accordance with the Outline Development Plan.
- b. The extent to which the location of vehicular access points, the design of the transport network (including road alignment and intersection design within the Outline Development Plan area and connections with the wider network), and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on the safety and efficiency of the transport network

16.2.5.3.2 Roof and wall colours of buildings facing and on sites adjoining a residential zone

- a. The extent to which building form, materials, location on site and any proposed landscaping mitigate the visual impact of buildings when viewed from Tunnel Road or Residential Zones on the opposite side of the Heathcote River from the Industrial General Zone (Kennaway Park).

16.2.5.3.3 Landscaping in Kennaway Park Outline Development Plan

- a. The extent to which landscaping, planting and stormwater treatment ponds maintain or enhance the visual amenity and ecological values of the margins of the Heathcote River.
- b. The extent to which landscaping of the Heathcote River margin can contribute to the enhancement of Ngāi Tahu/manawhenua freshwater values.
- c. The extent to which planting and the location of pedestrian/cycle ways protect and enhance the habitat of birds.

16.2.5.3.4 Cycle and pedestrian links

- a. The extent to which the development provides safe and efficient linkages within the Outline Development Plan area and connections to the wider transport network for walking and cycling.

16.2.6 Rules - Industrial General Zone (Musgroves)

Rules [16.2.6.1 – 16.2.6.3](#) and the Musgroves Outline Development Plan ([Appendix 16.7.4](#)) shall apply to the Industrial General Zone (Musgroves).

16.2.6.1 Activity status tables- Industrial general zone (Musgroves)

16.2.6.1.1 Permitted activities

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

- a. The following Key Structuring Element on the Musgroves Outline Development Plan ([Appendix 16.7.4](#)):
 - i. stormwater first flush treatment and detention basin areaCompliance with a Key Structuring Element listed above and as shown on the Musgroves Outline Development Plan in [Appendix 16.7.4](#) is not required if a resource consent (subdivision and/or land use) provides for the same non-compliance with the Key Structuring Element on the land proposed for the activity.
- b. Built Form Standards in Rule [16.2.6.2](#) and Activity Specific Standards set out in this table.

Activity	Activity specific standards
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Any new <u>building</u> , alteration or addition to an existing <u>building</u> or a <u>Relocatable building</u> or <u>Relocation of a building</u> for any of the following activities:		
P1	<u>Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the activity and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P2	<u>Warehousing and Distribution Activities</u>	
P3	<u>High Technology Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>High Technology Industrial Activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P4	<u>Service Industry</u>	a. Nil
P5	<u>Trade and Industry Training Facility</u>	a. Nil
P6	<u>Ancillary Retail Activity</u> , unless specified below	Any <u>Ancillary Retail Activity</u> shall: a. occupy no more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser; and b. be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u> ; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P7	<u>Food and Beverage Outlet</u>	a. The maximum <u>gross leasable floor area</u> per tenancy shall be 150m ² . b. The activity shall only operate between the hours of 7am and 7pm.
P8	<u>Trade Supplier</u>	a. Nil
P9	<u>Yard-based Supplier</u>	a. Nil
P10	<u>Service Station</u>	a. Nil
P11	<u>Second-Hand Goods Outlet</u>	a. Nil

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Activity		Activity specific standards
P12	<u>Ancillary Office Activity</u>	Any <u>Ancillary Office Activity</u> shall: <ol style="list-style-type: none"> occupy no more than 500m² or 30% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser; and be located at the front of the <u>building</u> facing the street, except on <u>rear sites</u>; and have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P13	<u>Public Transport Facility</u>	<ol style="list-style-type: none"> Nil
P14	<u>Emergency Service Facilities</u>	<ol style="list-style-type: none"> Nil

16.2.6.1.2 Controlled activities

There are no Controlled activities.

16.2.6.1.3 Restricted discretionary activities

The activities listed below are Restricted Discretionary Activities. RD3 to RD5 shall also comply with the Built Form Standards set out in [16.2.6.2](#).

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [16.2.6.3](#), [16.6.1](#) and [16.6.2](#) for each standard, as set out in the following table.

	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD1	Activities P1 – P14 set out in 16.2.6.1.1 which do not comply with with one or more of the permitted <u>Key Structuring Elements</u> on the Musgroves <u>Outline Development Plan</u> in Appendix 16.7.4 .	<ol style="list-style-type: none"> Outline Development Plan – 16.2.6.3.1

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	Activity	The Council's discretion shall be limited to the following matters:
RD2	Activities P1 – P14 set out in 16.2.6.1.1 which do not comply with one or more of the permitted Built Form Standards in 16.2.6.2.	<ul style="list-style-type: none"> a. Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1 b. Minimum Building Setback from Road Boundaries – 16.6.1.3 c. Minimum building setback from the Boundary with a Residential Zone – 16.6.1.4 d. Sunlight and Outlook at Boundary with a Residential Zone– 16.6.1.5 e. Outdoor storage of materials – 16.6.1.6 f. Landscaped Areas– 16.6.1.7 g. Roading and access – 16.2.6.3.2 h. In respect of stormwater management - 16.2.6.3.1 i. Outline Development Plan – 16.2.6.3.1
RD3	<u>Gymnasium</u>	<ul style="list-style-type: none"> a. Display of goods, showroom and non-industrial activities - 16.6.2.1 (a)(i) - (iv), (a)(vii) - (xi), (b)(i) - (ii)
RD4	<u>Pre-school</u>	
RD5	<u>Commercial Services</u>	

16.2.6.1.4 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 16.2.6.1.1 for Activities P1, P2, P3, P6, P7 and P12.	<ul style="list-style-type: none"> a. Display of Goods, Showroom and Non-industrial Activities -16.6.2.1
D2	<u>Parking Lots</u> and <u>Parking Buildings</u> .	<ul style="list-style-type: none"> a. Parking Lots and Parking Buildings – 16.6.2.2

	Activity	The Council will consider any matters under s104 of the Act including:
D3	Any Activity not provided for as a Permitted, Restricted Discretionary, or Non-complying activity.	

16.2.6.1.5 Non-complying activities

The activities listed below are Non-Complying activities.

	Activity
NC1	Any <u>site access</u> to Wigram Road or Aidanfield Drive.
NC2	Any activity which results in the daily average sewage flow from a site exceeding 0.09L/s/ha.

16.2.6.1.6 Prohibited activities

There are no Prohibited activities.

16.2.6.2 Built form standards- Industrial General Zone (Musgroves)

16.2.6.2.1 Maximum height for buildings and fences or screening structures

Rule 16.2.3.1 shall apply to the Industrial General Zone (Musgroves).

16.2.6.2.2 Minimum building setback from road boundaries

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	For <u>sites</u> fronting Wigram Road and Aidanfield Drive	11 metres	Greater than 11 metres	Minimum setback from road boundaries– 16.6.1.3
b.	All other <u>sites</u>	Rule 16.2.3.2 shall apply		

16.2.6.2.3 Minimum building setback from the north eastern boundary and boundaries with a residential zone

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	Along the north-eastern <u>boundary</u> .	3 metres	Less than 3 metres	Minimum Building setback from the boundary with a Residential Zone– 16.6.1.4

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	Applicable to	Permitted	Restricted discretionary	Matters of discretion
b.	Along all other boundaries with a Residential Zone	6 metres	Less than 6 metres	

16.2.6.2.4 Sunlight and outlook at boundary with a residential zone

Rule 16.2.3.4 shall apply to the Industrial General Zone (Musgroves).

16.2.6.2.5 Outdoor storage of materials

Rule 16.2.3.6 shall apply to the Industrial General Zone (Musgroves).

16.2.6.2.6 Landscaped areas

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	<u>Frontage</u> with Wigram Road, Aidanfield Drive, Southern Motorway	<ul style="list-style-type: none"> i. A landscaping strip with a minimum average width of 4.5 metres and a minimum width of 1.5 metres shall be provided along the <u>frontage</u> of the <u>site</u> with Wigram Road, Aidanfield Drive and the Southern Motorway. ii. All <u>landscaping</u>/trees required under (a) shall be in accordance with the provisions in Appendix 16.1. iii. The <u>landscaping</u> required under (a) shall be completed as a condition of subdivision consent, or if there is no <u>subdivision</u> required, in conjunction with <u>development</u> in the locations that clauses (i) and (ii) relate to as a permitted activity standard. 	Non-compliance with Permitted Standard	Landscaped Areas –16.6.1.7
b.	All other <u>road frontages</u> and boundaries with a residential zone	Rule 16.2.3.7 shall apply to the Industrial General Zone (Musgroves).		

Note 1: Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater. The stormwater facilities, which support multiple values such as stormwater retention, water quality treatment, biodiversity enhancement, Ngāi Tahu/ manawhenua values and landscape amenity, should be incorporated into Landscaped Areas, where practicable, to achieve effective stormwater management and the protection of groundwater in an integrated manner.

16.2.6.2.7 Roding and access

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	Permitted	Restricted discretionary	Matters of discretion
a.	<p>There shall be:</p> <ol style="list-style-type: none"> i. a <u>road</u> connection formed with Wigram Road, which is to be designed in accordance with Appendix 16.7.4 ii, and located between points (a) and (b) as marked on the <u>Outline Development Plan</u> in Appendix 16.7.4 as described below: <ol style="list-style-type: none"> A at least 150 metres north-east of the centreline of the Aidanfield Drive intersection with Wigram Road; and B at least 150 metres south-west of the centreline of the Hayton Road intersection with Wigram Road. <p>This shall be completed as a condition of <u>subdivision</u> consent, or if there is no subdivision required, in conjunction with <u>development</u> in the locations that clause (i) relates to as a permitted activity standard.</p> ii. a <u>road</u> formed through the zone that links Wigram Road with Aidanfield Drive, including the formation of a <u>road</u> connection with Aidanfield Drive, located between points (c) and (d) or at point (e) as marked on the <u>Outline Development Plan</u> in Appendix 16.7.4 and described below: <ol style="list-style-type: none"> A the <u>road</u> connection shall be at least 40 metres south-east of the centreline of Wigram Road and its intersection with Aidanfield Drive; and B at least 40 metres north-west of the centreline of the future Glen Arrife Place extension intersection with Aidanfield Drive. <p>This shall be completed as a condition of <u>subdivision</u> consent, or if there is no subdivision required, in conjunction with <u>development</u> in the locations that clause (ii) relates to as a permitted activity standard.</p> iii. a 10 metre corner splay provided at the intersection of Wigram Road and Aidanfield Drive for a future roundabout. 	Non-compliance with Permitted Standard	Roading and access- 16.2.6.3.2
b.	<ol style="list-style-type: none"> i. All intersection improvements and internal roading and footpath works shall be carried out at the cost of the developer or their successor/s in title. 		

16.2.6.2.8 Stormwater management

	Permitted	Restricted discretionary	Matters of discretion

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a.	<p>i. The stormwater disposal system shall be designed to provide detention and attenuation so that flows from the proposed <u>development</u> do not exceed 30 l/s in all storm events up to and including a 50 year level of service.</p> <p>ii. The system shall comprise a first flush treatment and detention basin system with a flow control to the receiving surface water - Dry Stream.</p> <p>iii. The design of the basins shall meet the following requirements:</p> <p style="padding-left: 40px;">A first flush basin with a minimum capacity of 1,600m³ and a minimum of wetted area of 0.20 ha when full.</p> <p style="padding-left: 40px;">B detention basin with a minimum capacity of 8,000m³ and a minimum of wetted area of 0.63 ha when full.</p> <p>iv. The requirements of (i) - (iii) shall be completed as a condition of <u>subdivision</u> consent, or if there is no <u>subdivision</u> required, in conjunction with <u>development</u> in the locations that clauses (i) - (iii) relate to as a permitted activity standard.</p>	Non-compliance with Permitted Standard	Outline Development Plan – 16.2.6.3.1
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16.2.6.3 Matters of discretion- Industrial General Zone (Musgroves)

16.2.6.3.1 Outline development plan

- a. The extent to which development is in accordance with the Outline Development Plan.
- b. The efficiency and effectiveness of the stormwater disposal system in treating stormwater, avoiding discharge of stormwater into contaminated landfill areas of the site, and maintaining adequate ground and surface water quality.
- c. The effectiveness of the stormwater detention basin in mitigating the risk of downstream flooding.

16.2.6.3.2 Roding and access

- a. 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

16.2.7 Rules - Industrial General Zone (North Belfast)

Rules [16.2.7.1 – 16.2.7.3](#) and the North Belfast Outline Development Plan ([Appendix 16.7.5](#)) shall apply to the Industrial General Zone (North Belfast).

16.2.7.1 Activity status tables- Industrial General Zone (North Belfast)

16.2.7.1.1 Permitted activities

The activities listed below are Permitted Activities in the Industrial General Zone (North Belfast) if they comply with both a. and b. below:

- a. All the following Key Structuring Elements on the North Belfast Outline Development Plan ([Appendix 16.7.5](#)):
 - i. Proposed Collector Road

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- ii. Kaputone Creek Esplanade Reserve
- iii. Stormwater Facility Locations
- iv. Swales

Compliance with a Key Structuring Element listed above and as shown on the North Belfast Outline Development Plan in Appendix 16.7.5 is not required if a resource consent (subdivision and/or land use) provides for the same non-compliance with the Key Structural Element on the land proposed for the activity.

- b. Built Form Standards in Rule 16.2.7.2 and Activity Specific Standards set out in this table.

Activity		Activity specific standards
Any change in land use activity specified below, which does not involve any <u>development</u> (refer to RD1, <u>16.2.7.1.3</u> for activity status of any <u>development</u> within the Industrial General Zone (North Belfast).		
P1	<u>Industrial activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the activity and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P2	<u>Warehousing and Distribution Activities</u>	
P3	<u>High Technology Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>High Technology Industrial Activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P4	<u>Service Industry</u>	a. Nil
P5	<u>Trade and Industry Training Facility</u>	a. Nil
P6	<u>Ancillary Retail Activity</u> , unless specified below	Any <u>Ancillary Retail Activity</u> shall: a. occupy no more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser; and b. be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u> ; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P7	<u>Food and Beverage Outlet</u>	a. The maximum <u>gross leasable floor area</u> per tenancy shall be 150m ² . b. The activity shall only operate between the hours of 7am and 7pm.
P8	<u>Trade Supplier</u>	a. Nil
P9	<u>Yard-based Supplier</u>	a. Nil

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Activity		Activity specific standards
P10	<u>Service Station</u>	a. Nil
P11	<u>Second-Hand Goods Outlet</u>	a. Nil
P12	<u>Ancillary Office Activity</u>	Any <u>Ancillary Office Activity</u> shall: <ol style="list-style-type: none"> occupy no more than 500m² or 30% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser; and be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u>; and have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P13	<u>Public Transport Facility</u>	a. Nil
P14	<u>Emergency Service Facilities</u>	a. Nil

16.2.7.1.2 Controlled activities

There are no Controlled activities.

16.2.7.1.3 Restricted discretionary activities

The activities listed below are Restricted Discretionary Activities. RD1 and RD4-RD8 shall also comply with the Built Form Standards set out in [16.2.7.2](#). Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [16.2.7.3](#), [16.6.1](#) and [16.6.2](#) for each standard, as set out in the following table.

	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD1	The erection of new <u>buildings</u> and additions to existing <u>buildings</u> in any part of the <u>Outline Development Plan</u> area defined in Appendix 16.7.5 . Compliance with this rule is not required if resource consent (subdivision and/or land use) already provides for the same non-compliance on the land proposed for the activity.	a. Silent File- 16.2.7.3.5
RD2	Activities P1 – P14 set out in 16.2.7.1.1 which do not comply with one or more of the permitted <u>Key Structuring Elements</u> on the North Belfast <u>Outline Development Plan</u> in Appendix 16.7.5 .	a. Outline Development Plan – 16.2.7.3.1

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	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD3	Activities P1 – P14 set out in 16.2.7.1.1 which do not comply with one or more of the permitted Built Form Standards in 16.2.7.2	<ul style="list-style-type: none"> a. Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1 b. Minimum Building Setback from Road Boundaries – 16.6.1.3 c. Minimum Building setback from the Boundary with a Residential Zone – 16.6.1.4 d. Sunlight and Outlook at Boundary with a Residential Zone – 16.6.1.5 e. Outdoor storage of materials – 16.6.1.6 f. Landscaped Areas– 16.6.1.7 g. Springs – 16.2.7.3.4 h. Pedestrian and cycle routes – 16.2.7.3.6
RD4	Any proposed <u>road</u> into the <u>Outline Development Plan</u> area (defined in Appendix 16.7.5 by 'ODP boundary') from Main North Road (State Highway 1).	<ul style="list-style-type: none"> a. Outline Development Plan – 16.2.7.3.1 b. Additional road access - 16.2.7.3.2
RD5	The erection of a new <u>building</u> and/or additions to an existing <u>building</u> in the following locations: <ul style="list-style-type: none"> 1. Within 30 metres of the <u>boundary</u> of Main North Road 2. Within 50 metres of the <u>boundary</u> of the Northern Arterial designation. 	<ul style="list-style-type: none"> a. Visual Amenity - 16.2.7.3.3
RD6	<u>Gymnasium</u>	<ul style="list-style-type: none"> a. Display of goods, showroom and non-industrial activities - 16.6.2.1 (a)(i) - (iv), (a)(vii) - (xi), (b)(i) - (ii)
RD7	<u>Pre-school</u>	
RD8	<u>Commercial services</u>	

16.2.7.1.4 Discretionary activities

The activities listed below are Discretionary Activities.

Activity	The Council will consider any matters under s104 of the Act including:

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D1	Any activity that does not comply with one or more of the Permitted Activity Specific Standards in Rule 16.2.7.1.1 for Activities P1, P2, P3, P6, P7 and P12.	a. Display of Goods, Showroom and Non-industrial Activities -16.6.2.1
D2	<u>Parking Lots</u> and <u>Parking Buildings</u> .	a. Parking Lots and Parking Buildings – 16.6.2.3
D3	Any Activity not provided for as Permitted, Restricted Discretionary, or Non-complying Activity.	

16.2.7.1.5 Non-complying activities

The activities listed below are Non-Complying activities.

	Activity
NC1	Any activity which results in the daily average sewage flow from a site exceeding 0.09L/s/ha.
NC2	Any <u>site access</u> directly onto Main North Road, or the Northern Arterial.

16.2.7.1.6 Prohibited activities

There are no Prohibited activities.

16.2.7.2 Built form standards- Industrial General Zone (North Belfast)

16.2.7.2.1 Maximum height for buildings and fences or screening structures

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	Buildings- all areas	11 metres	Greater than 11 metres	Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1
b.	Fencing and Screening Structures located between any <u>building</u> and the <u>road boundary</u> .	1.2 metres, or 2 metres where the whole of the structure is at least 50% visually transparent – refer to Figure 16.1 below Rule 16.2.3.1	Greater than 1.2 metres, or the structure is greater than 1.2 metres where the whole of the structure is less than 50% visually transparent, or greater than 2 metres where the whole of the structure is at least 50% visually transparent. Refer to Figure 16.1 below Rule 16.2.3.1	

16.2.7.2.2 Minimum building setback from road boundaries

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	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	Northern Arterial designation	15 metres	Less than 15 metres	Minimum Building Setback from Road Boundaries – 16.6.1.3
b.	Main North Road	10 metres	Less than 10 metres	
c.	Any other <u>road frontage</u>	Refer to Rule 16.2.3.2		

16.2.7.2.3 Minimum building setback from the boundary with a residential zone, Belfast cemetery and an esplanade reserve or strip

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	<u>Boundary</u> with a Residential zone	15 metres	Less than 15 metres	Minimum Building setback from the boundary with a Residential Zone– 16.6.1.4
b.	<u>Boundary</u> with 'Belfast cemetery' or 'Future area for Cemetery purposes' as defined on the <u>Outline Development Plan</u> in Appendix 16.7.5.i.	15 metres	Less than 15 metres	
b.	Boundaries with an <u>esplanade reserve</u> or strip	6 metres	Less than 6 metres	

16.2.7.2.4 Minimum building setback from springs

	Permitted	Restricted discretionary	Matters of discretion
a.	20 metres from any spring within the area defined on the <u>Outline Development Plan</u> by 'North Belfast <u>Outline Development Plan</u> Boundary' in Appendix 16.7.5.ii	Less than 20 metres from any spring within the area defined on the Outline Development Plan as 'North Belfast Outline Development Plan Boundary' in Appendix 16.7.5.ii	Springs – 16.2.7.3.4

16.2.7.2.5 Sunlight and outlook at boundary with a residential zone

Rule [16.2.3.4](#) shall apply to the Industrial General Zone (North Belfast).

16.2.7.2.6 Outdoor storage of materials

Rule [16.2.3.5](#) shall apply to the Industrial General Zone (North Belfast).

16.2.7.2.7 Landscaped areas

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	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	<u>Sites adjoining</u> 'Belfast cemetery' and 'Future area for cemetery purposes' as defined on the <u>Outline Development Plan</u> in Appendix 16.7.5i , or a Residential zone	<p>a. <u>Sites adjoining</u> 'Belfast cemetery' or 'Future area for cemetery purposes' as defined on the <u>Outline Development Plan</u> in Appendix 16.7.5i, or a Residential zone shall have a Landscaping Strip with a minimum width of 8 metres along that <u>boundary</u> with the 'Belfast cemetery', 'Future area for cemetery purposes' and Residential zone.</p> <p>b. All <u>landscaping</u>/trees required under (a) shall be in accordance with the provisions in Appendix 16.7.1.</p> <p>c. The requirements of clause (a) shall be completed as a condition of <u>subdivision</u> consent, or if there is no subdivision required, in conjunction with <u>development</u> in the locations that clause (a) relates to as a permitted activity standard.</p>	Non-compliance with Permitted Activity Standard	Landscaped Areas – 16.6.1.7 Outline development plan- 16.2.7.3.1
b.	<u>Setback</u> from the outer edge of <u>Esplanade Reserves</u>	<p>a. Any <u>site</u> that adjoins an <u>Esplanade Reserve</u> shall have a Landscaping Strip with a minimum width of 3 metres along the <u>allotment boundary</u> with the <u>Esplanade Reserve</u>.</p> <p>b. All landscaping / trees required under (a) shall be in accordance with the provisions in Appendix 16.7.1.</p> <p>c. The requirements of clause (a) shall be completed as a condition of <u>subdivision</u> consent, or if there is no subdivision required, in conjunction with <u>development</u> in the locations that clause (a) relates to as a permitted activity standard.</p>		
c.	All other areas	Rule 16.2.3.6 shall apply to the Industrial General Zone (North Belfast).		

16.2.7.2.8 Pedestrian and cycle routes

	Permitted	Restricted discretionary	Matters of discretion
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a.	Any <u>development</u> within the <u>Outline Development Plan</u> area (Defined by 'North Belfast ODP boundary' in Appendix 16.7.5) shall not inhibit the provision of public <u>access ways</u> through the <u>Outline Development Plan</u> area as defined on the <u>Outline Development Plan</u> as 'Pedestrian and cycle routes' (Appendix 16.7.5) and connections with the surrounding area (defined on the <u>Outline Development Plan</u> as 'Key Cyclist and Pedestrian Connection Points' in Appendix 16.7.5).	Non-compliance with Permitted Standard	Pedestrian and Cycle Routes - 16.2.7.3.6
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16.2.7.2.9 Archaeological Risk Areas - Advice note

Any development within an Archaeological Risk Area identified on the Outline Development Plan has the potential to modify, damage or destroy an archaeological site and an Archaeological Authority under the provisions of the Historic Places Act 1993 may be required from the New Zealand Historic Places Trust (NZHPT). You are advised to contact the NZHPT for more information.

16.2.7.3 Matters of discretion- Industrial General Zone (North Belfast)

16.2.7.3.1 Outline development plan

- The extent to which development is in accordance with the Outline Development Plan.
- 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.
- The adequacy of landscape buffers in terms of size, design and location to protect the amenity values of adjoining and nearby residential zones and Belfast Cemetery, and to improve visual amenity for those within and outside the area.
- The extent to which adequate landscaping and planting areas are provided and designed to maintain or enhance the visual amenity and ecological values of the margins of the Kaputone Stream.
- The extent to which landscaping of the Kaputone Stream margins can contribute to the enhancement of Ngāi Tahu/manawhenua freshwater values.
- The degree to which stormwater retention basins and swales are located so as to provide an effective buffer between activities.
- The extent to which stormwater areas and open space areas are co-located so as to maximise recreational and amenity opportunities.

16.2.7.3.2 Additional road access

- 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.

16.2.7.3.3 Visual amenity

The extent to which the proposed:

- building materials, colours, and reflectivity;
- landscaping style and design;
- signage;
- outdoor storage;

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- e. car parking

will maintain and enhance visual amenity as viewed from Main North Road (State Highway 1) and the proposed Northern Arterial motorway.

16.2.7.3.4 Springs

- a. The extent to which springs within the Outline Development Plan area are protected, maintained and enhanced with a suitable buffer.
- b. The degree to which springs in the Outline Development Plan area are affected by development and any measures proposed to mitigate the effects.
- c. The effects on ecological, cultural and amenity values associated with the springs.
- d. The extent to which development is consistent with the Mahaanui Iwi Management Plan.
- e. The extent to which enhancements address any adverse effects on the springs.
- f. The extent to which the natural flowpath of water from the spring head can be protected through development and the degree to which any proposed management of the flowpath has regard to the natural flowpath in its design.

16.2.7.3.5 Silent File

- a. Whether a Cultural Impact Assessment has been undertaken that demonstrates that a development will not adversely affect Wāhi Tapu me Wahi Taonga.
- b. The extent to which the Runanga have been consulted on the proposal and are satisfied that any effects on Wāhi Tapu me Wahi Taonga are mitigated.

16.2.7.3.6 Pedestrian and cycle routes

- a. The degree to which safe and efficient pedestrian and cycle access is provided for through the site, enables connections with the wider transport network, and is integrated with stormwater basins and/or open space.

16.2.8 Rules - Industrial General Zone (Stanleys Road)

Rules [16.2.8.1 – 16.2.8.3](#) and the Outline Development Plan ([Appendix 16.7.9](#)) shall apply to the Industrial General Zone (Stanleys Road).

16.2.8.1 Activity status tables- Industrial General Zone (Stanleys Road)

16.2.8.1.1 Permitted activities

The activities listed below are Permitted Activities in the Industrial General Zone (Stanleys Road) if they comply with both a. and b. below:

- a. All the Key Structuring Elements on the Outline Development Plan for Stanleys Road ([Appendix 16.7.9](#)):
 - i. Main Access Point
 - ii. Public Shared Walk and Cycle Connection.

Compliance with a Key Structuring Element listed above and as shown on the Stanleys Road Outline Development Plan ([Appendix 16.7.9](#)) is not required if a resource consent (subdivision and/or land use) provides for the same non-compliance with the Key Structural Element on the land proposed for the activity.

- b. Built Form Standards in Rule [16.2.8.2](#) and Activity Specific Standards set out in the following table.

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Activity		Activity specific standards
Any new <u>building</u> , alteration or addition to an existing <u>building</u> or a <u>Relocatable building</u> or <u>Relocation of a building</u> for any of the following activities:		
P1	<u>Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the activity and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P2	<u>Warehousing and Distribution Activities</u>	
P3	<u>High Technology Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>High technology Industrial Activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P4	<u>Service Industry</u>	a. Nil
P5	<u>Trade and Industry Training Facility</u>	a. Nil
P6	<u>Ancillary Retail Activity</u> unless specified below	Any <u>ancillary retail activity</u> shall: a. occupy no more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser; and b. be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u> ; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P7	<u>Food and Beverage Outlet</u>	a. The maximum <u>gross leasable floor area</u> per tenancy shall be 150m ² . b. The activity shall only operate between the hours of 7am and 7pm.
P8	<u>Trade Supplier</u>	a. Nil
P9	<u>Yard-based Supplier</u>	a. Nil
P10	<u>Service Station</u>	a. Nil
P11	<u>Second-Hand Goods Outlet</u>	a. Nil

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Activity		Activity specific standards
P12	Ancillary Office Activity	Any <u>Ancillary Office Activity</u> shall: <ol style="list-style-type: none"> Occupy no more than 500m² or 30% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> or within the adjacent Industrial Park zone (Tait Campus), whichever is the lesser; and be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u>; and have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P13	Public Transport Facility	<ol style="list-style-type: none"> Nil
P14	Emergency Service Facilities	<ol style="list-style-type: none"> Nil

16.2.8.1.2 Controlled activities

There are no Controlled activities.

16.2.8.1.3 Restricted discretionary activities

The activities listed below are Restricted Discretionary Activities. RD3 to RD5 shall also comply with the Built Form Standards set out in [16.2.8.2](#). Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [16.2.8.3](#), [16.6.1](#) and [16.6.2](#) for each standard, as set out in the following table.

	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD1	Activities P1 – P14 set out in 16.2.8.1.1 which do not comply with one or more of the permitted Key Structuring Elements on the <u>Outline Development Plan</u> for Stanleys Road in Appendix 16.7.9 .	<ol style="list-style-type: none"> Outline Development Plan – 16.2.8.3.1 Roading and Access- 16.2.8.3.3

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	Activity	The Council's discretion shall be limited to the following matters:
RD2	Activities P1 – P14 set out in 16.2.8.1.1 which do not comply with one or more of the permitted Built Form Standards in 16.2.8.2 .	<ul style="list-style-type: none"> a. Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1 b. Minimum Building Setback from Road Boundaries – 16.6.1.3 c. Minimum Building setback from the boundary with a Residential Zone – 16.6.1.4 d. Sunlight and Outlook at Boundary with a Residential Zone – 16.6.1.5 e. Outdoor storage of materials – 16.6.1.6 f. Landscaped Areas– 16.6.1.7 g. Stormwater management – 16.2.8.3.2 h. Roading and Access- 16.2.8.3.3
RD3	<p>The creation of any <u>surface water management structure</u> within 3 kilometres of the outer edge of the runways at Christchurch International Airport.</p> <p>Compliance with Rule RD3, 16.2.8.1.3 is not required if a resource consent (Subdivision and/or land use) provides for the same non-compliance on the site proposed for the activity.</p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited.</p>	<ul style="list-style-type: none"> a. Surface water management structures and Birdstrike Risk – 16.6.1.9
RD4	<u>Gymnasium</u>	<ul style="list-style-type: none"> a. Display of goods, showroom and non-industrial activities - 16.6.2.1 (a)(i) - (iv), (a)(vii) - (xi), (b)(i) - (ii)
RD5	<u>Commercial services</u>	

16.2.8.1.4 Discretionary activities

The activities listed below are Discretionary Activities.

Activity	The Council will consider any matters under s104 of the Act including:
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D1	Any Activity that does not comply with one or more of the Permitted Activity Specific Standards in Rule 16.2.8.1.1 for Activities P1, P2, P3, P6, P7 and P12.	a. Display of Goods, Showroom and Non-industrial Activities -16.6.2.1
D2	<u>Parking Lots</u> and <u>Parking Buildings</u>	a. Parking Lots and Parking Buildings – 16.6.2.2
D3	Any Activity not provided for as a Permitted, Restricted Discretionary or Non-Complying Activity.	

16.2.8.1.5 Non-complying activities

The activities listed below are Non-complying activities:

	Activity
NC1	<u>Sensitive activity</u> inside the air noise contour (50 dBA Ldn) as defined on the Planning maps.

16.2.8.1.6 Prohibited activities

There are no Prohibited activities.

16.2.8.2 Built form standards- Industrial General Zone (Stanleys Road)

16.2.8.2.1 Maximum height of a building and fencing or screening structure

Rule 16.2.3.1 shall apply to the Industrial General Zone (Stanleys Road).

16.2.8.2.2 Minimum building setback from road boundaries

Rule 16.2.3.2 shall apply to the Industrial General Zone (Stanleys Road).

16.2.8.2.3 Outdoor storage of materials

Rule 16.3.3.5 shall apply to the Industrial General Zone (Stanleys Road).

16.2.8.2.4 Landscaped areas

In addition to the landscaping requirements in Rule 16.2.3.6, the following rule shall also apply:

	Permitted	Restricted discretionary	Matters of discretion
a.	The existing planting along the northern <u>boundary</u> of the Industrial General Zone (Stanleys Road) is to be retained until 31 December 2016.	Non-compliance with Permitted Activity Standard	Landscaped Areas – 16.6.1.7

Note 1: Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater. The stormwater facilities, which support multiple values such as stormwater retention, water quality treatment, biodiversity enhancement, Ngāi Tahu/ manawhenua values and landscape amenity, should be incorporated into Landscaped Areas, where practicable, to achieve effective stormwater management and the protection of groundwater in an

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integrated manner.

16.2.8.2.5 Stormwater management

	Permitted	Restricted discretionary	Matters of discretion
a.	All stormwater arising from <u>development</u> of the Zone shall be treated and retained within the area defined on the <u>Outline Development Plan</u> in Appendix 16.7.9 as 'General Industrial Zone' 6 Stanleys Road.	Non-compliance with Permitted Activity Standard	Stormwater management- 16.2.8.3.2

16.2.8.2.6 Roading and access

	Permitted	Restricted discretionary	Matters of discretion
a.	A footpath along the <u>road frontage</u> of 6 Stanleys Road shall be completed as a condition of <u>subdivision</u> consent, or if there is no subdivision required, in conjunction with the first <u>development</u> within the Industrial General zone (Stanleys Road) as a permitted activity standard.	Non-compliance with Permitted Activity Standard	Roading and Access- 16.2.8.3.3

16.2.8.3 Matters of discretion

16.2.8.3.1 Outline Development Plan

- The extent to which development is in accordance with the Outline Development Plan.
- 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 the amenity values of adjoining zones and the safety and efficiency of the transport network.
- 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.
- The extent to which road connections ensure safe and efficient traffic circulation within the site.

16.2.8.3.2 Stormwater management

- The effectiveness of the design, construction and operation of stormwater facilities in managing stormwater on-site including retention and treatment.
- The ability for the stormwater system to be adequately maintained, particularly if it remains in private ownership.
- The extent to which treatment and disposal methods conform to the Council's guidelines for stormwater management systems.
- 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.

16.2.8.3.3 Roading and access

- a. The degree to which safe and efficient pedestrian and cycle access is provided with the adjoining area and transport networks.

16.2.9 Rules - Industrial General Zone (Trents Road)

Rules 16.2.9.1 – 16.2.9.3 and the Trents Road Outline Development Plan (Appendix 16.7.6) shall apply to the Industrial General Zone (Trents Road).

16.2.9.1 Activity status tables- Industrial General Zone (Trents Road)

16.2.9.1.1 Permitted activities

The activities listed below are Permitted Activities in the Industrial General Zone (Trents Road) if they comply with both a. and b. below:

- a. All the following Key Structuring Elements on the Trents Road Outline Development Plan (Appendix 16.7.6):
- i. Internal Roading/ Accessway Layout
 - ii. Pedestrian Access.

Compliance with a Key Structuring Element listed above and as shown on the Trents Road Outline Development Plan (Appendix 16.7.6) is not required if a resource consent (subdivision and/or land use) provides for the same non-compliance with the Key Structural Element on the land proposed for the activity.

- b. Built Form Standards in Rule 16.2.9.2 and Activity Specific Standards set out in this table.

Activity		Activity specific standards
Any new <u>building</u> , alteration or addition to an existing <u>building</u> or a <u>Relocatable building</u> or <u>Relocation of a building</u> for any of the following activities:		
P1	<u>Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the activity and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P2	<u>Warehousing and Distributuion Activities</u>	
P3	<u>High Technology Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>High Technology Industrial Activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P4	<u>Service Industry</u>	a. Nil
P5	<u>Trade and Industry Training Facility</u>	a. Nil

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Activity		Activity specific standards
P6	<u>Ancillary Retail Activity, unless specified below</u>	Any <u>Ancillary Retail Activity</u> shall: <ol style="list-style-type: none"> occupy no more than 250m² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser; and be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u>; and have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P7	<u>Food and Beverage Outlet</u>	<ol style="list-style-type: none"> The maximum <u>gross leasable floor area</u> per tenancy shall be 150m². The activity shall only operate between the hours of 7am and 7pm.
P8	<u>Trade Supplier</u>	<ol style="list-style-type: none"> Nil
P9	<u>Yard-based Supplier</u>	<ol style="list-style-type: none"> Nil
P10	<u>Service Station</u>	<ol style="list-style-type: none"> Nil
P11	<u>Second-Hand Goods Outlet</u>	<ol style="list-style-type: none"> Nil
P12	<u>Ancillary Office Activity</u>	Any <u>Ancillary Office Activity</u> shall: <ol style="list-style-type: none"> occupy no more than 500m² or 30% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser; and be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u>; and have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P13	<u>Public Transport Facility</u>	<ol style="list-style-type: none"> Nil
P14	<u>Emergency Service Facilities</u>	<ol style="list-style-type: none"> Nil

16.2.9.1.2 Controlled activities

There are no Controlled activities.

16.2.9.1.3 Restricted discretionary activities

The activities listed below are Restricted Discretionary Activities. RD3 – RD5 shall also comply with the Built Form Standards

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set out in [16.2.9.2](#).

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [16.2.9.3](#), [16.6.1](#) and [16.6.2](#) for each standard, as set out in the following table.

	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD1	Activities P1 – P14 set out in 16.2.9.1.1 which do not comply with one or more of the permitted Key Structuring Elements on the Trens Road <u>Outline Development Plan</u> in Appendix 16.7.6 .	a. Outline Development Plan – 16.2.9.3.1
RD2	Activities P1 – P14 set out in 16.2.9.1.1 which do not comply with one or more of the permitted Built Form Standards in 16.2.9.2 .	a. Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1 b. Maximum Building Coverage of a Site – 16.6.1.2 c. Minimum Building Setback from Road Boundaries – 16.6.1.3 d. Minimum Building setback from the Boundary with a Residential Zone – 16.6.1.4 e. Sunlight and Outlook at Boundary with a Residential Zone – 16.6.1.5 f. Outdoor storage of materials – 16.6.1.6 g. Landscaped Areas and amenity – 16.6.1.7 h. Outline Development Plan - 16.2.9.3.1 i. Stormwater management – 16.2.9.3.3 j. Roading and access – 16.2.9.3.4
RD3	New <u>buildings</u> or additions to <u>buildings</u> over 500m ² in <u>gross floor area</u> or that have a continuous <u>building</u> length of greater than 20 metres, and face directly onto the Suburban Residential Zone or any <u>road boundary</u> .	a. Design and Visual Amenity – 16.2.9.3.2
RD4	<u>Gymnasium</u>	a. Display of goods, showroom and non-industrial activities - 16.6.2.1 (a)(i) - (iv), (a)(vii) - (xi), (b)(i) - (ii)
RD5	<u>Commercial services</u>	

16.2.9.1.4 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 on or more of the Permitted Activity Specific Standards in Rule 16.2.9.1.1 for Activities P1, P2, P3, P6, P7 and P12.	a. Display of Goods, Showroom and Non-industrial Activities -16.6.2.1
D2	<u>Parking Lots</u> and <u>Parking Buildings</u> .	a. Parking Lots and Parking Buildings – 16.6.2.2
D3	Any Activity not provided for as a Permitted, Restricted Discretionary or Non-Complying Activity.	
D4	Any Activity not complying with Rules 16.2.9.2.8 (noise mitigation).	

16.2.9.1.5 Non-complying activities

The activities listed below a Non-complying activities:

	Activity
NC1	<u>Sensitive activity</u> inside the air noise contour (50 dBA Ldn) as defined on the Planning maps.

16.2.9.1.6 Prohibited activities

There are no Prohibited activities.

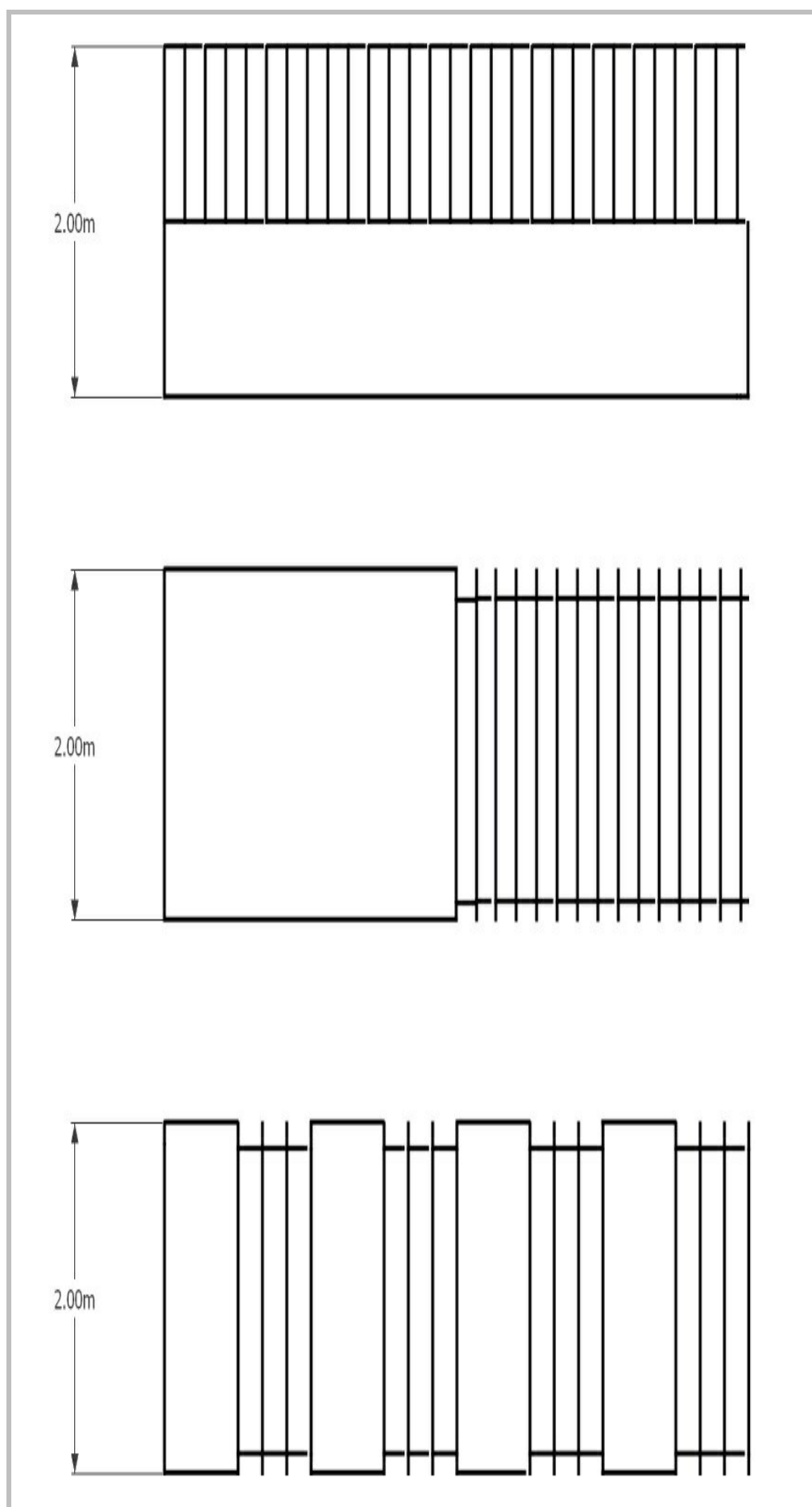
16.2.9.2 Built form standards- Industrial General Zone (Trents Road)

16.2.9.2.1 Maximum height for buildings and fences or screening structures

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	<u>Ancillary Retail, Ancillary Office Activities, Commercial Services or Gymnasium</u> between 10m and 15 metres from the <u>boundary</u> with the Suburban Residential Zone <u>boundary</u> .	10 metres	Greater than 10 metres	Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1

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	Applicable to	Permitted	Restricted discretionary	Matters of discretion
b.	All other activities	12 metres	Greater than 12 metres	
c.	Fencing and Screening Structures located between any <u>building</u> and the <u>road boundary</u> .	1.2 metres, or 2 metres where the whole of the structure is at least 50% visually transparent – refer to Figure 16.1 below.	Greater than 1.2 metres, or the structure is greater than 1.2 metres where the whole of the structure is less than 50% visually transparent or, greater than 2 metres where the whole of the structure 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 2nd section of the last diagram).

16.2.9.2.2 Maximum building coverage of a site

	Permitted	Restricted discretionary	Matters of discretion
a.	50%	Greater than 50%	Maximum Building coverage of a site – 16.6.1.2

16.2.9.2.3 Minimum building setback from road boundaries

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	For <u>sites</u> fronting Trens Road, as specified on the <u>Outline Development Plan</u> in Appendix 16.7.6 (refer to 'Building Setbacks').	10 metres	Less than 10 metres	Minimum Building setback from road boundaries – 16.6.1.3
b.	All other areas within the area subject to the <u>Outline Development Plan</u> in Appendix 16.7.6 .	As for Permitted activities in 16.2.3.2		

16.2.9.2.4 Minimum building setback from the boundary with adjoining zones

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	Any <u>site</u> <u>adjoining</u> the north eastern <u>boundary</u> of the Zone, as specified on the <u>Outline Development Plan</u> in Appendix 16.7.6 (refer to 'Building Setbacks').	15 metres	Less than 15 metres	Minimum Building setback from the boundary with a Residential Zone - 16.6.1.4
b.	Any <u>sites</u> <u>adjoining</u> the south-eastern <u>boundary</u>	20 metres	Less than 20 metres	
c.	<u>Industrial activity</u> on <u>sites</u> <u>adjoining</u> a Residential Zone as specified on the <u>Outline Development Plan</u> in Appendix 16.7.6 (refer to 'Building Setback exemption').	25 metres	Less than 25 metres	

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d.	<u>Ancillary Retail, Ancillary Office Activities, Commercial Services and Gymnasium on sites adjoining a Residential zone.</u>	10 metres	Less than 10 metres
e.	<u>Setback</u> from other internal boundaries of the <u>Outline Development Plan</u> area as specified on the <u>Outline Development Plan</u> in Appendix 16.7.6 (refer to <u>Building Setbacks</u>).	6 metres	Less than 6 metres

16.2.9.2.5 Sunlight and outlook at boundary with a residential zone

Rule [16.2.3.4](#) shall apply to the Industrial General Zone (Trents Road).

16.2.9.2.6 Outdoor storage of materials

Rule [16.2.3.5](#) shall apply to the Industrial General Zone (Trents Road).

16.2.9.2.7 Landscaped areas and amenity

In addition to the landscaping requirements in Rule [16.2.3.6](#), the following rules shall also apply:

	Permitted	Restricted discretionary	Matters of discretion
a.	A minimum of 10% of the <u>site</u> shall be set aside as a Landscaped Area.	Non-compliance with Permitted Standard	Landscaped Areas – 16.6.1.7 Outline development plan- 16.2.9.3.1
b.	A landscaping strip shall be provided along the following boundaries with a minimum width as prescribed below and on the <u>Outline Development Plan</u> in Appendix 16.7.6 : <ul style="list-style-type: none"> i. north-eastern <u>boundary</u> with the Suburban Residential Zone and Selwyn District: 10 metres; ii. south-eastern <u>boundary</u> with Selwyn District: 15 metres; iii. either side of the northern access to the Zone: 2 metres; iv. along the remaining Zone <u>boundary</u>, except <u>vehicle crossings</u>: 5 metres; v. along the <u>frontages</u> of all internal <u>roads</u> within the <u>site</u> open to the public, whether vested in the <u>Council</u> or not, except <u>vehicle crossings</u>: 1.5 metres. 		
c.	Any fence provided along that part of the Zone <u>boundary</u> which adjoins Selwyn District (as shown on the <u>Outline Development Plan</u> in Appendix 16.7.6 as 'Post and Wire Fencing requirement') shall be a post and wire fence, except across <u>vehicle crossings</u> .		

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	Permitted	Restricted discretionary	Matters of discretion
d.	Planting of trees and shrubs within the landscaping strips shall be in accordance with the <u>Outline Development Plan</u> in Appendix 16.7.6 .		
e.	All <u>landscaping</u> required under Rule 16.2.9.2.7 shall be completed as a condition of subdivision consent, or if there is no <u>subdivision</u> required, in conjunction with <u>development</u> in the locations that Rule 16.2.9.2.7 relates to as a permitted activity standard.		
f.	Existing vegetation as marked on the <u>Outline Development Plan</u> in Appendix 16.7.6 as 'Existing vegetation to be retained' shall be maintained.		

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

16.2.9.2.8 Noise mitigation

	Permitted	Non-complying
a.	<p>A fence with a minimum height of 1.8 metres shall be established and maintained along that part of the zone <u>boundary</u> which adjoins the Suburban Residential Zone (as shown on the <u>Outline Development Plan</u> in Appendix 16.7.6 as 'Noise Control Fencing requirement'). The fence shall be constructed from solid surface materials with a minimum surface mass of 10kg/m², built and maintained free of gaps (including under the fence), cracks or holes.</p> <p>This shall be completed prior to a Code of Compliance being issued under the Building Act for any <u>development</u> within 30 metres of the <u>boundary</u> of the <u>adjoining</u> Suburban Residential Zone.</p>	Non-compliance with Permitted Standard

16.2.9.2.9 Stormwater management

	Permitted	Restricted discretionary	Matters of discretion
a.	All stormwater shall be treated and discharged to ground within the Zone unless specified below.	Non-compliance with Permitted Standard	Stormwater management – 16.2.9.3.3
b.	There shall be no discharge to surface water from the zone for all events up to the critical duration 2% <u>annual exceedance probability</u> event.		

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	Permitted	Restricted discretionary	Matters of discretion
c.	<p>Where the stormwater treatment and discharge system is to be vested in <u>Council</u>, the following requirements are to be met:</p> <ul style="list-style-type: none"> i. the first 25mm of runoff from <u>roads</u> and hardstanding areas shall be treated in accordance with the <u>Council's</u> Infrastructure Design Standard; and ii. designs are to conform to the relevant <u>Council</u> guidelines for stormwater management systems. 		

16.2.9.2.10 Roding and access

	Permitted	Restricted discretionary	Matters of discretion
a.	<p><u>Road</u> connections</p> <ul style="list-style-type: none"> i. The southern most <u>road</u> connection with Trents Road as marked on the <u>Outline Development Plan</u> in Appendix 16.7.6 shall be completed as a condition of subdivision consent, or if there is no <u>subdivision</u> required, in conjunction with any <u>development</u> within the <u>Outline Development Plan</u> area as a permitted activity standard. ii. Access to the Zone from Trents Road shall be limited to two vehicle access points as defined on the <u>Outline Development Plan</u> in Appendix 16.7.6, comprising: <ul style="list-style-type: none"> A a northern <u>road</u> connection to the zone designated and with signage to limit its use to vehicles entering the zone (as shown on the <u>outline development plan</u> in Appendix 16.7.6); B a southern <u>road</u> connection to the zone designed and with signage to limit its use to vehicles exiting the zone (as shown on the <u>outline development plan</u> in Appendix 16.7.6). iii. One <u>road</u> connection shall be provided from Main South Road and shall be designed to restrict the use of the access to light vehicles. iv. The <u>road</u> connection from Main South Road shall be designed and signage displayed to restrict <u>vehicle movements</u> to left entry into the zone and left exit out of the zone as shown on the <u>Outline Development Plan</u> in Appendix 16.7.6. 	Non-compliance with Permitted Standard	Roding access – 16.2.9.3.4

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	Permitted	Restricted discretionary	Matters of discretion
b.	<p>Internal <u>road</u> within the zone</p> <p>i. The internal <u>road</u> within the zone as shown on the <u>Outline Development Plan</u> in Appendix 16.7.6 as 'Internal Roding/<u>access way</u> layout', including a footpath along one side of the internal <u>road</u>, shall be completed as a condition of subdivision consent, or if there is no <u>subdivision</u> required, in conjunction with any <u>development</u> within the <u>Outline Development Plan</u> area as a permitted activity standard.</p>		

16.2.9.3 Matters of discretion- Industrial General Zone (Trents Road)

16.2.9.3.1 Outline Development Plan

- The extent to which development is in accordance with the Outline Development Plan.
- The extent to which the planting (species and density) will maintain an attractive green edge to the adjoining residential and rural areas.

16.2.9.3.2 Design and visual amenity

- The design of elevations facing the external and internal road network, including architectural features and details, use of colour and building materials.
- The extent to which design features and the architectural treatment of the building contribute towards reducing the scale of the proposed buildings.
- The extent to which the proposed buildings relate to the context in terms of scale, building form and design.
- The extent to which tree planting, including species, height and quality mitigates adverse visual effects and the scale of buildings on adjoining sites.
- The extent to which any signage on buildings is integrated with a building's architectural details and avoids being overly dominant or visually obtrusive.
- The extent to which showrooms, offices and areas for display of goods are positioned to maximise visual interest.

16.2.9.3.3 Stormwater management

- The effectiveness of the design, construction and operation of stormwater facilities in managing stormwater on-site including retention and treatment.
- The ability for the stormwater system to be adequately maintained, particularly if it remains in private ownership.
- The extent to which treatment and disposal methods conform to the Council's guidelines for stormwater management systems.
- 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.

16.2.9.3.4 Roding and access

- 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.

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- 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 degree to which safe and efficient pedestrian access is provided through the site.

16.3 Rules - Industrial Heavy Zone

16.3.1 How to use the rules

- 16.3.1.1 The rules that apply to activities in the Industrial Heavy Zone (outside those areas listed in [16.3.1.2](#)) are contained in:
- a. The Activity Status Tables (including Activity Specific Standards) in Rule [16.3.2](#); and
 - b. Built Form Standards in [16.3.3](#).
- 16.3.1.2 The rules that apply to activities within the following specific areas of the Industrial Heavy Zone are contained in the Activity Status Tables particular to the Outline Development Plan area and Rules [16.3.4 - 16.3.5](#):
- a. Sir James Wattie Drive (Rule [16.3.4](#), [Appendix 16.7.7](#)) – land between Sir James Wattie Drive and Marshs Road, east of Shands Road
 - b. South West Hornby (Rule [16.3.5](#), [Appendix 16.7.8](#)) – land between Main South Road and Shands Road, north of Marshs Road.
- 16.3.1.3 The Activity Status Tables and Standards in the following Chapters also apply to activities in all areas of the Industrial Heavy Zone (where relevant):
- | | |
|----|---|
| 5 | Natural Hazards; |
| 6 | General Rules and Procedures |
| 7 | Transport; |
| 8 | Subdivision, Development and Earthworks; |
| 9 | Heritage and Natural Environment; |
| 11 | Utilities, Energy and Infrastructure; and |
| 12 | Hazardous Substances and Contaminated Land. |

16.3.2 Activity status tables - Industrial Heavy Zone

16.3.2.1 Permitted activities

used to mark stage 1 OLD stage 1 text that will be copied to show stage 2 changes

In the Industrial Heavy Zone (other than the areas identified in [16.3.1.2](#)) the activities listed below shall comply with any Activity Specific Standards set out in this table and Built Form Standards in Rule [16.3.3](#).

Activities may also be Restricted Discretionary, Discretionary or Non-complying as specified in Rules [16.3.2.3 – 16.3.2.5](#) below.

Activity	Activity specific standards
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Any new <u>building</u> , alteration or addition to an existing <u>building</u> or a <u>Relocatable building</u> or <u>Relocation of a building</u> for any of the following activities:		
P1	<u>Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the activity and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P2	<u>Warehousing and Distribution Activities</u>	
P3	<u>High Technology Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>High Technology Industrial Activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P4	<u>Service Industry</u>	a. Nil
P5	<u>Trade and Industry Training Facility</u>	a. Nil
P6	<u>Ancillary Retail Activity</u> , unless specified below	Any <u>Ancillary Retail Activity</u> shall: a. occupy no more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser; and b. be located at the front of <u>building</u> facing the street, except on <u>rear sites</u> ; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P7	<u>Food and Beverage Outlet</u>	a. The maximum <u>gross leasable floor area</u> per tenancy shall be 150m ² . b. The activity shall only operate between the hours of 7am and 7pm.
P8	<u>Service Station</u>	a. Nil
P9	<u>Ancillary Office Activity</u>	Any <u>Ancillary Office Activity</u> shall: a. occupy no more than 500m ² or 30% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser; and b. be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u> ; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P10	<u>Public Transport Facility</u>	a. Nil
P11	<u>Emergency Service Facilities</u>	a. Nil

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Activity		Activity specific standards
P12	<u>Buildings and fences within 12 metres of the centre line of a National Grid Transmission Line</u>	<p>a. An <u>accessory building</u> for a <u>sensitive activity</u> shall be under 2.5 metres high and less than 10m² in area</p> <p>b. <u>Building</u> alterations and additions to an existing <u>building</u> for a <u>sensitive activity</u> shall be under the height and within the footprint of the existing <u>building</u>.</p> <p>c. All <u>buildings</u> and structures shall have a minimum vertical clearance of 10 metres below the lowest point of the transmission line conductor (wire).</p>

Note for P12: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

In the Industrial Heavy Zone (other than the areas identified in [16.3.1.2](#)) the activities listed below shall comply with any Activity Specific Standards set out in this table and Built Form Standards in Rules [16.3.3](#) and [16.8](#).

Activities may also be Restricted Discretionary, Discretionary or Non-complying as specified in Rules [16.3.2.3 – 16.3.2.5](#) below.

Activity		Activity specific standards
Any new <u>building</u> , alteration or addition to an existing <u>building</u> or a <u>Relocatable building</u> or <u>Relocation of a building</u> for any of the following activities:		
P1	<u>Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the activity and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P2	<u>Warehousing and Distribution Activities</u>	
P3	<u>High Technology Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>High Technology Industrial Activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P4	<u>Service Industry</u>	a. Nil
P5	<u>Trade and Industry Training Facility</u>	a. Nil
P6	<u>Ancillary Retail Activity</u> , unless specified below	<p>Any <u>Ancillary Retail Activity</u> shall:</p> <p>a. occupy no more than 250m² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser; and</p> <p>b. be located at the front of <u>building</u> facing the street, except on <u>rear sites</u>; and</p> <p>c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.</p>

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Activity		Activity specific standards
P7	<u>Food and Beverage Outlet</u>	<ul style="list-style-type: none"> a. The maximum <u>gross leasable floor area</u> per tenancy shall be 150m². b. The activity shall only operate between the hours of 7am and 7pm.
P8	<u>Service Station</u>	<ul style="list-style-type: none"> a. Nil
P9	<u>Ancillary Office Activity</u>	<p>Any <u>Ancillary Office Activity</u> shall:</p> <ul style="list-style-type: none"> a. occupy no more than 500m² or 30% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser; and b. be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u>; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P10	<u>Public Transport Facility</u>	<ul style="list-style-type: none"> a. Nil
P11	<u>Emergency Service Facilities</u>	<ul style="list-style-type: none"> a. Nil
P12	<u>Buildings</u> and fences within 12 metres of the centre line of a National Grid Transmission Line	<ul style="list-style-type: none"> a. An <u>accessory building</u> for a <u>sensitive activity</u> shall be under 2.5 metres high and less than 10m² in area b. <u>Building</u> alterations and additions to an existing <u>building</u> for a <u>sensitive activity</u> shall be under the height and within the footprint of the existing <u>building</u>. c. All <u>buildings</u> and structures shall have a minimum vertical clearance of 10 metres below the lowest point of the transmission line conductor (wire).

Note for P12: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

16.3.2.2 Controlled activities

There are no Controlled activities.

16.3.2.3 Restricted discretionary activities

used to mark stage 1 OLD stage 1 text that will be copied to show stage 2 changes

The activities listed below are a Restricted Discretionary Activity. RD2 and RD3 shall also comply with the Built Form Standards set out in [16.3.3](#).

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [16.6.1](#) and [16.6.2](#) for each standard, as set out in the following table.

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	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any Activity listed in 16.3.2.1 that does not meet one or more of the permitted Built Form Standards in Rule 16.3.3	<ul style="list-style-type: none"> a. Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1 b. Minimum Building Setback from Road Boundaries – 16.6.1.3 c. Minimum Building setback from the Boundary with a Residential Zone – 16.6.1.4 d. Sunlight and Outlook at Boundary with a Residential Zone – 16.6.1.5 e. Outdoor storage of material/ car parking – 16.6.1.6 f. Landscaped Areas– 16.6.1.7
RD2	<p>Any <u>building</u> within 150 metres of the secured yard of a National Grid substation.</p> <p>Any application arising from non compliance with this rule shall not be publicly or limited notified other than to the network utility operator.</p>	<ul style="list-style-type: none"> a. Buildings, Structures and Activities near a National Grid substation – 16.6.2.3
RD3	<p>The creation of any <u>surface water management structure</u> structure within 3 kilometres of the outer edge of the runways at Christchurch International Airport.</p> <p>Compliance with Rule RD3, 16.3.2.3 is not required if a resource consent (Subdivision and/or land use) provides for the same non-compliance on the site proposed for the activity.</p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited.</p>	<ul style="list-style-type: none"> a. Surface water management structures and Birdstrike Risk – 16.6.1.9

Note for RD2: the requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP 34: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

The activities listed below are a Restricted Discretionary Activity. RD2 and RD3 shall also comply with the Built Form Standards set out in [16.3.3](#).

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [16.6.1](#) and [16.6.2](#) for each standard, as set out in the following table.

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	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any Activity listed in 16.3.2.1 that does not meet one or more of the permitted Built Form Standards in Rule 16.3.3	<ul style="list-style-type: none"> a. Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1 b. Minimum Building Setback from Road Boundaries – 16.6.1.3 c. Minimum Building setback from the Boundary with a Residential Zone – 16.6.1.4 d. Sunlight and Outlook at Boundary with a Residential Zone – 16.6.1.5 e. Outdoor storage of material/ car parking – 16.6.1.6 f. Landscaped Areas – 16.6.1.7 g. Visual amenity - 16.6.1.11
RD2	<p>Any <u>building</u> within 150 metres of the secured yard of a National Grid substation.</p> <p>Any application arising from non compliance with this rule shall not be publicly or limited notified other than to the network utility operator.</p>	<ul style="list-style-type: none"> a. Buildings, Structures and Activities near a National Grid substation – 16.6.2.3
RD3	<p>The creation of any <u>surface water management structure</u> structure within 3 kilometres of the outer edge of the runways at Christchurch International Airport.</p> <p>Compliance with Rule RD3, 16.3.2.3 is not required if a resource consent (Subdivision and/or land use) provides for the same non-compliance on the site proposed for the activity.</p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited.</p>	<ul style="list-style-type: none"> a. Surface water management structures and Birdstrike Risk – 16.6.1.9

Note for RD2: the requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP 34: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

16.3.2.4 Discretionary activities

The activities listed below are Discretionary Activities.

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	Activity	The <u>Council</u> 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 16.3.2.1 for Activities P1, P2, P3, P6, P7 and P9.	a. Display of Goods, Showroom and Non-industrial Activities -16.6.2.1; and
D2	<u>Noxious or Offensive Activity</u>	a. Nil
D3	<u>Parking Lots</u> and <u>Parking Buildings</u>	a. Parking Lots and Parking Buildings–16.6.2.3
D4	<u>Gymnasium</u>	a. Display goods, showroom and non-industrial activities - 16.6.2.1 (a)(i) - (iv), (a)(vii) - (xi), (b)(i) - (ii)
D5	<u>Commercial services</u>	

16.3.2.5 Non complying activities

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The activities listed below are Non-Complying activities.

	Activity
NC1	Any Activity not provided for as Permitted, Restricted Discretionary, or Discretionary.
NC2	Any activity on the land legally described as Lot 3, DP 49632 (330 Springs Road), and on land north of Johns Road which results in the daily average sewage flow from the <u>site</u> exceeding 0.09L/s/ha (litres/ seconds/ hectare).
NC3	Any <u>building</u> or <u>Sensitive activity</u> within 12 metres of a transmission line support structure.
NC4	Any fence within 5 metres of a transmission line support structure.
NC5	Any <u>building</u> for a <u>Sensitive activity</u> or <u>Sensitive activity</u> within 12 metres of the centre line of a National Grid transmission line unless provided for in Rule 16.3.2.1.

Note for NC3 - NC5: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

The activities listed below are Non-Complying activities.

	Activity
NC1	Any Activity not provided for as Permitted, Restricted Discretionary, or Discretionary.

	Activity
NC2	Any activity on the land legally described as Lot 3, DP 49632 (330 Springs Road), and on land north of Johns Road which results in the daily average sewage flow from the <u>site</u> exceeding 0.09L/s/ha (litres/ seconds/ hectare).
NC3	Any <u>building</u> or <u>Sensitive activity</u> within 12 metres of a transmission line support structure.
NC4	Any fence within 5 metres of a transmission line support structure.
NC5	Any <u>building</u> for a <u>Sensitive activity</u> or <u>Sensitive activity</u> within 12 metres of the centre line of a National Grid transmission line unless provided for in Rule 16.3.2.1 .
NC6	Any activity within the area defined in Appendix 16.7.15 as “Area subject to wastewater discharge restrictions”, which results in the daily average sewage flow from a <u>site</u> to exceed 0.09 l/s/ha.

Note for NC3 - NC5: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

16.3.2.6 Prohibited activities

There are no Prohibited activities.

16.3.3 Built form standards - Industrial Heavy Zone

The following Built Form Standards shall be met by all Permitted Activities and for Restricted Discretionary Activity RD2 and RD3 unless otherwise stated.

16.3.3.1 Maximum height for buildings and fences or screening structures

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	<u>Buildings</u> - all areas	15 metres	Greater than 15 metres	Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1
b.	Fencing and screening structures located between any <u>building</u> and the <u>road boundary</u>	1.2 metres, or 2 metres where the whole of the structure is at least 50% visually transparent – refer to Figure 16.1 below	Greater than 1.2 metres, or the structure is greater than 1.2 metres where the whole of the structure is less than 50% visually transparent, or greater than 2 metres where the whole of the structure is at least 50% visually transparent. Refer to Figure 16.1 below.	

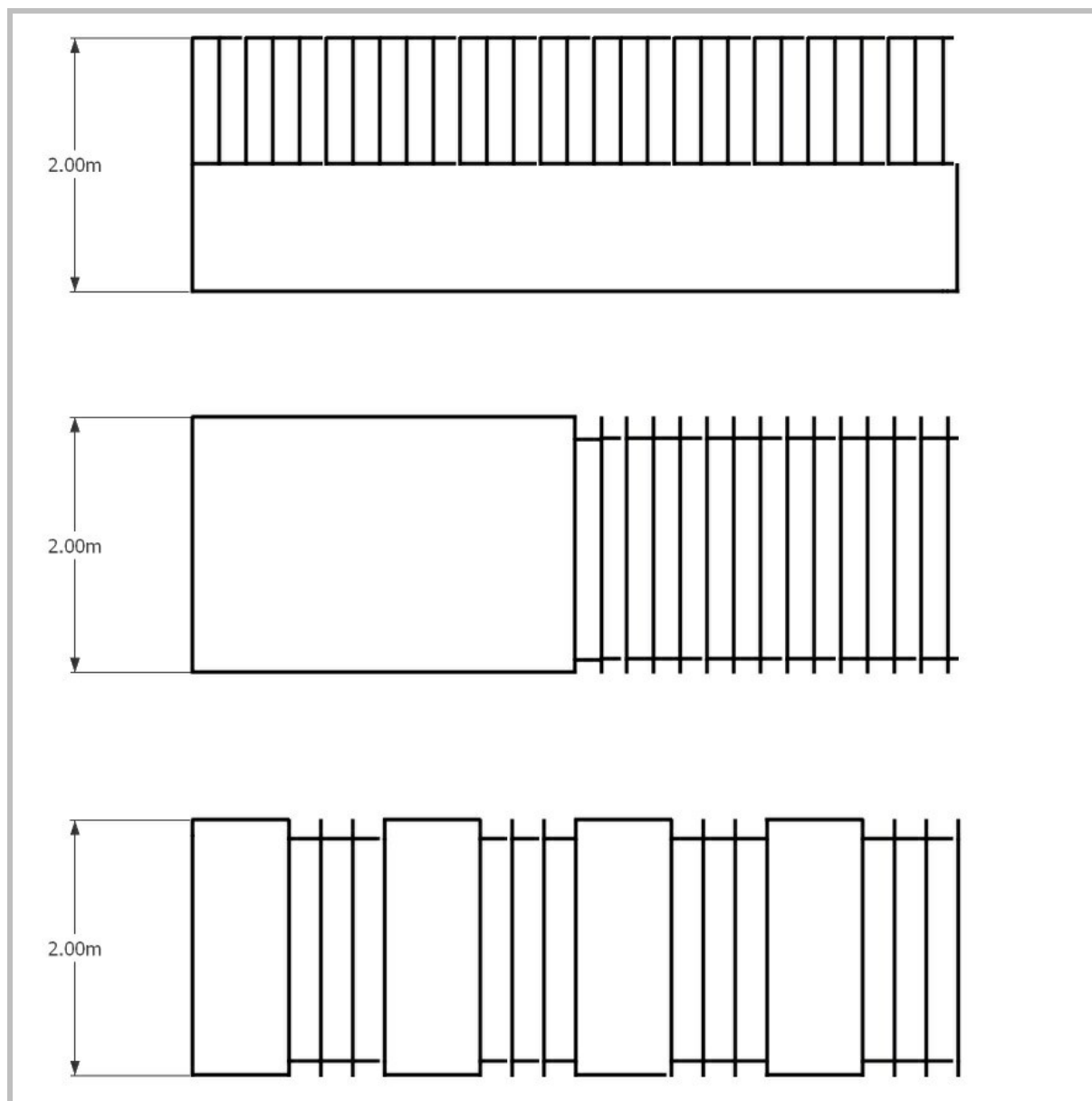


Figure 16.1: Examples of a structure/fence that is 50% visually transparent (being the top half of the first diagram, the right half of the second diagram, and every second section of the last diagram).

16.3.3.2 Minimum building setback from road boundaries

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	Any activity unless specified in (b) – (d) below	6 metres	Less than 6 metres	Minimum Building Setback from Road Boundaries – 16.6.1.3
b.	<u>Ancillary Office Activity</u>	1.5 metres	Less than 1.5 metres	
c.	<u>Service Station canopies</u>	3 metres	Less than 3 metres	

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	Applicable to	Permitted	Restricted discretionary	Matters of discretion
d.	For <u>sites</u> with more than one <u>road boundary</u>	1.5 metres on one <u>road boundary</u> and 6 metres on any other <u>road boundary</u>	Less than 1.5 on one <u>road boundary</u> and 6 metres on any other <u>road boundary</u>	

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

16.3.3.3 Minimum building setback from the boundary with a residential zone

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	All areas	6 metres	Less than 6 metres	Minimum Building setback from the boundary with a residential zone– 16.6.1.4
b.	<u>Sites adjoining</u> the New Neighbourhood Zone (Wigram)	Nil	Nil	

16.3.3.4 Sunlight and outlook at boundary with a residential zone

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	All <u>sites</u> other than those <u>adjoining</u> the New Neighbourhood Zone (Wigram)	<ol style="list-style-type: none"> Where a <u>site boundary</u> adjoins a residential zone no part of any <u>building</u> shall project beyond a building envelope contained by a 45 degree recession plane measured at any point 2.3m above the <u>site boundary</u>, unless specified below. Where a <u>site boundary</u> adjoins a Residential Suburban zone or Residential Suburban Density Transition zone, no part of any <u>building</u> shall project beyond a building envelope contained by a 35 degree recession plane measured at any point 2.3m above any <u>adjoining</u> south <u>site boundary</u>. 	Non-compliance with Permitted Standard	Sunlight and outlook at boundary with a residential zone– 16.6.1.5
b.	On <u>sites adjoining</u> the New Neighbourhood Zone (Wigram)	Nil	Nil	

Where sites are located within a Floor Level and Fill Management Area, recession plane breaches created by the need to raise floor levels will not require the written consent of other persons and shall not be publicly or limited notified.

16.3.3.5 Outdoor storage of materials

	Permitted	Restricted discretionary	Matters of discretion
a.	The outdoor storage of materials shall not be located within the minimum <u>setbacks</u> specified in Rules 16.3.3.2 and 16.3.3.3 .	Non-compliance with Permitted Standard	Outdoor Storage of Materials – 16.6.1.6

16.3.3.6 Landscaped areas

	Permitted	Restricted discretionary	Matters of discretion
a.	The area <u>adjoining</u> the <u>road frontage</u> of all <u>sites</u> shall have a landscaping strip in accordance with the following standards: <ul style="list-style-type: none"> i. minimum width - 1.5 metres ii. minimum density of tree planting - 1 tree for every 10 metres of <u>road frontage</u> or part thereof, evenly spaced, with shrubs between each tree. 	Non-compliance with Permitted Standard	Landscaped Areas- 16.6.1.7
b.	On <u>sites</u> <u>adjoining</u> a Residential Zone, trees shall be planted adjacent to the shared <u>boundary</u> at a ratio of at least 1 tree for every 10 metres of the <u>boundary</u> or part thereof, with the trees evenly spaced along that <u>boundary</u> .		
c.	All <u>landscaping</u> /trees required for these rules shall be in accordance with the provisions in Appendix 16.7.1 .		
d.	On the land legally described as Lot 3, DP 49632 (330 Springs Road) the existing line of eucalyptus trees along the southern <u>boundary</u> of the <u>site</u> shall be retained.		

Note 1: Vegetation in close proximity to the electricity transmission corridor will need to be planted and managed in accordance with the Electricity (Hazards from Trees) Regulations 2003.

Note 2: Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater. The stormwater facilities, which support multiple values such as stormwater retention, water quality treatment, biodiversity enhancement, Ngāi Tahu/ manawhenua values and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management and the protection of groundwater in an integrated manner.

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

16.3.3.7 Visual Amenity and Screening

	Permitted	Restricted Discretionary	Matters of Discretion
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a.	9. Where a <u>site</u> adjoins an Open Space, Specific Purpose (Cemeteries) or Specific Purpose (Tertiary Education) Zone, provision shall be made for <u>landscaping</u> , fence(s), wall(s) or a combination to at least 1.8m in <u>height</u> along the length of the zone <u>boundary</u> , excluding any <u>road frontages</u> . Where <u>landscaping</u> is provided, it shall be continuous and for a minimum depth of 1.5m along the zone <u>boundary</u> .	Noncompliance with Permitted Standard	a. Visual amenity and screening - 16.6.1.11
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Any application arising from non-compliance with this rule shall not be limited or publicly notified.

16.3.4 Rules - Industrial Heavy Zone (Sir James Wattie Drive)

Rules [16.3.4.1 to 16.3.4.3](#) and the Sir James Wattie Drive Outline Development Plan ([Appendix 16.7.7](#)) shall apply to the Industrial HeavyZone (Sir James Wattie Drive).

16.3.4.1 Activity status tables- Industrial Heavy Zone (Sir James Wattie Drive)

16.3.4.1.1 Permitted activities

The activities listed below are Permitted Activities in the Industrial Heavy Zone (Sir James Wattie Drive) upon upgrade of the intersection of Shands Road and Sir James Wattie Drive being completed (Refer to NC3 under Rule [16.3.4.1.5](#)), and compliance with both a. and b. below:

- a. The following Key Structuring Elements on the Sir James Wattie Drive Outline Development Plan ([Appendix 16.7.7](#)):
- Access Locations.

Compliance with a Key Structuring Element listed above and as shown on the Sir James Wattie Drive Outline Development Plan ([Appendix 16.7.7](#)) is not required if a resource consent (subdivision and/or land use) provides for the same non-compliance with the Key Structuring Element on the land proposed for the activity.

- b. Built Form Standards in Rule [16.3.4.2](#) and Activity Specific Standards set out in this table.

Activity		Activity specific standards
Any new <u>building</u> , alteration or addition to an existing <u>building</u> or a <u>Relocatable building</u> or <u>Relocation of a building</u> for any of the following activities:		
P1	<u>Industrial activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the activity and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P2	<u>Warehousing and Distribution Activities</u>	

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Activity		Activity specific standards
P3	<u>High Technology Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>High Technology Industrial Activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P4	<u>Service Industry</u>	a. Nil
P5	<u>Trade and Industry Training Facility</u>	a. Nil
P6	<u>Ancillary Retail Activity</u> , unless specified below	Any <u>Ancillary Retail Activity</u> shall: a. occupy no more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser; and b. be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u> ; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P7	<u>Food and Beverage Outlet</u>	a. The maximum <u>gross leasable floor area</u> per tenancy shall be 150m ² . b. There shall be a maximum of one <u>Food and Beverage Outlet</u> . c. The activity shall only operate between the hours of 7am and 7pm.
P8	<u>Service Station</u>	a. Nil
P9	<u>Ancillary Retail Activity</u>	Any <u>Ancillary Retail Activity</u> shall: a. occupy no more than 500m ² or 30% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser; and b. be located at the front of <u>buildings</u> facing the street, except on rear <u>sites</u> ; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P10	<u>Public Transport Facility</u>	a. Nil
P11	<u>Emergency Service Facilities</u>	a. Nil

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Activity	Activity specific standards
P12 Buildings and fences within 12 metres of the centre line of a National Grid Transmission Line	a. An <u>accessory building</u> for a <u>sensitive activity</u> shall be under 2.5 metres high and less than 10m ² in area b. <u>Building</u> alterations and additions to an existing <u>building</u> for a <u>sensitive activity</u> shall be under the height and within the footprint of the existing <u>building</u> . c. All <u>buildings</u> and structures shall have a minimum vertical clearance of 10 metres below the lowest point of the transmission line conductor (wire).

Note for P12: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

16.3.4.1.2 Controlled activities

There are no Controlled activities.

16.3.4.1.3 Restricted discretionary activities

The activities listed below are a Restricted Discretionary Activity.

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [16.3.4.3](#), [16.6.1](#) and [16.6.2](#) for each standard, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Activities P1 – P12 set out in 16.3.4.1.1 which do not comply with one or more of the permitted <u>Key Structuring Elements</u> on the Sir James Wattie Drive <u>Outline Development Plan</u> in Appendix 16.7.7 .	a. Outline Development Plan – 16.3.4.3.1

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RD2	Any Activity listed in 16.3.4.1.1 that does not comply with one or more of the permitted Built Form Standards in Rule 16.3.4.2 .	<ul style="list-style-type: none"> a. Maximum Height for Buildings and Fences or Screening Structures– 16.6.1.1 b. Minimum Building Setback from Road Boundaries – 16.6.1.3 c. Setback from Marshs Road 16.3.4.3.2 d. Minimum Building setback from the Boundary with a Residential Zone – 16.6.1.4 e. Sunlight and Outlook at Boundary with a Residential Zone – 16.6.1.5 f. Outdoor storage of materials – 16.6.1.6 g. Visual Amenity- 16.3.4.3.4 h. Landscaped Areas– 16.6.1.7 i. Landscaping at rural urban interface- 16.3.4.3.3 j. Roading and access – 16.3.4.3.5
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16.3.4.1.4 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 16.3.4.1.1 for Activities P1, P2, P3, P6, P7 and P9.	<ul style="list-style-type: none"> a. Display of Goods, Showroom and Non-industrial Activities -16.6.2.1
D2	<u>Noxious or Offensive Activity</u>	<ul style="list-style-type: none"> a. Nil
D3	<u>Parking Lots</u> and <u>Parking Buildings</u>	<ul style="list-style-type: none"> a. Parking Lots and Parking Buildings– 16.6.2.3

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	Activity	The Council will consider any matters under s104 of the Act including:
D4	<u>Gymnasium</u>	a. Display of goods, showroom and non-industrial activities - 16.6.2.1 (a)(i) - (iv), (a)(vii) - (xi), (b)(i) - (ii)
D5	<u>Commercial Services</u>	

16.3.4.1.5 Non-complying activities

The activities listed below are Non-Complying activities.

	Activity
NC1	Any activity not provided for as Permitted, Restricted Discretionary, or Discretionary.
NC2	Any activity which results in the daily average sewage flow from a <u>site</u> exceeding 0.09l/s/ha.
NC3	Any <u>development</u> within the area covered by the <u>Outline Development Plan</u> (Sir James Wattie Drive) in Appendix 16.7.7 until the upgrade of the intersection of Shands Road and Sir James Wattie Drive is completed by way of a roundabout or traffic lights.
NC4	Any individual <u>site</u> access directly onto Marshs Road or Shands Road.
NC5	Any <u>building</u> or <u>Sensitive activity</u> within 12 metres of a transmission line support structure
NC6	Any fence within 5 metres of a transmission line support structure
NC7	Any <u>building</u> for a <u>Sensitive activity</u> or <u>Sensitive activity</u> within 12 metres of the centre line of a National Grid transmission line unless provided for in Rule 16.3.4.1.1

Note for NC5 - 7: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

16.3.4.1.6 Prohibited activities

There are no Prohibited activities.

16.3.4.2 Built form standards- Industrial Heavy Zone (Sir James Wattie Drive)

16.3.4.2.1 Maximum height for buildings and fences or screening structures

	Applicable to	Permitted	Restricted discretionary	Matters of discretion

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a.	All <u>buildings</u> unless specified below	20 metres	More than 20 metres	Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1
b.	<u>Buildings</u> in the area defined on <u>Outline Development Plan</u> in Appendix 16.7.7 as 'Industrial Heavy zone (IH zone) Special Rules'	15 metres	Less than 15 metres	
c.	Fencing and Screening Structures located between any <u>building</u> and the <u>road boundary</u> .	1.2 metres, or 2 metres where the whole of the structure is at least 50% visually transparent – refer to Figure 16.1 below.	Greater than 1.2 metres, or the structure is greater than 1.2 metres where the whole of the structure is less than 50% visually transparent or, greater than 2 metres where the whole of the structure at least 50% visually transparent. Refer to Figure 16.1 below.	

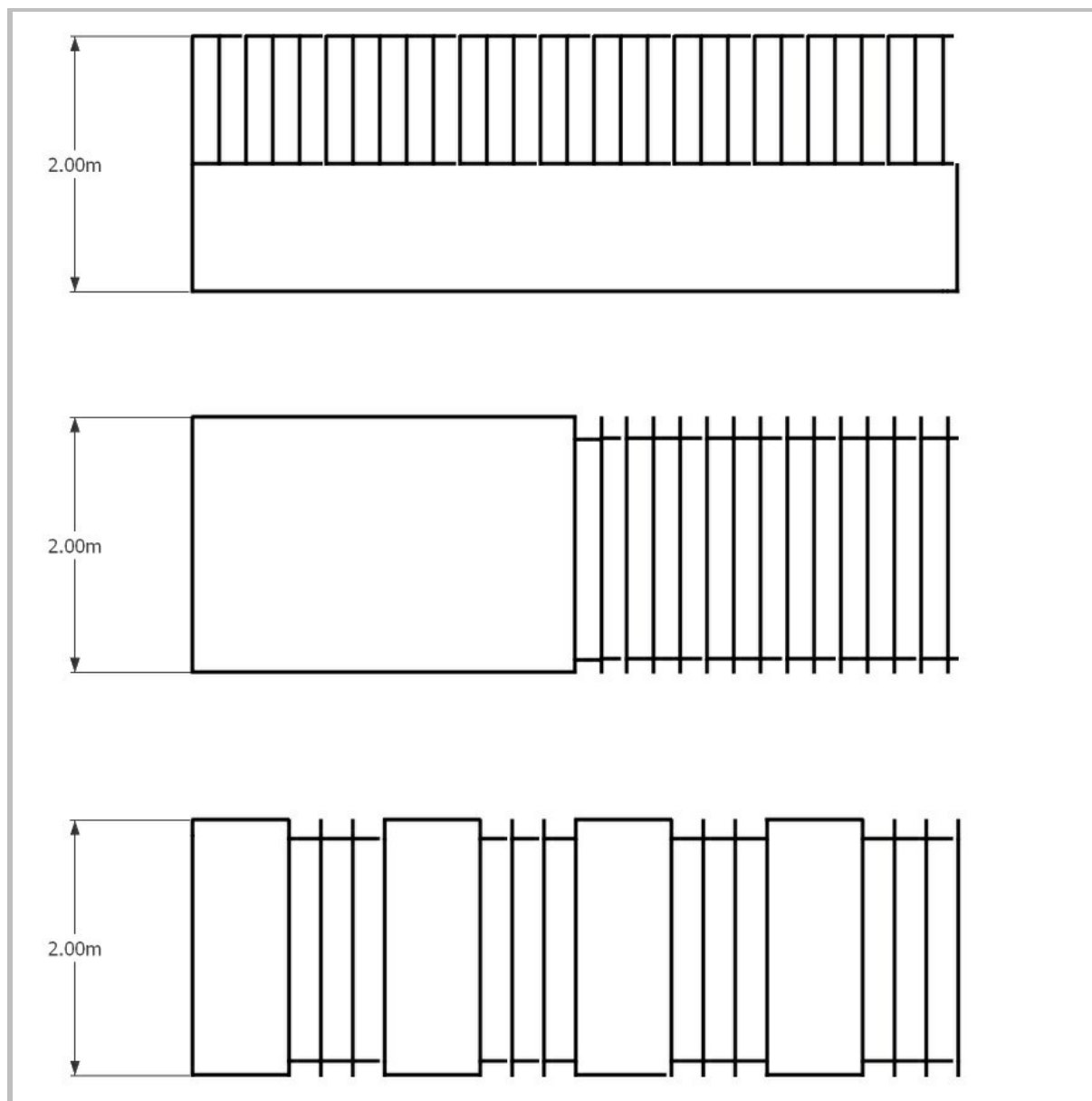


Figure 16.1: Examples of a structure/fence that is 50% visually transparent (being the top half of the first diagram, the right half of the second diagram, and every second section of the last diagram).

16.3.4.2.2 Minimum building setback from road boundaries

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	<u>Sites adjoining</u> Shands Road	20 metres	Less than 20 metres	Minimum Building Setback from Road Boundaries– 16.6.1.3 Setback from Marshs Road– 16.3.4.3.2
b.	<u>Sites adjoining</u> Marshs Road	20 metres	Less than 20 metres	
c.	<u>Sites adjoining</u> the designation for the Southern Motorway	15 metres	Less than 15 metres	Minimum Building Setback from Road Boundaries– 16.6.1.3

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16.3.4.2.3 Outdoor storage of materials

Rule 16.3.3.5 shall apply to the Industrial Heavy Zone (Sir James Wattie Drive).

16.3.4.2.4 Visual amenity

	Permitted	Restricted discretionary	Matters of discretion
a.	<p>All walls of <u>buildings</u> over 8 metres in <u>height</u> facing and on <u>sites adjoining</u> Marshs Road and within the area defined on the <u>Outline Development Plan</u> in <u>Appendix 16.7.7</u> as 'Industrial Heavy zone (IH zone) Special Rules' shall be painted in recessive colours as listed below:</p> <p>Resene Baltic Sea, Resene Bronzestone, Resene Siam, Resene Flax, Resene Locus, Resene Peat, Resene Canvas, Resene Boulder, Resene Hit Grey, Resene Delta Grey, Colorite Desert Sand, Colorite Saltbush, Colorite River Gum, Colorite Grey Friars, Colorite Kauri, Colorite Flint, Colorite Lignite, Colorite Karaka, Colorite Mist green, Colorite New Denim Blue, Colorite Biscuit, Colorite Lichen, Colorite Ironsand, Colorite Grey Flannel, Concrete material.</p>	Non-compliance with the Permitted Activity standard	Visual Amenity – 16.3.4.3.4

16.3.4.2.5 Landscaped areas

In addition to Rule 16.3.3.6 the following rule shall apply to the Industrial Heavy Zone (Sir James Wattie Drive).

	Permitted	Restricted discretionary	Matters of discretion
a.	<p>i. The <u>road setbacks</u> from Shands Road and Marshs Road required under Rule 16.3.4.2.2 shall comprise a landscaping strip with trees planted at a density of one tree for every 10 metres of <u>road frontage</u> or part thereof, using any of the following species: Cupressus macrocarpa; Eucalyptus viminalis; Pinus mphasi; Populus species. Shrubs shall be planted between each tree.</p> <p>ii. The landscape strip required under i. shall be completed as a condition of subdivision consent, or if there is no <u>subdivision</u> required, in conjunction with <u>development</u> in the locations that clause (i) relates to as a permitted activity standard.</p> <p>iii. Rule 16.3.3.6 shall apply to all other <u>road frontages</u> and other parts of the <u>site</u>.</p>	Non-compliance with Permitted Standard	Landscaped Areas- 16.6.1.7 Landscaping at rural urban interface- 16.3.4.3.3 Outline Development Plan- 16.3.4.3.1

16.3.4.2.6 Roding and access

	Permitted	Restricted discretionary	Matters of discretion

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a.	<u>Road</u> connections into the Zone shall be in the locations as marked on the <u>Outline Development Plan</u> as 'Access' in Appendix 16.7.7 .	Non-compliance with Permitted Standard	Roading and Access- 16.3.4.3.5
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16.3.4.3 Matters of discretion- Industrial Heavy Zone (Sir James Wattie Drive)

16.3.4.3.1 Outline Development Plan

- The extent to which development is in accordance with the Outline Development Plan.
- The extent to which the development provides for safe and efficient connectivity within the Outline Development Plan area and to the surrounding area and transport network for vehicles, pedestrians and cyclists including to Marshs Road and the public cycleway between Little River, Prebbleton and Hornby.
- The extent to which the landscaping, (planting and maintenance) and stormwater infiltration enhance the visual amenity of the site and in particular the urban-rural edge at Marshs Road and the approach to Christchurch city on Shands Road.

16.3.4.3.2 Setback from Marshs Road

- The effect of reducing the setback on the visual amenity of the adjoining Rural Zone and the approach to Christchurch City along Shands Road or Marshs Road.

16.3.4.3.3 Landscaping at rural urban interface

- The extent to which planting (species and density) will maintain an attractive green edge to the urban area and support biodiversity values.

16.3.4.3.4 Visual amenity

- The extent to which building colour and the location of buildings on site mitigates the visual dominance of buildings when viewed from the rural-urban boundary, being Marshs Road.

16.3.4.3.5 Roding and access

- 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.
- 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 the amenity values of the surrounding area and the safety and efficiency of the transport network.

16.3.5 Rules - Industrial Heavy Zone (South West Hornby)

Rules [16.3.5.1](#) to [16.3.5.3](#) and the South West Hornby Industrial Area Outline Development Plan ([Appendix 16.7.8](#)) shall apply to the Industrial Heavy Zone (South West Hornby Industrial Area).

In addition, the Rural Zone rules shall apply to the land identified on the Outline Development Plan for the Industrial Heavy Zone (South West Hornby) as 'Future Development Area' ([Appendix 16.7.8](#)).

16.3.5.1 Activity status tables- Industrial Heavy Zone (South West Hornby)

16.3.5.1.1 Permitted activities

The activities listed below are Permitted Activities in the Industrial Heavy Zone (South West Hornby) if they comply with both a. and b. below:

- a. All the following Key Structuring Elements on the South West Hornby Outline Development Plan ([Appendix 16.7.8](#)):
- Collector Road
 - Minor Arterial Road.

Compliance with a Key Structuring Element listed above and as shown on the South West Hornby Industrial Area Outline Development Plan ([Appendix 16.7.8](#)) is not required if a resource consent (subdivision and/or land use) provides for the same non-compliance with the Key Structuring Element on the land proposed for the activity.

- b. Built Form Standards in Rule [16.3.5.2](#) and Activity Specific Standards set out in this table.

Activity		Activity specific standards
Any new <u>building</u> , alteration or addition to an existing <u>building</u> or a <u>Relocatable building</u> or <u>Relocation of a building</u> for any of the following activities:		
P1	<u>Industrial activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the activity and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P2	<u>Warehousing and Distribution Activities</u>	
P3	<u>High Technology Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>High Technology Industrial Activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P4	<u>Service Industry</u>	a. Nil
P5	<u>Trade and Industry Training Facility</u>	a. Nil
P6	<u>Ancillary Retail Activity</u> , unless specified below	Any <u>Ancillary Retail Activity</u> shall: <ol style="list-style-type: none"> occupy no more than 250m² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser; and be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u>; and have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P7	<u>Food and Beverage Outlet</u>	<ol style="list-style-type: none"> The maximum <u>gross leasable floor area</u> per tenancy shall be 150m². The activity shall only operate between the hours of 7am and 7pm.
P8	<u>Service Station</u>	a. Nil

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Activity		Activity specific standards
P9	<u>Ancillary Office Activity</u>	Any <u>Ancillary Office Activity</u> shall: <ol style="list-style-type: none"> occupy no more than 500m² or 30% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser; and be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u>; and have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P10	<u>Public Transport Facility</u>	a. Nil
P11	<u>Emergency Service Facilities</u>	a. Nil
P12	<u>Buildings</u> and fences within 12 metres of the centre line of a National Grid Transmission Line	<ol style="list-style-type: none"> An <u>accessory building</u> for a sensitive activity shall be under 2.5 metres high and less than 10m² in area <u>Building</u> alterations and additions to an existing <u>building</u> for a <u>sensitive activity</u> shall be under the height and within the footprint of the existing <u>building</u>. All <u>buildings</u> and structures shall have a minimum vertical clearance of 10 metres below the lowest point of the transmission line conductor (wire).

Note for P12: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

16.3.5.1.2 Controlled activities

There are no Controlled activities.

16.3.5.1.3 Restricted discretionary activities

The activities listed below are a Restricted Discretionary Activity. RD3 – RD4 shall also comply with the Built Form Standards set out in [16.3.5.2](#).

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [16.3.5.3](#), [16.6.1](#) and [16.6.2](#) for each standard, as set out in the following table.

Activity	The <u>Council's</u> discretion shall be limited to the following matters:

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RD1	Activities P1 – P12 set out in 16.3.5.1.1 which do not comply with one or more of the permitted <u>Key Structuring Elements</u> on the South West Hornby <u>Outline Development Plan</u> in Appendix 16.7.8 .	<ul style="list-style-type: none"> a. Outline Development Plan – 16.3.5.3.1 b. Rooding and Access- 16.3.5.3.5
RD2	Any Activity listed in 16.3.5.1.1 that does not meet one or more of the permitted Built Form Standards in Rule 16.3.5.2	<ul style="list-style-type: none"> a. Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1 b. Minimum Building Setback from Road Boundaries – 16.6.1.3 c. Minimum Building setback from the Boundary with a Residential Zone – 16.6.1.4 d. Sunlight and Outlook at Boundary with a Residential Zone– 16.6.1.5 e. Outdoor storage of materials – 16.6.1.6 f. Visual Amenity- 16.3.5.3.4 g. Landscaped Areas– 16.6.1.7 h. Landscaping at rural urban interface- 16.3.5.3.3
RD3	<p>Any <u>development</u> within the Industrial Heavy Zone (South West Hornby), outside the areas marked 'Area 1' and 'Future Development Area' on the <u>Outline Development Plan</u> in Appendix 16.7.8 until:</p> <ol style="list-style-type: none"> 1. The construction (being physical works) of the intersection of Shands Road and the southern spine road (marked as 'A' on <u>Outline Development Plan</u> in Appendix 16.7.8) including traffic signals has commenced; and 2. Construction (being physical works) of the Christchurch Southern Motorway Extension and the 4-laning of Shands Road between Sir James Wattie Drive and Marshs Road has commenced. 	<ul style="list-style-type: none"> a. Rooding and Access- 16.3.5.3.5

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	Activity	The Council's discretion shall be limited to the following matters:
RD4	<p>Any <u>development</u> within the area shown as 'Future Development Area' on the <u>Outline Development Plan</u> in Appendix 16.7.8 until:</p> <ol style="list-style-type: none"> 1. The full southern spine road between Main South Road and Shands Road (marked as 'C' on the <u>Outline Development Plan</u> in Appendix 16.7.8) has been constructed and is open to traffic; and 2. The construction (being physical works) of the upgrade of Connaught Drive/ Halswell Junction Road to traffic signals has commenced; and 3. Construction (being physical works) of 4-laning of Shands Road between Halswell Junction Road and the Christchurch Southern Motorway Extension has commenced; and 4. Capacity upgrades have commenced at the following intersections: <ol style="list-style-type: none"> a. Intersection of the southern spine road and Shands Road (marked as 'A' on <u>Outline Development Plan</u> in Appendix 16.7.8) b. Intersection of the northern spine road and Shands Road (marked as 'B' on <u>Outline Development Plan</u> in Appendix 16.7.8). 	

16.3.5.1.4 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 16.3.5.1.1 for Activities P1, P2, P3, P6, P7 and P9.	a. Display of Goods, Showroom and Non-industrial Activities - 16.6.2.1
D2	<u>Noxious or Offensive Activity</u>	a. Nil
D3	<u>Parking Lots and Parking Buildings</u>	a. Parking Lots and Parking Buildings– 16.6.2.2
D4	<u>Gymnasium</u>	a. Display of goods, showroom and non-industrial activities - 16.6.2.1 (a)(i) - (iv), (a)(vii) - (xi), (b)(i) - (ii)
D5	<u>Commercial Services</u>	

16.3.5.1.5 Non-complying activities

The activities listed below are Non-Complying activities.

	Activity
NC1	Any activity not provided for as a Permitted, Restricted Discretionary, or Discretionary.

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	Activity
NC2	Any activity which results in the daily average sewage flow from a <u>site</u> exceeding 0.09l/s/ha.
NC3	Any individual <u>site</u> access directly onto Marshs Road, Shands Road or Main South Road.
NC4	Any <u>building</u> or <u>Sensitive activity</u> within 12 metres of a transmission line support structure.
NC5	Any fence within 5 metres of a transmission line support structure.
NC6	Any <u>building</u> for a <u>Sensitive activity</u> or <u>Sensitive activity</u> within 12 metres of the centre line of a National Grid transmission line unless provided for in Rule 16.3.5.1.1.

Note for NC4 - NC6: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

16.3.5.1.6 Prohibited activities

There are no Prohibited activities.

16.3.5.2 Built form standards- Industrial Heavy Zone (South West Hornby)

16.3.5.2.1 Maximum height for buildings and fences or screening structures

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	All <u>buildings</u> unless specified below	20 metres	More than 20 metres	Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1
b.	<u>Buildings</u> in the area defined on the <u>Outline Development Plan</u> in Appendix 16.7.8ii as 'Height Restriction and Colour Palette controls'	15 metres	Less than 15 metres	
c.	Fencing and Screening Structures located between any <u>building</u> and the <u>road boundary</u> .	1.2 metres, or 2 metres where the whole of the structure is at least 50% visually transparent.	Greater than 1.2 metres, or the structure is greater than 1.2 metres where the whole of the structure is less than 50% visually transparent or, greater than 2 metres where the whole of the structure at least 50% visually transparent. Refer to Diagram 16.1 below Rule 16.3.3.1.	

16.3.5.2.2 Minimum building setback from road boundaries

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	Applicable to	Permitted	Restricted discretionary	Assessment matters
a.	<u>Sites</u> fronting Shands Road	12 metres	Less than 12 metres	Minimum Building Setback from Road Boundaries– 16.6.1.3 Setback from Marshs Road, Main South Road, Shands Road and boundaries adjoining Rural Zone- 16.3.5.3.2
b.	<u>Sites</u> fronting Marshs Road	20 metres	Less than 20 metres	
c.	<u>Sites</u> fronting Main South Road	12 metres	Less than 12 metres	

16.3.5.2.3 Minimum building setback from the south west boundary and residential properties

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	<u>Sites</u> with a <u>boundary adjoining</u> the Rural Zone	20 metres	Less than 20 metres	Minimum Building Setback from the Road Boundary with a Residential Zone 16.6.1.4 Setback from Marshs Road, Main South Road, Shands Road and boundaries adjoining Rural zone – 16.3.5.3.2
b.	<u>Sites</u> <u>adjoining</u> Lot 1 DP64487 (until the existing <u>residential activity</u> ceases - following which no <u>setback</u> shall apply)	20 metres	Less than 20 metres	Minimum Building Setback from the Road Boundary with a Residential Zone- 16.6.1.4

16.3.5.2.4 Outdoor storage of materials

Rule [16.3.3.5](#) shall apply to the Industrial Heavy Zone (South West Hornby).

16.3.5.2.5 Visual amenity

	Permitted	Restricted discretionary	Matters of discretion

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a.	All walls of <u>buildings</u> over 8 metres in <u>height</u> facing and on <u>sites adjoining</u> Marshs Road and within the area defined on Appendix 16.7.8ii as 'Height Restriction and Colour Palette controls' shall be painted in recessive colours as listed below: Resene Baltic Sea; Resene Bronzestone; Resene Siam; Resene Flax; Resene Locus; Resene Peat; Resene Canvas; Resene Boulder; Resene Hit Grey; Resene Delta Grey; Colorite Desert Sand; Colorite Saltbush; Colorite River Gum; Colorite Grey Friars; Colorite Kauri; Colorite Flint; Colorite Lignite; Colorite Karaka; Colorite Mist green; Colorite New Denim Blue; Colorite Biscuit; Colorite Lichen; Colorite Ironsand; Colorite Grey Flannel; Concrete material.	Non-compliance with the Permitted Activity standard	Visual Amenity- 16.3.5.3.4
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16.3.5.2.6 Landscaped areas

In addition to Rule [16.3.3.6](#) the following rule shall apply to the Industrial Heavy Zone (South West Hornby).

	Permitted	Restricted discretionary	Matters of discretion
a.	<p>i. The <u>road setbacks</u> from Shands Road and Marshs Road required under Rule 16.3.5.2.2 and 16.3.5.2.3 shall comprise a landscaping strip of a depth equivalent to the <u>setback</u> as shown on the <u>Outline Development Plan</u> in Appendix 16.7.8, with a density of one tree for every 10 metres of <u>road frontage</u> or part thereof, using the following species: Cupressus macrocarpa; Eucalyptus viminalis; Pinus mphasi; Populus species. Shrubs shall be planted between each tree.</p> <p>ii. The landscaping strip required under clause (i) shall be completed as a condition of subdivision consent, or if there is no <u>subdivision</u> required, in conjunction with <u>development</u> in the locations that clause (i) relates to as a permitted activity standard.</p>	Non-compliance with Permitted Standard	Landscaped Areas- 16.6.1.7 Landscaping at rural urban interface- 16.3.5.3.3

16.3.5.2.7 Archaeological Risk Areas - Advice note

Any development within an Archaeological Risk Area identified on the Outline Development Plan in [Appendix 16.7.8](#) has the potential to modify, damage or destroy an archaeological site and an Archaeological Authority under the provisions of the Historic Places Act 1993 may be required from the New Zealand Historic Places Trust (NZHPT). You are advised to contact the [NZHPT](#) for more information.

16.3.5.3 Matters of discretion- Industrial Heavy Zone (South West Hornby)

16.3.5.3.1 Outline Development Plan

- The extent to which development is in accordance with the Outline Development Plan.
- The extent to which landscaping (planting and maintenance) enhances the visual amenity of the site and in particular the urban-rural edge at Marshs Road and the approach to Christchurch City on Shands Road.
- Whether development has effects on high voltage transmission lines.

16.3.5.3.2 Setback from Marshs Road, Main South Road, Shands Road and boundaries adjoining rural zone

- a. The effect of reducing the setback on the visual amenity of the adjoining Rural zone and the approach to Christchurch City along Marshs Road, Main South Road and Shands Road.

16.3.5.3.3 Landscaping at rural urban interface

- a. The extent to which planting (species and density) will maintain an attractive green edge to the urban area and support biodiversity values.

16.3.5.3.4 Visual amenity

- a. The extent to which building colour and location of buildings on site mitigates the visual dominance of buildings when viewed from the rural-urban boundary, being Marshs Road.

16.3.5.3.5 Roading and Access

- a. 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 the amenity values of the surrounding area and the safety and efficiency of the transport network.
- b. 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.
- c. The extent to which the measures for mitigating the effects of development support a comprehensive and integrated approach to development of the South West Hornby industrial area.
- d. The extent to which the development affects the construction and future operation of the movement network as shown on the Outline Development Plan.

16.3.6 Rules - Industrial Heavy Zone (Springs Road)

The following rules apply to the industrial Heavy Zone (Springs Road) in addition to the rules in [16.3.1](#) to [16.3.3](#).

16.3.6.1 Activity status tables - Industrial Heavy Zone (Springs Road)

16.3.6.1.1 Restricted Discretionary Activities

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

Activity		The Council's discretion shall be limited to the following matters:
RD1	Permitted activities in Rule 16.3.2.1 that do not comply with any one or more of the Built Form Standards in Rule 16.3.6.2 .	<ol style="list-style-type: none">a. Minimum <u>building setback</u> from <u>road</u> boundaries – 16.6.1.3.b. <u>Landscaping</u> on boundaries <u>adjoining</u> the proposed Southern Motorway extension - 16.3.6.3.1.
RD2	Any <u>road access</u> to Springs Road in the location marked on the ODP in Appendix 16.7.11 as "Road access to Springs Road".	<ol style="list-style-type: none">a. <u>Road access</u> to Springs Road - 16.3.6.3.2.

16.3.6.1.2 Non-complying Activities

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NC1	Any <u>site access</u> to Springs Road.	
NC2	Any <u>road access</u> to Springs Road in locations other than as marked on the <u>ODP</u> in Appendix 16.7.11 as “Road access to Springs Road”.	
NC3	Any activity which results in the daily average sewage flow from a <u>site</u> to exceed 0.09 L/s/ha.	

16.3.6.2 Built Form Standards - Industrial Heavy Zone (Springs Road)

16.3.6.2.1 Minimum building setback from the Southern Motorway

	Applicable to	Permitted	Restricted discretionary	Matters of Discretion
a.	Boundary adjoining the “Christchurch Southern Motorway Stage 2 Designation” as marked on the <u>ODP</u> in Appendix 16.7.11.	10m	Less than 10m	Minimum building setback from road boundaries– 16.6.1.3

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

16.3.6.2.2 Landscaping adjoining the Southern Motorway

	Permitted	Restricted Discretionary	Matters of Discretion
a.	The <u>setback</u> required under rule 16.3.6.2.1 above shall be landscaped with one tree per 10m of <u>road frontage</u> or part thereof.	Non-compliance with Permitted Standard	16.3.6.3.1 landscaping on boundaries adjoining the Southern Motorway

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

16.3.6.3. Matters of Discretion - Industrial Heavy Zone (Springs Road)

16.3.6.3.1 Landscaping on boundaries adjoining the Southern Motorway

- a. The extent to which planting will maintain a green edge to the urban area.

16.3.6.3.2 Road access to Springs Road

- a. The extent to which the design (including geometry and layout) of the road access to Springs Road in the location marked on the ODP (Appendix 16.7.11) affects the following, having regard to the volume and type of traffic using the access:
- safety for all road users on Springs Road; and
 - the function and efficiency of Springs Road..
- b. The effectiveness of proposed mitigation measures including a median strip, controls on turning movements and other measures on the function, efficiency and safety of the road network.

16.4 Rules - Industrial Park Zone

16.4.1 How to use the rules

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- 16.4.1.1 The rules that apply to activities in the Industrial Park Zone (outside those areas listed in 16.4.1.2) are contained in:
- a. The Activity Status Tables (including Activity Specific Standards) in Rule 16.4.2; and
 - b. Built Form Standards in [16.4.3](#).
- 16.4.1.2 The rules that apply to activities within the following specific areas of the Industrial Park Zone are contained in the Activity Status Tables particular to the Outline Development Plan area and Rules in 16.4.4-16.4.5.
- a. Industrial Park Zone (Tait Campus) ([Rule 16.4.4](#), [Appendix 16.7.9](#)) - land between Stanleys Road and Wooldridge Road, north of Wairakei Road.
 - b. Industrial Park Zone (Awatea) [Rule 16.4.5](#), [Appendix 16.7.10](#) - Land south-east of Wilmers Road and north-east of Halswell Junction Road.
- 16.4.1.3 The Activity Status Tables and Standards in the following Chapters also apply to activities in all areas of the Industrial Park Zone (where relevant):
- 5 Natural Hazards;
 - 6 General Rules and Procedures
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 Heritage and Natural Environment;
 - 11 Utilities, Energy and Infrastructure; and
 - 12 Hazardous Substances and Contaminated Land.

16.4.2 Activity status tables - Industrial Park Zone

16.4.2.1 Permitted activities

used to mark stage 1 OLD stage 1 text that will be copied to show stage 2 changes

In the Industrial Park Zone (other than the areas identified in [16.4.1.2](#)) the activities listed below are Permitted Activities and shall comply with any Activity Specific Standards set out in this table and Built Form Standards in [Rule 16.4.3](#).

Activities that are not listed in this table will be Restricted Discretionary, Discretionary, or Non-complying, as specified in Rules [16.4.2.3](#) – [16.4.2.5](#) below.

Activity	Activity specific standards
<i>Any new <u>building</u>, alteration or addition to an existing <u>building</u> or a <u>Relocatable building</u> or <u>Relocation of a building</u> for any of the following activities:</i>	

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Activity		Activity specific standards
P1	<u>Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the activity and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P2	<u>Warehousing and Distribution Activities</u>	
P3	<u>High Technology Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>High Technology Industrial Activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P4	<u>Service Industry</u>	a. NIL
P5	<u>Trade and Industry Training Facility</u>	a. NIL
P6	<u>Ancillary Retail Activity</u> , unless specified below	Any <u>Ancillary Retail Activity</u> shall: a. occupy no more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser; and b. be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u> ; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P7	<u>Food and Beverage Outlet</u>	a. The maximum <u>gross leasable floor area</u> per tenancy shall be 150m ² . b. The activity shall only operate between the hours of 7am and 7pm.
P8	<u>Service Station</u>	a. NIL
P9	<u>Commercial Services</u>	a. NIL
P10	<u>Ancillary Office Activity</u> , unless specified below	Any <u>Ancillary Office Activity</u> shall: a. occupy no more than 500m ² or 30% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser; and b. be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u> ; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.

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Activity		Activity specific standards
P11	<u>Public Transport Facility</u>	a. NIL
P12	<u>Emergency Service Facilities</u>	a. NIL
P13	<u>Gymnasium</u>	a. NIL
P14	<u>Pre-school</u>	a. NIL

In the Industrial Park Zone (other than the areas identified in 16.4.1.2) the activities listed below are Permitted Activities and shall comply with any Activity Specific Standards set out in this table and Built Form Standards in Rules 16.4.3 and 16.8.

Activities that are not listed in this table will be Restricted Discretionary, Discretionary, or Non-complying, as specified in Rules 16.4.2.3 – 16.4.2.5 below.

Activity		Activity specific standards
Any new <u>building</u> , alteration or addition to an existing <u>building</u> or a <u>Relocatable building</u> or <u>Relocation of a building</u> for any of the following activities:		
P1	<u>Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the activity and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P2	<u>Warehousing and Distribution Activities</u>	
P3	<u>High Technology Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>High Technology Industrial Activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P4	<u>Service Industry</u>	a. NIL
P5	<u>Trade and Industry Training Facility</u>	a. NIL

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Activity		Activity specific standards
P6	<u>Ancillary Retail Activity</u> , unless specified below	Any <u>Ancillary Retail Activity</u> shall: <ol style="list-style-type: none"> occupy no more than 250m² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser; and be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u>; and have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P7	<u>Food and Beverage Outlet</u>	<ol style="list-style-type: none"> The maximum <u>gross leasable floor area</u> per tenancy shall be 150m². The activity shall only operate between the hours of 7am and 7pm.
P8	<u>Service Station</u>	<ol style="list-style-type: none"> NIL
P9	<u>Commercial Services</u>	<ol style="list-style-type: none"> NIL
P10	<u>Ancillary Office Activity</u> , unless specified below	Any <u>Ancillary Office Activity</u> shall: <ol style="list-style-type: none"> occupy no more than 500m² or 30% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser; and be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u>; and have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P11	<u>Public Transport Facility</u>	<ol style="list-style-type: none"> NIL
P12	<u>Emergency Service Facilities</u>	<ol style="list-style-type: none"> NIL
P13	<u>Gymnasium</u>	<ol style="list-style-type: none"> NIL
P14	<u>Pre-school</u>	<ol style="list-style-type: none"> NIL

16.4.2.2 Controlled activities

There are no Controlled activities.

16.4.2.3 Restricted discretionary activities

The activities listed below are Restricted Discretionary Activities. RD2 shall also comply with the Built Form Standards set out in

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16.4.3.

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [16.6.1](#) and [16.6.2](#) for each standard, as set out in the following table.

	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD1	Any Activity listed in Rule 16.4.2.1 that does not meet one or more of the permitted Built Form Standards in Rule 16.4.3	<ul style="list-style-type: none"> a. Maximum Height of Buildings – 16.6.1.1 b. Maximum building Coverage of a Site- 16.6.1.2 c. Minimum Building Setback from Road Boundaries – 16.6.1.3 d. Minimum building setback from the Boundary with a Residential Zone – 16.6.1.4 e. Sunlight and Outlook at Boundary with a Residential Zone – 16.6.1.5 f. Outdoor storage of materials/ Car Parking – 16.6.1.6 g. Landscaped Areas– 16.6.1.7
RD2	<p>The creation of any <u>surface water management structure</u> within 3 kilometres of the outer edge of the runways at Christchurch International Airport.</p> <p>Compliance with Rule RD2, 16.4.2.3 is not required if a resource consent (Subdivision and/or land use) provides for the same non-compliance on the site proposed for the activity.</p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited.</p>	<ul style="list-style-type: none"> a. Surface water management structures and Birdstrike Risk- 16.6.1.9

16.4.2.4 Discretionary activities

The activities listed below are Discretionary Activities.

Activity	The Council will consider any matters under s104 of the Act including:

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D1	Any activity that does not comply with one or more of the Permitted Activity Specific Standards in Rule 16.4.2.1 for Activities P1, P2, P3, P6, P7 and P10.	a. Display of Goods, Showroom and Non-industrial Activities - 16.6.2.1
D2	Parking Lots and Parking Buildings .	a. Parking Lots and Parking Buildings – 16.6.2.2
D3	Any Activity not provided for as Permitted or Restricted Discretionary.	

16.4.2.5 Non complying activities

There are no Non-complying activities.
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16.4.2.6 Prohibited activities

There are no Prohibited activities.

16.4.3 Built form standards - Industrial Park Zone

The following Built Form Standards shall be met by all Permitted Activities and for Restricted Discretionary Activity RD2 unless otherwise stated.

16.4.3.1 Maximum height for buildings and fences or screening structures

	Applicable to	Permitted	Restricted discretionary	Matters of Discretion
a.	Buildings - all areas	15 metres	Greater than 15 metres	Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1
b.	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 below	Greater than 1.2 metres, or the structure is greater than 1.2 metres where the whole of the structure is less than 50% visually transparent, or greater than 2 metres where the whole of the structure is at least 50% visually transparent. Refer to Figure 16.1 below.	

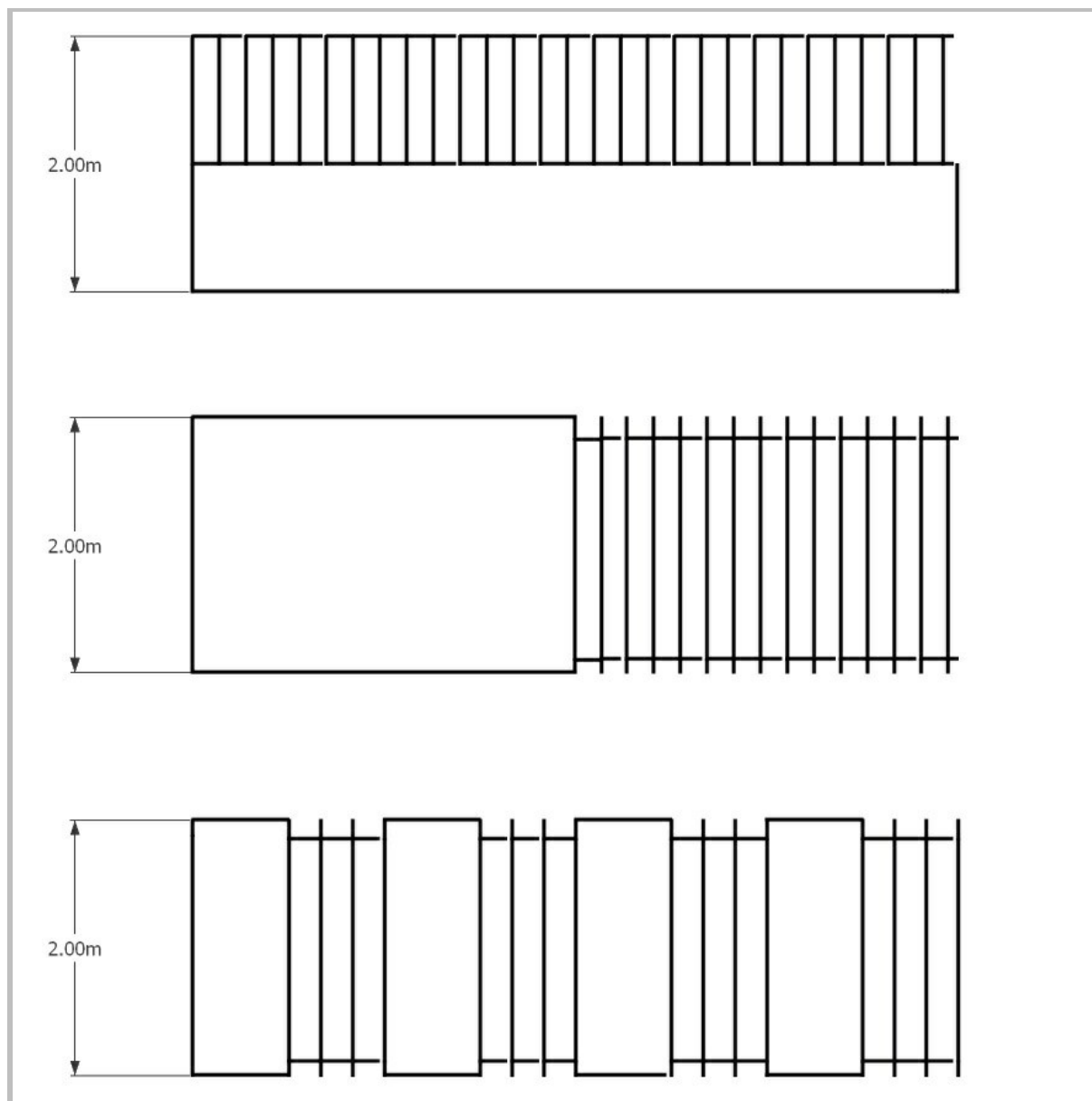


Figure 16.1: Examples of a structure/fence that is 50% visually transparent (being the top half of the first diagram, the right half of the second diagram, and every second section of the last diagram).

16.4.3.2 Maximum building coverage of a site

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	<u>Buildings</u> - all areas	25%	More than 25%	Maximum Building Coverage of a Site- 16.6.1.2

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

16.4.3.3 Minimum building setback from road boundaries

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
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a.	Any activity unless specified in (b) – (d) below	6 metres	Less than 6 metres	Minimum Building Setback from Road Boundaries – 16.6.1.3
b.	<u>Ancillary Offices</u>	1.5 metres	Less than 1.5 metres	
c.	<u>Service Station canopies</u>	3 metres	Less than 3 metres	
d.	For <u>sites</u> with more than one <u>road boundary</u>	1.5 metres on one <u>road boundary</u> and 6 metres on any other <u>road boundary</u>	Less than 1.5 metres on one road boundary and 6 metres on any other <u>road boundary</u>	

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

16.4.3.4 Minimum building setback from the boundary with a Residential zone

	Permitted	Restricted discretionary	Matters of discretion
a.	6 metres	Less than 6 metres	Minimum building setback from the boundary with a residential zone– 16.6.1.4

16.4.3.5 Sunlight and outlook at boundary with a residential zone

	Permitted	Restricted discretionary	Matters of discretion
a.	<ol style="list-style-type: none"> Where a <u>site boundary</u> adjoins a residential zone no part of any <u>building</u> shall project beyond a building envelope contained by a 45 degree recession plane measured at any point 2.3m above the <u>site boundary</u>, unless specified below. Where a <u>site boundary</u> adjoins a Residential Suburban zone or Residential Suburban Density Transition zone, no part of any <u>building</u> shall project beyond a building envelope contained by a 35 degree recession plane measured at any point 2.3m above any <u>adjoining</u> south <u>site boundary</u>. 	Non-compliance with Permitted Standard	Sunlight and Outlook at Boundary with a Residential Zone– 16.6.1.5

Where sites are located within a Floor Level and Fill Management Area, recession plane breaches created by the need to raise floor levels will not require the written consent of other persons and shall not be publicly or limited notified.

16.4.3.6 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 <u>setbacks</u> specified in Rules 16.4.3.3 and 16.4.3.4 .	Non-compliance with Permitted Standard	Outdoor Storage of Materials/ Car Parking- 16.6.1.6
b.	Car parking shall be provided to the side or rear of <u>sites</u> and not between <u>buildings</u> and the street, except for visitor parking.		

16.4.3.7 Landscaped areas

	Permitted	Restricted discretionary	Matters of discretion
a.	The minimum percentage of the <u>site</u> to be landscaped shall be 20%, excluding those areas required to be set aside for trees within or adjacent to <u>parking areas</u> (refer to clause (d) below).	Non-compliance with Permitted Standard	Landscaped Areas- 16.6.1.7
b.	The area <u>adjoining</u> the <u>road frontage</u> of all <u>sites</u> shall have a Landscape strip in accordance with the following standards. <ul style="list-style-type: none"> i. Minimum width - 1.5 metres ii. Minimum density of tree planting – 1 tree for every 10 metres of <u>road frontage</u> or part thereof, evenly spaced with shrubs between each tree. 		
c.	On <u>sites adjoining</u> a Residential Zone, trees shall be planted adjacent to the shared <u>boundary</u> at a ratio of at least 1 tree for every 10 metres of the <u>boundary</u> or part thereof, with the trees evenly spaced along that <u>boundary</u> .		
d.	In addition to clauses (a), (b) and (c) above, where car parking is located at the front of a <u>site</u> , 1 tree shall be planted for every 5 car parking spaces within any car <u>parking area</u> .		
e.	All <u>landscaping</u> / trees required for these rules shall be in accordance with the provisions in Appendix 16.7.1 .		

Note 1: Vegetation in close proximity to the electricity transmission corridor will need to be planted and managed in accordance with the Electricity (Hazards from Trees) Regulations 2003.

Note 2: Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater. The stormwater facilities, which support multiple values such as stormwater retention, water quality treatment, biodiversity enhancement, Ngāi Tahu/ manawhenua values and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management and the protection of groundwater in an integrated manner.

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

16.4.4 Rules - Industrial Park Zone (Tait Campus)

Rules 16.4.4.1-16.4.4.3 and the Tait Campus Outline Development Plan ([Appendix 16.7.9](#)) shall apply to the Industrial Park Zone (Tait Campus).

16.4.4.1 Activity status tables- Industrial Park Zone (Tait Campus)

16.4.4.1.1 Permitted activities

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

a. All of the following Key Structuring Elements on the Tait Campus Outline Development Plan ([Appendix 16.7.9](#)):

- i. New buildings or building Complexes within a Campus Style Arrangement
- ii. Green Corridor
- iii. Node/Focal Point
- iv. Pedestrian Connection Between Buildings
- v. Secondary Circulation to Access Pocket Car Parks
- vi. Slow Lanes – Shared Pedestrian and Vehicular Environment
- vii. Main Circulation to Access Larger Car Parking Area
- viii. Vehicular route to Stanleys block

Compliance with a Key Structuring Element listed above and as shown on the Tait Campus Outline Development Plan ([Appendix 16.7.9](#)) is not required if a resource consent (subdivision and/or land use) provides for the same non-compliance with the Key Structuring Element on the land proposed for the activity.

b. Built Form Standards in Rule [16.4.4.2](#) and Activity Specific Standards set out in this table.

Activity		Activity specific standards
The following activities where there is no new <u>building</u> or addition to an existing <u>building</u> (refer to RD1 , Rule 16.4.4.1.3 for any of the following activities that involve a new <u>building</u> or addition to an existing <u>building</u>).		
P1	<u>Industrial activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the activity and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P2	<u>Warehousing and Distribution Activities</u>	
P3	<u>High Technology Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>High Technology Industrial Activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P4	<u>Service Industry</u>	a. Nil

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Activity		Activity specific standards
P5	<u>Trade and Industry Training Facility</u>	a. Nil
P6	<u>Ancillary Retail Activity</u> , unless specified below	Any <u>Ancillary Retail Activity</u> shall: a. occupy no more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser; and b. be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u> ; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P7	<u>Food and Beverage Outlet</u>	a. The maximum <u>gross leasable floor area</u> per tenancy shall be 200m ² . b. The activity shall only operate between the hours of 7am and 7pm.
P8	<u>Service Station</u>	a. Nil
P9	<u>Commercial Services</u>	a. NIL
P10	<u>Office</u> activity unless specified below	<u>Office</u> Activity within the Industrial Park zone (Tait campus) shall: a. be limited to a total of 5,000 m ² across the area defined on the <u>Outline Development Plan</u> in Appendix 16.7.9ii as 'Outline Development Area'; and b. be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u> ; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P11	<u>Ancillary Office Activity</u>	Any <u>Ancillary Office Activity</u> shall: a. occupy no more than 500m ² or 30% of the <u>gross floor area</u> of all <u>buildings</u> on the same site, whichever is the lesser; and b. be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u> ; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P12	<u>Public Transport Facility</u>	a. Nil
P13	<u>Emergency Service Facilities</u>	a. Nil
P14	<u>Gymnasium</u>	a. NIL

16.4.4.1.2 Controlled activities

There are no Controlled activities.

16.4.4.1.3 Restricted discretionary activities

The activities listed below are Restricted Discretionary Activities. RD4 shall also comply with the Built Form Standards set out in [16.4.4.2](#).

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [16.4.4.3](#), [16.6.1](#) and [16.6.2](#) for each standard, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Erection of new <u>buildings</u> and additions to existing <u>buildings</u>	a. Design and amenity- 16.4.4.3.7
RD2	Activities P1 – P14 set out in 16.4.4.1.1 which do not comply with one or more of the permitted <u>Key Structuring Elements</u> on the Tait Campus <u>Outline Development Plan</u> in Appendix 16.7.9 .	a. Open Space and Character- 16.4.4.3.1 b. Landscaping- 16.4.4.3.2 c. Connectivity- 16.4.4.3.3 d. Energy efficiency and sustainability- 16.4.4.3.4 e. Parking- 16.4.4.3.5 f. Access- 16.4.4.3.6

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	Activity	The Council's discretion shall be limited to the following matters:
RD3	Activities P1 – P14 set out in 16.4.4.1.1 which do not comply with one or more of the permitted Built Form Standards in 16.4.4.2	<ul style="list-style-type: none"> a. Maximum Height for Buildings and Fences or Screening Structures– 16.6.1.1 b. Maximum Building Coverage of a Site – 16.6.1.2 and 16.4.4.3.1 c. Minimum Building Setback from Road Boundaries – 16.6.1.3 and 16.4.4.3.1 d. Minimum building setback from the Boundary with a Residential Zone – 16.6.1.4 and 16.4.4.3.1 e. Sunlight and Outlook at Boundary with a Residential Zone – 16.6.1.5 f. Outdoor Storage of Materials/ Car Parking – 16.6.1.6 and 16.4.4.3.1 g. Landscaped Areas– 16.6.1.7 and 16.4.4.3.2 h. Stormwater Management– 16.4.4.3.8 i. Roading and access – 16.4.4.3.3, 16.4.4.3.5 and 16.4.4.3.6
RD4	<p>The creation of any <u>surface water management structure</u> within 3 kilometres of the outer edge of the runways at Christchurch International Airport.</p> <p>Compliance with Rule RD4, 16.4.4.1.3 is not required if a resource consent (Subdivision and/or land use) provides for the same non-compliance on the site proposed for the activity.</p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited.</p>	<ul style="list-style-type: none"> a. Surface water management structures and Birdstrike Risk – 16.6.1.9

16.4.4.1.4 Discretionary activities

The activities listed below are Discretionary Activities.

Activity	The Council will consider any matters under s104 of the Act including:

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D1	Any activity that does not comply with one or more of the permitted Activity Specific Standards in Rule 16.4.4.1.1 for Activities P1, P2, P3, P6, P7, P10 and P11.	a. Display of Goods, Showroom and Non-industrial Activities -16.6.2.1
D2	<u>Parking Lots</u> and <u>Parking Buildings</u>	a. Parking Lots and Parking Buildings – 16.6.2.3
D3	Any Activity not provided for as Permitted, Restricted Discretionary, or Non-complying.	

16.4.4.1.5 Non-complying activities

The activities listed below are a Non-Complying activity.

	Activity
NC1	Any <u>development</u> resulting in more than 10,000m ² <u>gross floor area</u> across the whole Industrial Park Zone (Tait Campus) <u>site</u> before the installation of traffic lights at (being the physical work) the intersection of Wairakei Road/ Wooldridge Road/ Roydvale Avenue has been completed.
NC2	<u>Sensitive activity</u> inside the air noise contour (50 dBA Ldn) as defined on the Planning maps.

Note for NC1: The extent of the developer's contribution to the costs of the upgrade of the intersection of Wairakei/ Wooldridge Roads will be agreed with the Council in accordance with the Council Development Contributions Policy, which may include a Private Developer Agreement.

16.4.4.1.6 Prohibited activities

There are no Prohibited activities.

16.4.4.2 Built form standards- Industrial Park Zone (Tait Campus)

16.4.4.2.1 Maximum height for buildings and fences or screening structures

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	Within 50 metres of the <u>road boundary</u> with Stanleys Road and Wooldridge Road as marked on the <u>Outline Development Plan</u> in Appendix 16.7.9 as ' <u>Building Height</u> Restriction within 50 metre <u>setback</u> from road'	11 metres	Greater than 11 metres	Maximum Height for Buildings and Fences or Screening Structures – 16.6.1.1
b.	All other areas	15 metres	Greater than 15 metres	

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	Applicable to	Permitted	Restricted discretionary	Matters of discretion
c.	Fencing and Screening Structures located between any <u>building</u> and the <u>road boundary</u>	1.2 metres, or 2 metres where the whole of the structure is greater than or equal to 50% visually transparent. Refer to Figure 16.1 below Rule 16.4.3.1 .	Greater than 1.2 metres, or the structure is greater than 1.2 metres where the whole of the structure is less than 50% visually transparent, or greater than 2 metres where the whole of the structure is at least 50% visually transparent. Refer to Figure 16.1 below Rule 16.4.3.1 .	

16.4.4.2.2 Maximum building coverage of a site

	Permitted	Restricted discretionary	Matters of discretion
a.	35%	More than 35%	Maximum building coverage of a site– 16.6.1.2 Open Space and Character- 16.4.4.3.1
b.	50,000m ² <u>GFA</u>	More than 50,000m ² <u>GFA</u>	Open Space and Character- 16.4.4.3.1

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

16.4.4.2.3 Minimum building setback from road boundaries

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	<u>Sites adjoining</u> Wooldridge Road and Stanleys Road	20 metres as marked on the <u>Outline Development Plan</u> in Appendix 16.7.9	Less than 20 metres	Minimum Building Setback from Road Boundaries– 16.6.1.3 Open Space and Character- 16.4.4.3.1
b.	Other <u>sites</u>	As for Permitted activities in the Industrial Park Zone – Rule 16.4.3.3		

16.4.4.2.4 Minimum building setback from the northern boundary of the zone

	Permitted	Restricted discretionary	Matters of discretion
a.	15 metres as marked on the <u>Outline Development Plan</u> in Appendix 16.7.9	Less than 15 metres	Minimum building setback from the Boundary with a Residential Zone – 16.6.1.4 . Open Space and Character - 16.4.4.3.1

16.4.4.2.5 Outdoor storage of materials

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Rule 16.4.3.6 shall apply to the Industrial Park Zone (Tait Campus).

16.4.4.2.6 Landscaped areas

	Permitted	Restricted discretionary	Matters of discretion
a.	Minimum percentage of <u>landscaping</u> : i. a minimum of 30% of the <u>site</u> shall be set aside as a landscaped area and <u>landscaping</u> provided in that area.	Non-compliance with Permitted Standard	Landscaped areas– 16.6.1.7 Landscaping– 16.4.4.3.2
b.	Landscape strip <u>adjoining</u> Wooldridge Road and Stanleys Road: i. A 20 metre wide Landscaping Strip shall be provided adjacent to the <u>road boundary</u> on <u>sites adjoining</u> Wooldridge Road and Stanleys Road (as defined on the <u>Outline Development Plan</u> in Appendix 16.7.9 as '20 metre Landscaper Buffer'), excluding <u>roads</u> and pedestrian crossings, and shall comprise: A at least 1 tree for every 10 metres of <u>road frontage</u> or part thereof; B deciduous trees, planted in groups of no less than 5 with a minimum of 5 metre spacing between trees; C tree species shall be capable of reaching a minimum height of 10 metres at maturity and be not less than 3 metres high at the time of planting; D the two lime trees identified on the <u>Outline Development Plan</u> in Appendix 16.7.9 as 'Retained Lime Trees' shall be maintained and incorporated into the Landscaping Strip <u>adjoining</u> Wooldridge Road; E the protected trees identified on the <u>Outline Development Plan</u> in Appendix 16.7.9 as 'Protected Trees' and specimen trees immediately surrounding the protected trees in the North West corner of the Zone shall be incorporated into the landscaping strip <u>adjoining</u> Stanleys Road.		
c.	Rule 16.4.3.7 shall apply to all other <u>road</u> boundaries.		

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	Permitted	Restricted discretionary	Matters of discretion
d.	<p>Landscaping strip <u>adjoining</u> Rural Zone:</p> <ul style="list-style-type: none"> i. A 10 metre wide landscaping strip shall be provided on <u>sites adjoining</u> the Rural Zone boundary (as identified on the <u>Outline Development Plan</u> in Appendix 16.7.9 as '10 metres Landscape Buffer'), excluding <u>road</u> or pedestrian crossings, and shall comprise: <ul style="list-style-type: none"> A at least 1 tree for every 10 metres of the <u>boundary</u> or part thereof, with the trees evenly spaced along that <u>boundary</u>, with shrubs between each tree; B a minimum of 30% indigenous vegetation. ii. The existing shelter belt on the northern Zone <u>boundary</u>, <u>adjoining</u> the western <u>boundary</u> of Lot 1 DP 17900, as marked on the <u>Outline Development Plan</u> in Appendix 16.7.9 as 'Rural Shelterbelts' shall be maintained to a maximum height of 5 metres until its removal. 		
e.	<p>Landscaping strip <u>adjoining</u> Industrial General Zone(Stanleys Road):</p> <ul style="list-style-type: none"> i. A 5 metre landscaping strip shall be provided along the southern <u>boundary</u> with the General Industrial Zone (Stanleys Road) as shown on the <u>Outline Development Plan</u> in Appendix 16.7.9 as '5 metre landscape buffer', and shall comprise: <ul style="list-style-type: none"> A at least 1 tree for every 10 metres of the <u>boundary</u> or part thereof, with the trees evenly spaced along that <u>boundary</u>, with shrubs between each tree; ii. The shelter belt, adjoining the eastern <u>boundary</u> of 6 Stanleys Road, defined on the <u>Outline Development Plan</u> in Appendix 16.7.9 as 'Rural Shelterbelts', shall be maintained to a maximum height of 5 metres until its removal, following which a landscaping strip shall be provided adjacent to the <u>boundary</u> in accordance with clause (i). 		
f.	<p>Landscaping in car <u>parking areas</u>:</p> <ul style="list-style-type: none"> a. 1 tree shall be planted for every 5 car parking spaces within any car <u>parking area</u>. 		
g.	<p>General:</p> <ul style="list-style-type: none"> a. All <u>landscaping</u>/trees required for these rules shall be in accordance with the provisions in Appendix 16.7.1. b. All <u>landscaping</u> required under Rule 16.4.4.2.6 (b), (d) and (e) shall be completed as a condition of subdivision consent, or if there is no <u>subdivision</u> required, in conjunction with <u>development</u> in the locations that clauses (b), (d) and (e) relate to as a permitted activity standard. 		

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16.4.4.2.7 Stormwater management

	Permitted	Restricted discretionary	Assessment matters
a.	<p>Stormwater treatment and attenuation shall be carried out within the zone and meet the following requirements:</p> <ul style="list-style-type: none"> i. First flush treatment for the first 25mm of runoff from hardstanding areas shall be provided using vegetated dry sedimentation basins. ii. Flows in excess of the first flush and including the 50 year return events (9 hour duration) shall be attenuated in the locations defined on the <u>Outline Development Plan</u> in Appendix 16.7.9 as 'On site stormwater treatment and attenuation'. iii. Stormwater discharge from the zone to the <u>Council</u> stormwater network shall be attenuated to pre-<u>development</u> levels (for up to 50 year storm events). 	Non-compliance with Permitted Standard	Stormwater Management – 16.4.4.3.8
b.	<p>Stormwater shall be conveyed by open naturalised swales (defined on the <u>Outline Development Plan</u> in Appendix 16.7.9 as 'Open naturalised stormwater conveyance/swales') running through the <u>site</u> from west to east via a series of basins as defined on the <u>Outline Development Plan</u> in Appendix 16.7.9 as 'On site stormwater treatment and attenuation' to a point defined on the <u>Outline Development Plan</u> from where stormwater shall be piped to an existing drain on the east side of Wooldridge Road.</p>		
c.	<p>At least 80% of planting around swales and ponds shall be indigenous vegetation.</p>		

16.4.4.2.8 Roading and access

	Permitted	Restricted discretionary	Matters of discretion
a.	<p>Access from Wooldridge Road:</p> <ul style="list-style-type: none"> i. There shall be two main vehicle access points to the Zone from Wooldridge Road in the locations marked on the <u>Outline Development Plan</u> in Appendix 16.7.9 as 'Main Access'. At least one of these access points shall be completed as a condition of subdivision consent, or if there is no <u>subdivision</u> required, in conjunction with <u>development</u> within the zone. ii. A footpath shall be provided along the Wooldridge Road <u>frontage</u> of the Zone, and along the eastern side of Wooldridge Road from the end of the existing footpath opposite the zone to the bus stop. The footpaths shall be completed within 6 months of a section 224 certificate being issued for any <u>subdivision</u> within the zone or if there is no <u>subdivision</u> required, in conjunction with <u>development</u> within the zone as a permitted activity standard. 	Non-compliance with Permitted Standard	Connectivity- 16.4.4.3.3 Parking- 16.4.4.3.5 Access- 16.4.4.3.6

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	Permitted	Restricted discretionary	Matters of discretion
b.	<p>Access from Stanleys Road:</p> <ul style="list-style-type: none"> i. Any access to Stanleys Road shall be provided in the locations marked on the <u>Outline Development Plan</u> in Appendix 16.7.9 as 'Secondary Access'. ii. Prior to the completion of the construction of the <u>road</u> connection from the Zone to Stanleys Road, new give-way markings on the Stanleys Road approach to its intersection with Harewood Road shall be provided at the cost of the developer or their successor/s in title. iii. A left turn lane shall be provided on the Stanleys Road approach to the Stanleys Road/ Harewood Road intersection within 6 months of the <u>road</u> connection from the Zone to Stanleys Road, which shall be carried out (as agreed with the <u>Council</u>) at the cost of the developer or their successor/s in title. iv. A footpath shall be completed along the Stanleys Road <u>frontage</u> of the Zone. The footpath shall be completed as a condition of subdivision consent, or if there is no <u>subdivision</u> required, in conjunction with <u>development</u> which is accessed from Stanleys Road as a permitted activity standard. 		
c.	<p>General:</p> <ul style="list-style-type: none"> i. All work associated with design and construction of vehicle access to the Zone, intersection works, internal <u>roads</u> and footpaths within the Zone, and a footpath along the <u>road frontage</u> of Stanleys Road shall be provided at the cost of the developer or their successor/s in title. ii. A shared cycleway and footpath of minimum 2.5 metre width shall be provided through the Zone from Wooldridge Road to Stanleys Road as marked on the <u>Outline Development Plan</u> in Appendix 16.7.9 as 'Public shared walk and cycle connection', connecting with pedestrian and cycle facilities <u>adjoining</u> the Zone. iii. Surface car parking shall be in the locations identified on the <u>Outline Development Plan</u> in Appendix 16.7.9 as 'pocket car parks at grade associated with <u>buildings</u>'. Any car parking elsewhere in the Zone shall be located under or within <u>buildings</u>. iv. Any pedestrian and <u>cycle way</u> through the <u>site</u> shall be illuminated to a level between 2 and 10 lux. v. Any <u>road</u> connections or <u>access ways</u> within the Zone shall be set back from trees identified on the <u>Outline Development Plan</u> in Appendix 16.7.9 as 'Existing trees not to be affected by road layout' by a distance of at least 10 metres. 		

16.4.4.3 Matters of discretion- Industrial Park Zone (Tait Campus)

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16.4.4.3.1 Open space and character

The extent to which the building form, location, site design and layout of development:

- a. contributes to a high amenity environment with significant areas of landscaping and open space, compatible with the character of Nunweek Park and the adjoining rural zones;
- b. minimises the visual impact of development as viewed from Stanleys Road, Nunweek Park and adjacent rural properties;
- c. maintains views across the zone;
- d. provides for and creates a green corridor through the zone that incorporates and enhances landscape and water features including existing trees;
- e. recognises the cultural values of Ngāi Tahu/manawhenua.

16.4.4.3.2 Landscaping

- a. The extent to which landscaping provides a transition between the industrial zone and the surrounding rural zones by maintaining an open character, while effectively screening buildings, parking and storage areas.
- b. The quality and effectiveness of landscaping proposed along the Wooldridge Road and Stanleys Road frontages in creating an attractive appearance to the zone as viewed from the road.
- c. The extent to which stormwater basins, open space, and landscaped areas are co-located so as to maximize recreational and amenity opportunities.
- d. The degree to which any reverse sensitivity effects are avoided or mitigated through landscaping.
- e. The suitability of planting along the water feature's edge to the local conditions.
- f. The extent to which landscaping incorporates indigenous vegetation, enhances mahinga kai values and water quality of the development.

16.4.4.3.3 Connectivity

- a. The extent to which pedestrian and cycle movement through the zone between Wooldridge Road and Stanleys Road and then to the wider transport network and Nunweek Park are facilitated by pedestrian and cycle ways.
- b. The extent to which the principles of Crime Prevention through Environmental Design have been incorporated into the design of pedestrian and cycle ways.
- c. The extent to which pedestrian and cycle ways are incorporated within landscaped areas.
- d. The provision for vehicle and pedestrian movement between buildings within the site.

16.4.4.3.4 Energy efficiency and sustainability

- a. The extent to which passive solar energy and access to daylight is promoted through building orientation and design.
- b. The degree to which timber materials are incorporated into the design of buildings for carbon absorption.
- c. The extent of which ground water coupling and heat exchangers are incorporated to provide both heating and cooling.
- d. The extent to which provision is made for ventilation through a combination of natural and mechanical means.

16.4.4.3.5 Parking

- a. The visual effect of car parking areas both from within the site and as seen from outside the site, in particular from Nunweek Park and Stanleys Road, and the effectiveness of any mitigation including landscaping.

16.4.4.3.6 Access

- a. The location and design of the external vehicle access points to Stanleys and Wooldridge Roads and their effect on the character, safety and efficiency of the adjoining road network.

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- b. The effectiveness and safety of pedestrian access to and from the site, including access to the public transport network.
- c. The extent to which the location and design of the vehicle access points is integrated with landscaping along the zone boundary and does not compromise the amenity and appearance of the zone as viewed from Wooldridge Road and Stanleys Road
- d. The effect of any additional access points in respect to:
 - i. the likely level and type of traffic using the proposed access points;
 - ii. the effect on the safety and efficiency of the adjoining road network.

16.4.4.3.7 Design and amenity

- a. The extent to which the design of the buildings is consistent with a high amenity landscape setting and park-like character of the zone, 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 the location of security fencing detracts from the visual amenity and landscape planting along the street frontage.
- d. The extent to which any signage on buildings is integrated with the architectural detail of a building.
- e. The extent to which car parking and loading areas, service areas and outdoor storage are effectively screened from public view.
- f. The effectiveness of mitigation including landscaping, in reducing the adverse effects of buildings including their scale and appearance on the amenity of the industrial zone, adjoining the rural zone and Nunweek Park.
- g. The choice of materials and colours/reflectivity of facades to help to reduce the prominence of buildings in the landscape.
- h. The extent to which building entrances have been directed to face the green corridor to create an active edge/frontage towards the public accessible space.

16.4.4.3.8 Stormwater management

- a. The extent to which stormwater basins and open space are integrated to maximise recreational opportunities and amenities.
- b. 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.
- c. The effectiveness of the design, construction and operation of stormwater facilities in treatment and retention of stormwater.
- d. The ability for the stormwater system to be adequately maintained, particularly if it remains in private ownership.
- e. The extent to which treatment and disposal methods conform to the Council's guidelines for stormwater management systems.

16.4.5 Rules - Industrial Park Zone (Awatea)

16.4.5.1 Activity status tables- Industrial Park Zone (Awatea)

16.4.5.1.1 Permitted activities

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

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- a. All of the following Key Structuring Elements on the Awatea Outline Development Plan (including the layer diagrams) ([Appendix 16.7.10](#)), whether they are indicated as 'Fixed Structural Elements' or not:
- Blue network elements
 - Swales
 - Green network elements
 - Green multiuse corridors
 - Movement network
 - Primary Road
 - Location of access points on the movement network
 - Traffic treatment to prevent heavy vehicle access
 - Cycle network
 - Potential main bus route through block
 - Potential extended bus route through block
 - Representative traditional places and sites of significance
 - Traditional headwaters
 - Proposed indigenous tree planting corridor.

Compliance with a Key Structuring Element listed above and as shown on the Awatea Outline Development Plan (including the layer diagrams) in [Appendix 16.7.10](#) is not required if a resource consent (subdivision and/or land use) provides for the same non-compliance with the Key Structuring 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
The following activities where there is no new <u>building</u> or addition to an existing <u>building</u> (Refer to RD1, Rule 16.4.5.1.3 for any of the following activities that involve a new <u>building</u> or addition to an existing <u>building</u>).		
P1	<u>Industrial activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>Industrial activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P2	<u>Warehousing and Distribution Activities</u>	
P3	<u>High Technology Industrial Activity</u>	a. Any display of goods or showroom shall be ancillary to and on the same <u>site</u> as the <u>High Technology Industrial Activity</u> and shall not occupy more than 250m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u> , whichever is the lesser.
P4	<u>Service Industry</u>	a. Nil
P5	<u>Trade and Industry Training Facility</u>	a. Nil

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Activity		Activity specific standards
P6	<u>Ancillary Retail Activity</u> , unless specified below	Any <u>Ancillary Retail Activity</u> shall: <ul style="list-style-type: none"> a. occupy no more than 250m² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser; and b. be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u>; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P7	<u>Food and Beverage Outlet</u>	<ul style="list-style-type: none"> a. The maximum <u>gross leasable floor area</u> per tenancy shall be 200m². b. The activity shall only operate between the hours of 7am and 7pm.
P8	<u>Service Station</u>	<ul style="list-style-type: none"> a. Nil
P9	<u>Commercial Services</u>	<ul style="list-style-type: none"> a. NIL
P10	<u>Office</u> Activity unless specified below	<u>Office</u> Activity within the Industrial Park zone (Awatea) shall: <ul style="list-style-type: none"> a. be limited to a total of 5,000 m² in the Industrial Park zone (Awatea); and b. be located at the front of <u>buildings</u> facing the street, except on <u>rear sites</u>; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P11	<u>Ancillary Office Activity</u>	Any <u>Ancillary Office Activity</u> shall: <ul style="list-style-type: none"> a. occupy no more than 500m² or 30% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser; and b. be located at the front of buildings facing the street, except on <u>rear sites</u>; and c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.
P12	<u>Public Transport Facility</u>	<ul style="list-style-type: none"> a. Nil
P13	<u>Emergency Service Facilities</u>	<ul style="list-style-type: none"> a. Nil
P14	<u>Gymnasium</u>	<ul style="list-style-type: none"> a. NIL
P15	<u>Pre-school</u>	<ul style="list-style-type: none"> a. NIL

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Activity	Activity specific standards
P16 <u>Buildings</u> and fences within 12 metres of the centre line of a National Grid Transmission Line	a. An <u>accessory building</u> for a <u>sensitive activity</u> shall be under 2.5 metres high and less than 10m ² in area. b. Building alterations and additions to an existing <u>building</u> for a <u>sensitive activity</u> shall be under the <u>height</u> and within the footprint of the existing <u>building</u> . c. All <u>buildings</u> and structures shall have a minimum vertical clearance of 10 metres below the lowest point of the transmission line conductor (wire).

Note for P16: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

16.4.5.1.2 Controlled activities

There are no Controlled activities.

16.4.5.1.3 Restricted discretionary activities

The activities listed below are Restricted Discretionary Activities. RD1 shall also comply with the Built Form Standards set out in [16.4.5.2](#).

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [16.4.5.3](#), [16.6.1](#) and [16.6.2](#) for each standard, as set out in the following table.

	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD1	Erection of new <u>buildings</u> and additions to existing <u>buildings</u>	a. Design and amenity - 16.4.5.3.1
RD2	Activities P1 – P16 set out in 16.4.5.1.1 which do not comply with one or more of the <u>Key Structuring Elements</u> on the Awatea <u>Outline Development Plan</u> in <u>Appendix 16.7.10</u> .	a. Outline Development Plan - 16.4.5.3.2
RD3	Activities P1 – P16 set out in 16.4.5.1.1 which do not comply with one or more of the permitted Built Form Standards in 16.4.5.2	a. Maximum Building Coverage of a Site - 16.6.1.2 b. Minimum Building Setback from Road Boundaries – 16.6.1.3

16.4.5.1.4 Discretionary activities

The activities listed below are Discretionary Activities.

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	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, P6, P7, P10 and P11	a. Display of Goods, Showroom and Non-industrial Activities -16.6.2.1
D2	<u>Parking Lots</u> and <u>Parking Buildings</u>	a. Parking Lots and Parking Buildings – 16.6.2.2
D3	Any Activity not provided for as Permitted, Restricted Discretionary, or Non-complying.	

16.4.5.1.5 Non complying activities

The activities listed below are a Non-Complying activity

	Activity
NC1	Any <u>building</u> or <u>Sensitive activity</u> within 12 metres of a transmission line support structure.
NC2	Any fence within 5 metres of a transmission line support structure.
NC3	Any <u>building</u> for a <u>Sensitive activity</u> or <u>Sensitive activity</u> within 12 metres of the centre line of a National Grid transmission line unless provided for in Rule 16.4.5.1.1.

Note: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

16.4.5.1.6 Prohibited activities

There are no Prohibited activities.

16.4.5.2 Built form standards- Industrial Park Zone (Awatea)

16.4.5.2.1 Maximum height for buildings and fences or screening structures

Rule 16.4.3.1 shall apply to the Industrial Park Zone (Awatea).

16.4.5.2.2 Maximum building coverage of a site

	Permitted	Restricted discretionary	Matters of discretion
a.	40%	More than 40%	Maximum building coverage of a site– 16.6.1.2

Any application arising from non compliance with this rule will not be publicly or limited notified.

16.4.5.2.3 Maximum building setback from road boundaries

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	Sites with <u>frontage</u> to Halswell Junction Road and McTeigues Road	15 metres	Less than 15 metres	Minimum Building Setback from Road Boundaries– 16.6.1.3
b.	Other <u>sites</u>	Rule 16.4.3.3 shall apply to all other <u>road frontages</u> in the Industrial Park Zone (Awatea).		

16.4.5.2.4 Minimum building setback from the boundary with a Residential zone

Rule [16.4.3.4](#) shall apply to the Industrial Park Zone (Awatea).

16.4.5.2.5 Sunlight and outlook at boundary with a sensitive area

Rule [16.4.3.5](#) shall apply to the Industrial Park Zone (Awatea).

16.4.5.2.6 Outdoor storage of materials

Rule [16.4.3.6](#) shall apply to the Industrial Park Zone (Awatea).

16.4.5.2.7 Landscaped areas

Rule [16.4.3.7](#) shall apply to the Industrial Park Zone (Awatea).

16.4.5.3 Matters of discretion- Industrial Park Zone (Awatea)

16.4.5.3.1 Design and amenity

- The extent to which the architectural treatment of main elevations, including architectural features and details, use of colours and building materials, contributes to buildings with a high quality design and appearance.
- The extent to which ancillary office and retail activities, and the display of goods, and showrooms are positioned to front onto the street to maximise passive surveillance, an active frontage and visual interest associated with the building design.
- The extent to which landscaping is used in preference to sealed areas, solid fencing and walls along road boundaries.
- The extent to which the positioning of security fencing reduces its dominance on the streetscape and avoids compromising landscape areas.
- The extent to which any signage on buildings is integrated with a buildings' architectural details.
- The extent to which the locations of outdoor storage, loading, and parking areas are located behind buildings away from public areas.

16.4.5.3.2 Outline Development Plan

- The extent to which development is in accordance with the Outline Development Plan.
- 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.

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- 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 through the industrial zone, and with the adjoining area and wider transport networks.
- e. The effectiveness of treatment in the location marked on the Outline Development Plan as 'Traffic treatment to prevent heavy vehicle access' or alternative measures to avoid heavy vehicle movement through the adjoining residential zone.
- f. The degree to which the industrial zone is easily accessible by public transport including any bus services.
- g. The effectiveness of the design, construction and operation of stormwater facilities in managing stormwater on-site including retention, infiltration and treatment.
- h. The ability for the stormwater system to be adequately maintained, particularly if it remains in private ownership.
- i. The extent to which treatment and disposal methods conform to the Council's guidelines for stormwater management systems.
- j. 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.
- k. The extent to which open space corridors are wide and landscaped to a high standard to promote safe and convenient movement through the zone and with adjoining areas while enhancing amenity, supporting ecological values, and recognising Ngāi Tahu/manawhenua values.
- l. The extent to which development recognises and protects sites of significance to Ngāi Tahu/manawhenua and values associated with traditional places including headwaters.
- n. The extent to which the Runanga have been consulted on the proposal and are satisfied that any effects on Wāhi Tapu me Wahi Taonga are mitigated.
- n. Whether a Cultural Impact Assessment has been undertaken that demonstrates that a development will not adversely affect Wāhi Tapu me Wahi Taonga.
- o. The degree to which the recommendations of the Cultural Impact Assessment have been addressed in the design/ development of the site.
- p. The development provides for an indigenous tree planting corridor, and planting of indigenous species within the corridor.

16.4.6 Rules - Industrial Park Zone (Wairakei Road)

The following rules apply to the Industrial Park Zone (Wairakei Road) in addition to the rules in 16.4.1 to 16.4.3.

Rules 16.4.6.1 - 16.4.6.3 and the ODP (Appendix 16.7.12) shall apply to the Industrial Park Zone (Wairakei Road), being the area defined on the ODP by "ODP boundary".

The area defined on the ODP as "Industrial Park Zone (Tait) and Industrial General Zone (Stanley Road) – Refer to Appendix 16.7.9" is for information purposes only and the relevant rules for this area are in 16.4.4 of the Industrial Chapter.

16.4.6.1 Activity status tables - Industrial Park Zone (Wairakei Road)

16.4.6.1.1 Restricted Discretionary Activities

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

Activity	The Council's discretion shall be limited to the following matters:
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RD1	Permitted activities in Rule 16.4.2.1 that do not comply with any one or more of the Built Form Standards in Rule 16.4.6.2.	a. Minimum Building setback from the boundary with the Rural Urban Fringe zone & Specific Purpose (Schools) zone – 16.4.6.3.1 b. Landscaping in the Industrial Park Zone (Wairakei Road) - 16.4.6.3.2 c. Roading and access - 16.4.6.3.3
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16.4.6.1.2 Non-complying Activities

The activities listed below are a Non-complying activity.

	Activity
NC1	Any <u>road access</u> to Harewood Road as defined on the <u>ODP</u> in Appendix 16.7.12 as “No road access”
NC2	Any <u>road</u> or <u>site access</u> to Russley Road as defined on the <u>ODP</u> in Appendix 16.7.12 as “No road or site access”
NC3	Any activity which results in the instantaneous sewage flow from the <u>site</u> to exceed 0.09 l/s/ha.
NC4	Any <u>development</u> resulting in more than 10ha (excluding <u>roads</u>) of land within the <u>ODP</u> area in Appendix 16.7.12 being developed for permitted or consented activities before completion of: <ul style="list-style-type: none"> i. the upgrade of the intersection of Wooldridge Road and Harewood Road to traffic signals; ii. the upgrade of the intersection of Stanleys Road and Harewood Road to restrict vehicles to a left turning movement into Stanleys Road from Harewood Road, and left turning movement out of Stanleys Road onto Harewood Road.
NC5	Any activity not complying with Rule 16.4.6.2.4 (Sewer Infrastructure).

16.4.6.2 Built Form Standards - Industrial park Zone (Wairakei Road)

16.4.6.2.1 Minimum building setback from the boundary with the Rural-Urban Fringe and Specific Purpose (School) zones

	Permitted	Restricted Discretionary	Matter s of Discretion
a.	10m	Less than 10m	Minimum building setback from the boundary with the Rural Urban Fringe zone & Specific Purpose (Schools) zone - 16.4.6.3.1

16.4.6.2.2. Landscaped areas

	Permitted	Restricted Discretionary	Matter s of Discretion
a.	A corridor of <u>indigenous vegetation</u> , comprising indigenous trees and shrubs, shall be planted at a density of 1 tree or shrub per 2m ² , either side of the former channel of the Styx river, marked on the <u>ODP</u> in Appendix 16.7.12 as “Blue/green corridor – planting”. This shall be completed in conjunction with <u>development</u> where part of the <u>development site adjoins the area</u> subject to the rule.	Non-compliance with Permitted Standard	a. Landscaping in the Industrial Park Zone (Wairakei Road) - 16.4.6.3.2
b.	A 10m wide Landscaping Strip shall be provided adjacent to the <u>boundary</u> with the Rural Urban Fringe and Specific Purpose (Schools) Zones and shall comprise at least 1 tree for every 10m of the <u>boundary</u> or part thereof.	Non-compliance with Permitted Standard	

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

16.4.6.2.3 Roding and access

	Permitted	Restricted Discretionary	Matter s of Discretion
a.	<p>i. There shall only be <u>road access</u> to the <u>adjoining road</u> network in the locations marked on the <u>ODP</u> in Appendix 16.7.12 as “Road access point – Proposed controlled intersection”.</p>	Non-compliance with Permitted Standard	a. Roding and access - 16.4.6.3.3
b.	<p>i. A <u>road</u> shall be formed through the zone that follows the alignment of the “Collector Road ” identified on the <u>ODP</u> in Appendix 16.7.12. This shall be completed in conjunction with <u>development</u> of any <u>site adjoining</u> the proposed collector <u>road</u>.</p> <p>ii. A <u>road</u> shall be formed that follows the alignment of the “Local Road ” identified on the <u>ODP</u> in Appendix 16.7.12. This shall be completed concurrently with <u>development</u> of the <u>adjoining</u> land.</p> <p>iii. Space for a shared <u>cycle way</u> and footpath of a minimum width of 2.5m shall be provided parallel to the “Collector Road” through the zone, connecting Wairakei Road and Stanleys Road, and Stanleys Road and Wooldridge Road</p> <p>iv. Any pedestrian and <u>cycle way</u> through the zone shall be illuminated to a level between 2 and 10 lux.</p>		

16.4.6.2.4 Sewer infrastructure

	Permitted	Non-Complying
a.	Any activity that does not discharge to the Council's reticulated wastewater network until the upgrade of the Avonhead sewer and Upper Riccarton Interceptor Sewer to provide capacity to accommodate wastewater flows in the Wairakei collector sewer.	Non-compliance with Permitted Standard

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

16.4.6.3 Matters of Discretion - Industrial Park Zone (Wairakei Road)

16.4.6.3.1 Minimum Building setback from the boundary with the Rural Urban Fringe zone & Specific Purpose (Schools) zone

- a. The extent to which an intrusion into the setback from the boundary:
 - i. adversely affects the amenity and character of the adjoining zone, and
 - ii. adversely affects the anticipated character and amenity of the zone as a park-like environment, as viewed from the adjoining properties.
- b. The extent to which effects of an intrusion into the setback are minimised by screening, landscaping, building scale, form and design to the extent that the intended character and high level of amenity of the Industrial Park Zone is maintained.

16.4.6.3.2 Landscaping in the Industrial park Zone (Wairakei Road)

1. The extent to which development provides for and creates a green corridor through the zone that incorporates landscaping including existing vegetation, and enhances multiple values including stormwater retention, water quality treatment, biodiversity enhancement, Ngāi Tahu/ Manawhenua values and landscape amenity.
2. The extent to which landscaping provides a buffer between the industrial zone and the adjacent Rural Urban Fringe and Specific Purpose (Schools) zones, while effectively screening buildings, parking and storage areas.
3. The degree to which any effects on amenity and character of the adjoining environment are mitigated through landscaping.

16.4.6.3.3 Roading and access

1. The extent to which the location of vehicle access points (including additional road access points), the design of the transport network (including road alignment and intersection design within the ODP 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 the character and amenity of the zone, and safety and efficiency of the transport network.
2. The extent to which the location and design of the vehicle access points are integrated with landscaping along the zone boundary and does not compromise the amenity and appearance of the zone as viewed from an adjoining road.
3. The extent to which pedestrian and cycle movement through the zone and to the wider transport network and Nunweek Park are facilitated by pedestrian and cycle ways.
4. The extent to which the principles of Crime Prevention through Environmental Design have been incorporated into the design of pedestrian and cycle ways to support their use and the safety of users.

16.4.7 Rules - Industrial Park Zone (Memorial Avenue)

The following rules apply to the Industrial Park Zone (Memorial Avenue) in addition to the rules in 16.4.1 to 16.4.3.

Rules 16.4.7.1 - 16.4.7.3 and the ODP (Appendix 16.7.13) apply to the Industrial Park Zone (Memorial Avenue), being the area defined on the ODP by "ODP boundary".

16.4.7.1 Activity status tables - Industrial Park Zone (Memorial Avenue)

16.4.7.1.1 Permitted Activities

Unless specified as a restricted discretionary, discretionary or non-complying activity in rules 16.4.2.3 – 16.4.2.5, and 16.4.7.1.2 – 16.4.7.1.3, the activities listed below and in rule 16.4.2.1 are permitted activities in the Industrial Park Zone (Memorial Avenue) if they comply with:

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a. the Activity Specific Standards in rule 16.4.2.1 and the Activity Specific Standard set out in the table below;

Activity	Activity Specific Standards
P1 <u>Guest Accommodation</u>	<p>a. No more than 200 bedrooms shall be provided in the zone.</p> <p>b. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB Dtr, 2m, nTw + Ctr</p>

b. the Built Form Standards in Rule 16.4.3 and 16.4.7.2; and

c. the following Key Structuring Elements identified on the Memorial Avenue ODP (Appendix 16.7.13):

- i. "Guest Accommodation restricted to this area";
- ii. "Road access point – proposed controlled intersection"; and
- iii. "Collector Road".

16.4.7.1.2 Restricted Discretionary Activities

The activities listed below are restricted discretionary activities. RD3 shall also comply with the Built Form Standards set out in 16.4.7.2 and 16.4.3.

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

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Permitted activities in Rules 16.4.2.1 and 16.4.7.1.1, which do not comply with one or more of the <u>Key Structuring Elements</u> on the Memorial Avenue <u>ODP</u> in Appendix 16.7.13.	a. ODP – 16.4.7.3.1
RD2	Permitted activities in Rules 16.4.2.1 and 16.4.7.1.1 that do not comply with any one or more of the Built Form Standards in Rule 16.4.7.2.	<p>a. Maximum height for buildings– 16.6.1.1</p> <p>b. Minimum building setback from road boundaries– 16.6.1.3</p> <p>c. Sunlight and outlook at boundary with a residential property – 16.6.1.5</p> <p>d. Outdoor Storage areas – 16.6.1.6</p> <p>e. Landscaped areas– 16.6.1.7</p> <p>f. Signage – 16.4.7.3.3</p>
RD3	<p>Erection of new <u>buildings</u> and additions to existing <u>buildings</u>, either wholly or partly within 50m of Memorial Avenue and Russley Road. .</p> <p>Any application arising from noncompliance with this rule shall not be limited or publicly notified.</p>	a. Design and amenity – 16.4.7.3.2

16.4.7.1.3 Non-complying Activities

The activities listed below are a non-complying activity.

	Activity
NC1	Any <u>site access</u> or <u>road access</u> from the zone to Memorial Avenue or Russley Road in locations other than as shown on the <u>ODP</u> in Appendix 16.7.13 as "Road access point – Proposed controlled intersection".
NC2	Any billboard within the zone.

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NC3	Any activity which results in the instantaneous sewage flow from the <u>site</u> to exceed 0.5 l/s/ha.
NC4	Any activity not complying with Rule 16.4.7.2.7 (Sewer infrastructure).
NC5	<u>Industrial Activity</u> or <u>Warehousing and Distribution Activity</u> on a part of a site within 50m of Memorial Avenue.
NC6	Food and beverage outlets with <u>Drive-through services</u> on a part of a site within 50m of Memorial Avenue or Russley Road.
NC7	<u>Guest accommodation</u> not complying with Activity Specific Standards P1(a) and (b) of Rule 16.4.7.1.1.

16.4.7.2 Built Form Standards - Industrial Park Zone (Memorial Avenue)

16.4.7.2.1 Maximum height for buildings

	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a.	All areas unless specified below	15m	Greater than 15 metres	Maximum height – 16.6.1.1
b.	All <u>buildings</u> within 50 metres of Memorial Avenue or <u>adjoining</u> a 'Key Open Space Location' defined on the <u>ODP</u> in Appendix 16.7.13.	12m	Greater than 12m	

16.4.7.2.2 Minimum building setback from road boundaries

	Applicable to	Permitted	Restricted discretionary	Matters of Discretion
a.	Any activity on a <u>site</u> adjacent to Memorial Avenue	20m	Less than 20m	Minimum building setback from road boundaries - 16.6.1.3
b.	Any activity on a <u>site</u> adjacent to Russley Road	10m	Less than 10m	

Any application arising from Non-compliance with this rule shall not be publicly or limited notified.

16.4.7.2.3 Sunlight and Outlook at boundary with residential properties within the Zone

	Permitted	Restricted Discretionary	Matters of Discretion
a.	Where a <u>site boundary</u> adjoins a <u>site</u> used for <u>Residential activity</u> within the zone, no part of any <u>building</u> shall project beyond a <u>building</u> envelope contained by a 45 degree recession plane measured from any point 2.3m above the <u>site boundary</u> .	Non-compliance with Permitted Standard	Sunlight and outlook at boundary with a residential zone, residential property - 16.6.1.5

16.4.7.2.4 Outdoor Storage Areas

	Permitted	Restricted Discretionary	Matters of discretion
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a.	Any <u>outdoor storage area</u> (including car parking) shall not be located within the minimum <u>setbacks</u> specified in Rule 16.4.7.2.2	Noncompliance with Permitted Standard	Outdoor storage of materials/ car parking - 16.6.1.6
b.	On <u>sites</u> adjacent to Memorial Avenue, all car parking shall be provided to the side or rear of <u>sites</u> and not between <u>buildings</u> and the street.		

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

16.4.7.2.5 Landscaped Areas

	Permitted	Restricted Discretionary	Matter s of Discretion
a.	A landscaping strip shall be provided within the <u>setback</u> from Memorial Avenue of at least 10m in depth. Within the landscaping strip, at least 1 tree shall be planted for every 10m of the <u>boundary</u> or part thereof.	Non compliance with Permitted Standard	Landscaped areas- 16.6.1.7
b.	Provision shall be made for <u>landscaping</u> and solid fencing to at least 1.8m in height along the length of the zone <u>boundary</u> adjacent to Russley Road. <u>Landscaping</u> shall be for a minimum depth of 1.5m along the zone <u>boundary</u> .		

Any application arising from non-compliance with clause (a) of this rule shall not be limited or publicly notified.

16.4.7.2.6 Signage adjacent to Memorial Avenue

	Permitted	Restricted Discretionary	Matter s of Discretion
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a.	<p>Within the 20m <u>setback</u> adjacent to Memorial Avenue, no more than two double sided <u>outdoor advertisements</u> shall be permitted within the whole zone, and shall:</p> <ul style="list-style-type: none"> a. not exceed an area of 10m² per side; b. have a maximum <u>height</u> of 10m; c. have a maximum width of 5m; d. be for directional purposes and may contain the name of the complex, the names of businesses within the complex, access information, the onsite location of facilities (including carparks), and hours of operation only ; e. not be flashing or illuminated by any means other than lights directed on it; and f. be located within 10m of a <u>vehicle access point</u>. 	Non compliance with Permitted Standard	Signage - 16.4.7.3.3
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Any application arising from non-compliance with this rule shall not be publicly or limited notified.

16.4.7.2.7 Sewer Infrastructure

	Permitted	Non-complying
a.	Any activity that does not discharge to the <u>Council's</u> reticulated wastewater network until the upgrade of the Upper Riccarton Interceptor Sewer to provide capacity to accommodate additional wastewater flows.	Non-compliance with Permitted Standard

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

16.4.7.3 Matters of Discretion - Industrial Park Zone (Memorial Avenue)

16.4.7.3.1 Outline Development Plan

a. The extent to which development is in accordance with the ODP.

b. The extent to which the location of vehicular access points and the design of the transport network (including road alignment and intersection design within the ODP area and connections with the wider network) may individually or cumulatively impact on residential amenity values and the safety and efficiency of the transport network.

c. The extent to which the location of guest accommodation outside the area defined on the ODP as "Guest accommodation restricted to this area" reduces the opportunity for guest accommodation fronting Memorial Avenue and Russley Road, having

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regard to the limit of 200 bedrooms within the zone.

d. The degree to which guest accommodation outside the area defined on the ODP as “Guest accommodation restricted to this area” reduces capacity or erodes the integrity and function of the zone for industrial activities.

e. The degree to which guest accommodation outside the area defined on the ODP as “Guest accommodation restricted to this area” may lead to reverse sensitivity effects on existing and/or potential use of the land for industrial activities.

16.4.7.3.2 Design and Amenity

a. The extent to which the design of the buildings will support the development of and maintain a high quality urban environment, having regard to:

- i. the degree of variation in form, bulk, location, orientation and height of the building; and
- ii. the avoidance of large expanses of wall or repetitious building forms; and
- iii. the choice of materials.

b. 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 space and landscaping is as prominent as the built form to achieve a high amenity environment.

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 the 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 reduce the prominence of buildings in the landscape.

16.4.7.3.3 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 degree of visual intrusion that outdoor advertisements have on the surrounding environment including adverse effects on the amenity of the surrounding area.

c. The extent to which advertisements will result in visual clutter and the loss of visual coherence of the character and amenity of the environment.

d. The extent to which the proposed outdoor advertisement relates to the businesses or activity on the site and within the zone.

e. 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.

16.5 Rules - Industrial Office Zone

16.5.1 How to use the rules

16.5.1.1 The rules that apply to activities in the Industrial Office Zone are contained in:

- a. The Activity Status Tables (including Activity Specific Standards) in Rule 16.5.2; and
- b. Built Form Standards in 16.5.3.

16.5.1.2 The Activity Status Tables and Standards in the following Chapters also apply to activities in all areas of the Industrial office Zone (where relevant):

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

16.5.2 Activity status tables - Industrial Office zone

16.5.2.1 Permitted activities

used to mark stage 1 OLD stage 1 text that will be copied to show stage 2 changes

In the Industrial Office Zone the activities listed below are Permitted Activities and shall comply with any Activity Specific Standards set out in this table and Built Form Standards in Rule 16.5.3.

Activities that are not listed in this table will be Restricted Discretionary, Discretionary, or Non-complying, as specified in Rules 16.5.2.3 – 16.5.2.5 below.

Activity		Activity specific standards
<i>Any new <u>building</u>, alteration or addition to an existing <u>building</u> or a <u>Relocatable building</u> or <u>Relocation of a building</u> for any of the following activities:</i>		
P1	<u>Office Activity</u>	a. Nil
P2	<u>Food and Beverage Outlet</u>	a. The maximum <u>gross leasable floor area</u> per tenancy shall be 150m ² . b. The activity shall only operate between the hours of 7am and 7pm.
P3	<u>Commercial Services</u>	a. Nil

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Activity		Activity specific standards
P4	<u>Trade and Industry Training Facility</u>	a. Nil
P5	<u>PublicTransport Facility</u>	a. Nil
P6	<u>Gymnasium</u>	a. NIL
P7	<u>Pre-school</u> unless within the air noise contour (50 dBA Ldn) as defined on the Planning maps	a. NIL

In the Industrial Office Zone the activities listed below are Permitted Activities and shall comply with any Activity Specific Standards set out in this table and Built Form Standards in Rules 16.5.3 and 16.8.

Activities that are not listed in this table will be Restricted Discretionary, Discretionary, or Non-complying, as specified in Rules 16.5.2.3 – 16.5.2.5 below.

Activity		Activity specific standards
Any new <u>building</u> , alteration or addition to an existing <u>building</u> or a <u>Relocatable building</u> or <u>Relocation of a building</u> for any of the following activities:		
P1	<u>Office Activity</u>	a. Nil
P2	<u>Food and Beverage Outlet</u>	a. The maximum <u>gross leasable floor area</u> per tenancy shall be 150m ² . b. The activity shall only operate between the hours of 7am and 7pm.
P3	<u>Commercial Services</u>	a. Nil
P4	<u>Trade and Industry Training Facility</u>	a. Nil
P5	<u>PublicTransport Facility</u>	a. Nil
P6	<u>Gymnasium</u>	a. NIL
P7	<u>Pre-school</u> unless within the air noise contour (50 dBA Ldn) as defined on the Planning maps	a. NIL

16.5.2.2 Controlled activities

There are no Controlled activities.

16.5.2.3 Restricted discretionary activities

used to mark stage 1 OLD stage 1 text that will be copied to show stage 2 changes

The activities listed below are Restricted Discretionary Activities. RD2 – RD3 shall also comply with the Built Form Standards set out in 16.5.3.

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

	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD1	Any Activity listed in Rule 16.5.2.1 that does not comply with one or more of the permitted Built Form Standards in Rule 16.5.3.	<ul style="list-style-type: none"> a. Maximum Height of Buildings – 16.6.1.1 b. Maximum building Coverage of a Site- 16.6.1.2 c. Minimum Building Setback from Road Boundaries – 16.6.1.3 d. Minimum building setback from the Boundary with a Residential Zone – 16.6.1.4 e. Sunlight and Outlook at Boundary with a Residential Zone – 16.6.1.5 f. Outdoor storage of materials/ Car Parking – 16.5.1.6 g. Landscaped Areas– 16.6.1.7
RD2	<p>Any <u>building</u> within 150 metres of the secured yard of a National Grid substation.</p> <p>Any application arising from non compliance with this rule shall not be publicly or limited notified other than to the network utility operator.</p>	<ul style="list-style-type: none"> a. Buildings, Structures and Activities near a National Grid substation – 16.6.2.3
RD3	<p>The creation of any <u>surface water management structure</u> within 3 kilometres of the outer edge of the runways at Christchurch International Airport.</p> <p>Compliance with Rule RD3, 16.5.2.3 is not required if a resource consent (Subdivision and/or land use) provides for the same non-compliance on the site proposed for the activity.</p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited.</p>	<ul style="list-style-type: none"> a. Surface water management structures and Birdstrike Risk- 16.6.1.9

Note for RD2: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP 34: 2001\)](#)

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also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.

The activities listed below are Restricted Discretionary Activities. RD2 – RD3 shall also comply with the Built Form Standards set out in [16.5.3](#).

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [16.6.1](#) and [16.6.2](#) for each standard, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any Activity listed in Rule 16.5.2.1 that does not comply with one or more of the permitted Built Form Standards in Rule 16.5.3 .	<ul style="list-style-type: none"> a. Maximum Height of Buildings – 16.6.1.1 b. Maximum building Coverage of a Site- 16.6.1.2 c. Minimum Building Setback from Road Boundaries – 16.6.1.3 d. Minimum building setback from the Boundary with a Residential Zone – 16.6.1.4 e. Sunlight and Outlook at Boundary with a Residential Zone – 16.6.1.5 f. Outdoor storage of materials/ Car Parking – 16.5.1.6 g. Landscaped Areas– 16.6.1.7 h. Visual amenity - 16.6.1.11
RD2	<p>Any <u>building</u> within 150 metres of the secured yard of a National Grid substation.</p> <p>Any application arising from non compliance with this rule shall not be publicly or limited notified other than to the network utility operator.</p>	<ul style="list-style-type: none"> a. Buildings, Structures and Activities near a National Grid substation – 16.6.2.3
RD3	<p>The creation of any <u>surface water management structure</u> within 3 kilometres of the outer edge of the runways at Christchurch International Airport.</p> <p>Compliance with Rule RD3, 16.5.2.3 is not required if a resource consent (Subdivision and/or land use) provides for the same non-compliance on the site proposed for the activity.</p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited.</p>	<ul style="list-style-type: none"> a. Surface water management structures and Birdstrike Risk- 16.6.1.9

Note for RD2: The requirements of the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP 34: 2001\)](#) also applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of

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structures and activities.

16.5.2.4 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 16.5.2.1 for Activity P2.	a. Display of Goods, Showroom and Non-industrial Activities -16.6.2.1
D2	<u>Parking Lots</u> and <u>Parking Buildings</u>	a. Parking Lots and Parking Buildings – 16.6.2.2
D3	Any Activity not provided for as Permitted, or Restricted Discretionary.	

16.5.2.5 Non-complying activities

There are no Non-complying activities.

16.5.2.6 Prohibited activities

There are no Prohibited activities.

16.5.3 Built form standards - Industrial Office Zone

16.5.3.1 Maximum height for buildings and fences or screening structures

	Applicable to	Permitted	Restricted discretionary	Matters of Discretion
a.	<u>Buildings</u> - all areas	15 metres	Greater than 15 metres	Maximum Height for Buildings and Fences or Screening Structures– 16.6.1.1
b.	Fencing and screening structures located between any <u>building</u> and the <u>road boundary</u>	1.2 metres, or 2 metres where the whole of the structure is at least 50% visually transparent – refer to Figure 16.1 below	Greater than 1.2 metres, or the structure is greater than 1.2 metres where the whole of the structure is less than 50% visually transparent, or greater than 2 metres where the whole of the structure is at least 50% visually transparent. Refer to Figure 16.1 below.	

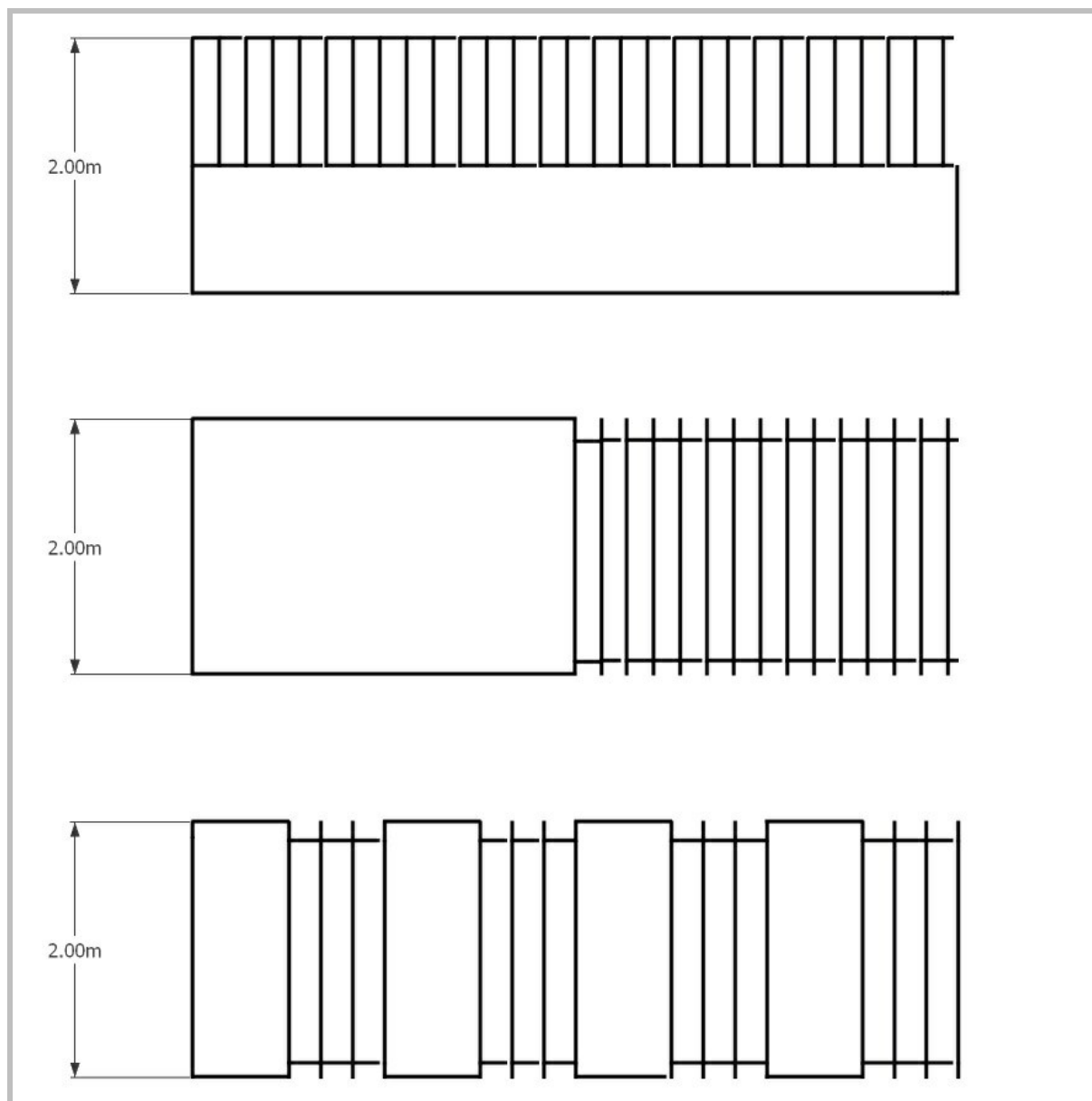


Figure 16.1: Examples of a structure/fence that is 50% visually transparent (being the top half of the first diagram, the right half of the second diagram, and every second section of the last diagram).

16.5.3.2 Minimum building setback from road boundaries

	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	All <u>sites</u>	6 metres	Less than 6 metres	Minimum Building Setback from Road Boundaries – 16.6.1.3

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

16.5.3.3 Minimum building setback from the boundary with a residential zone

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	Permitted	Restricted discretionary	Matters of discretion
a.	6 metres	Less than 6 metres	Minimum building setback from the boundary with a residential zone— 16.6.1.4

16.5.3.4 Sunlight and outlook at boundary with a residential zone

	Permitted	Restricted discretionary	Matters of discretion
a.	<ol style="list-style-type: none"> Where a <u>site boundary</u> adjoins a residential zone, no part of any <u>building</u> shall project beyond a building envelope contained by a 45 degree recession plane measured at any point 2.3m above the <u>site boundary</u>, unless specified below. Where a <u>site boundary</u> adjoins a Residential Suburban zone or Residential Suburban Density Transition zone, no part of any <u>building</u> shall project beyond a building envelope contained by a 35 degree recession plane measured at any point 2.3m above any <u>adjoining</u> south <u>site boundary</u>. 	Non-compliance with Permitted Standard	Sunlight and Outlook at Boundary with a Residential Zone— 16.6.1.5

Where sites are located within a Floor Level and Fill Management Area, recession plane breaches created by the need to raise floor levels will not require the written consent of other persons and shall be non-publicly notified.

16.5.3.5 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 <u>setbacks</u> specified in Rules 16.5.3.2 and 16.5.3.3 .	Non-compliance with Permitted Standard	Outdoor Storage of Materials - 16.6.1.6

16.5.3.6 Landscaped areas

	Permitted	Restricted discretionary	Matters of discretion

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a.	The minimum percentage of the <u>site</u> to be landscaped shall be 20%, excluding those areas required to be set aside for trees within or adjacent to <u>parking areas</u> (refer to clause (d) below).	Non-compliance with Permitted Standard	Landscaped Areas- 16.6.1.7
b.	The area <u>adjoining the road frontage</u> of all <u>sites</u> shall have a landscape strip in accordance with the following standards: <ul style="list-style-type: none"> i. Minimum width - 1.5 metres ii. Minimum density of tree planting – 1 tree for every 10 metres of <u>road frontage</u> or part thereof, evenly spaced with shrubs between each tree. 		
c.	On <u>sites adjoining</u> a Residential Zone, trees shall be planted adjacent to the shared <u>boundary</u> at a ratio of at least 1 tree for every 10 metres of the <u>boundary</u> or part thereof, with the trees evenly spaced along that <u>boundary</u> .		
d.	In addition to clauses (a), (b) and (c) above, where car parking is located at the front of a <u>site</u> , 1 tree shall be planted for every 5 car parking spaces within any car <u>parking area</u> .		
e.	All <u>landscaping</u> /trees required for these rules shall be in accordance with the provisions in Appendix 16.7.1 .		

Note 1: Vegetation in close proximity to the electricity transmission corridor will need to be planted and managed in accordance with the Electricity (Hazards from Trees) Regulations 2003.

Note 2: Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater. The stormwater facilities, which support multiple values such as stormwater retention, water quality treatment, biodiversity enhancement, Ngāi Tahu/ manawhenua values and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management and the protection of groundwater in an integrated manner.

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

16.5.3.7 Visual Amenity and Screening

	Permitted	Restrictive Discretionary	Matters of Discretion
a.	i. Where a <u>site</u> adjoins an Open Space, Specific Purpose (Schools) or Rural Zone, provision shall be made for <u>landscaping</u> , fence(s), wall(s) or a combination to at least 1.8m in <u>height</u> along the length of the zone <u>boundary</u> , excluding any <u>road frontages</u> . Where <u>landscaping</u> is provided, it shall be continuous and for a minimum depth of 1.5m along the zone <u>boundary</u> .	Noncompliance with Permitted Standard	a. Visual amenity and screening - 16.6.1.11

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

16.6 Matters of discretion

16.6.1 Matters of discretion for built form standards

16.6.1.1 Maximum height of buildings and fencing or screening structure

- a. Building Height:
 - i. The distance the building is set back from any Residential Zone and the extent to which this mitigates any adverse effects of the increased height.
 - ii. The extent to which the additional building height may enable the more efficient use of the remainder of the site or the long-term protection of significant trees or natural features on the site.
 - iii. The design and appearance of the building in mitigating the visual impact of exceeding the height limit.
 - iv. The extent to which the building may visually dominate the area it is located in, having regard to the scale and form of buildings in the surrounding area.
 - v. The extent to which the location of the building on the site and its visibility minimises visual effects on the surrounding area.
- b. Fencing or Screening Structures Height:
 - i. The extent to which visibility is maintained between the building and the street.
 - ii. The extent to which the screening has variation in design/colour/texture and/or landscaping to avoid a blank wall.
 - iii. The extent to which screening maintains public safety and other Crime Prevention Through Environment Design principles.

16.6.1.2 Maximum building coverage of a site

- a. The ability to mitigate any adverse effects of increased coverage by additional landscaping or screening.
- b. In the Industrial Park Zone, the degree to which the existing and anticipated open space and park-like character of the zone will be retained.
- c. Any adverse effects of increased building coverage on the character of the surrounding environment.

16.6.1.3 Minimum building setback from road boundaries

- a. The visual effects of the building on the appearance of the site as viewed from the street.
- b. The extent to which the reduced setback of the building impacts on the amenity of the street environment, having regard to the function of the zone and the anticipated level of amenity.
- c. The impact of the building when viewed from adjoining Residential Zones, and the frontage of nearby properties.
- d. The extent and quality of landscaping to be provided.
- e. The effect of a building's reduced setback, taking account of such factors as existing road widths, street planting, and the orientation of buildings on adjoining sites, particularly those in Residential Zones.

16.6.1.4 Minimum building setback from the boundary with a residential zone, residential property

- a. Any potential for visual effects on any adjoining residents and users as a result of a reduced building setback.

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- b. Whether landscaping or screening within the setback mitigates the dominance of buildings.
- c. The scale and height of buildings within the reduced setback and their impact on the visual outlook of residents and users on the adjoining site(s).
- d. The extent to which buildings in the setback enable better use of the site and improve the level of amenity elsewhere on the site.
- e. The proposed use of the setback, the visual and other effects of this use and whether a reduced setback and the use of that setback achieves a better outcome.
- f. The effect of a reduced setback on the character of the Industrial Park Zone as a park-like environment.
- g. The extent to which the proposed setback intrusion would impact on the visual amenity or use of any esplanade reserve or strip.
- h. The extent to which the proposal affects the integrity of any special features of an adjoining site.

16.6.1.5 Sunlight and outlook at boundary with a residential zone, residential property and road

- a. The effect of any reduced sunlight admission on properties in adjoining zones, taking account of the extent of overshadowing, the intended use of spaces and for residential properties, the position of outdoor living spaces or main living areas in buildings.
- b. The effect on privacy of residents and other users in the adjoining zones.
- c. The scale of building and the effects on the amenity and character of any adjoining zone.
- d. The effects of any landscaping and trees proposed within the site, or on the boundary of the site in mitigating adverse visual effects.
- e. The effect on outlook from adjoining properties.

For sites fronting Blakes Road, Belfast

- f. The extent to which any intrusion of the road boundary recession plane results in additional building scale and bulk and associated effects on the visual and residential amenity of residential properties and the visual amenity of sites on the opposite side of Blakes Road.

16.6.1.6 Outdoor storage of materials/ Car parking

- a. Outdoor Storage of Materials:
 - i. The extent of visual impacts on the appearance of the site as viewed from the street.
 - ii. The degree to which the use of setbacks for outdoor storage of materials affects the amenity of the surrounding area including more sensitive environments.
 - iii. The extent to which site constraints necessitate the location of storage within the setback.
 - iv. The type and volume of materials to be stored.
 - v. The extent, appearance and type of screening or landscaping proposed.
 - vi. The extent to which storage within the setback enhances the appearance of the setback and/or the balance of the site.
- b. Car parking:
 - i. The extent of visual impacts of car parking at the front of the site on the appearance of the site as viewed from the street.
 - ii. The extent to which site constraints necessitate the location of car parking at the front of the site.
 - iii. The extent, appearance and type of screening or landscaping proposed.

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- iv. The extent to which car parking screens other activities.

16.6.1.7 Landscaped areas

- a. The visual effects of buildings taking account of their scale and appearance, outdoor storage areas, car parking or other activities as a result of reduced landscaping.
- b. The extent to which the site is visible from adjoining sites and the likely consequences of any reduction in landscaping or screening on the amenity of those sites.
- c. Whether there are any compensating factors for reduced landscaping or screening, including the nature or scale of planting proposed, the location of parking, manoeuvring or storage areas, or the location of ancillary office activity/wholesale display of goods/showrooms.
- d. The extent to which the length of the road frontage to any adjoining zone boundary reduces the need for tree planting.
- e. The relative importance of landscaping on the site, taking account of the visual quality of an adjoining zone.
- f. The extent to which the proposal is consistent with the anticipated amenity of the zone.
- g. The extent to which tree planting under the electricity transmission corridor would adversely affect the safe and efficient functioning of the electricity network or restrict maintenance of that network.
- h. The extent to which indigenous species are used to recognise and enhance Ngāi Tahu/manawhena values
- i. The extent to which stormwater facilities are integrated into landscaped areas to achieve a multi-value approach.

16.6.1.8 Access to the industrial general zone (Deans Ave) and industrial general zone (Wrights Road)

- a. Whether any conflict may be created by vehicles queuing across the vehicle crossing.
- b. Whether there may be potential confusion between vehicles turning at the crossing or the intersection.
- c. The effect on safety for all road users of the proposed road access points to the Industrial General Zone (Deans Ave) and Industrial General Zone (Wrights Road).
- d. Whether the speed and volume of vehicles on the road will exacerbate the adverse effects of access on the safety of users of all transport modes.
- e. Whether the geometry of the frontage road and intersections will mitigate the adverse effects of the access.
- f. The present traffic controls along the road corridor where vehicular access is proposed.
- g. Any cumulative effects when considered in the context of existing access points serving other activities in the vicinity.
- h. The proposed traffic mitigation measures such as medians, no right turn or left turn signs, or traffic calming measures.

16.6.1.9 Surface water management structures and birdstrike risk

- a. The extent to which the design, and future operation and management of the proposed water features/stormwater management system will be attractive to bird life that have the potential to pose a bird strike risk to the operation of Christchurch International Airport.
- b. Whether a management plan has been developed that demonstrates there will be ongoing operation and maintenance of the stormwater system to minimise bird strike risk for the life of the stormwater system, and whether that plan has been developed in consultation with Christchurch International Airport Limited.
- c. The extent to which Ngāi Tahu/manawhenua values associated with the creation of surface water management structures are recognised and enhanced.

16.6.1.10 Hours of deliveries

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- a. The extent to which the hours of operation will result in traffic movements, which are incompatible with the character and residential amenity anticipated within the adjoining residential area.

16.6.1.11 Visual Amenity and Screening

- a. The extent and quality of any screening proposed.
- b. The nature of the activity and the type and volume of materials or goods that are stored.
- c. The extent to which any site or part of any site is designed and landscaped to soften the visual effects of the activity.
- d. The location and scale of any building in proximity to the boundary and its effectiveness in providing screening.

16.6.2 Matters of discretion for activity specific standards

16.6.2.1 Display of goods, showroom and non-industrial activities

- a. General:
 - i. The extent to which the activity does not adversely affect the function of the zone to provide for primarily industrial activities.
 - ii. The impact of the activity on the ability of existing or future permitted industrial activities to operate or establish without undue constraint.
 - iii. The effect of the development on the capacity to accommodate future demand for industrial activities.
 - iv. The extent to which the location of the non-industrial activity in the zone has the potential to have an adverse effect on the health and safety of those working at or visiting the non-industrial activity.
 - v. The extent to which the activity is ancillary to the primary use of a site for industrial activities.
 - vi. The extent to which the activity relates to and is ancillary to an industrial activity on an adjoining site.
 - vii. The extent to which the activity contributes to the accumulation of other non-industrial activities that may discourage or displace industrial activities.
 - viii. Whether there are any benefits of a non-industrial activity providing a buffer between industrial activities and more sensitive land use activities.
 - ix. Whether the establishment of non-industrial activities would enable or assist the retention of an historic building.
 - x. The extent to which the activity will be integrated with other commercial activities in an adjoining commercial zone.
 - xi. The extent to which the activity generates traffic and other effects that impact on the day to day operation of the industrial area.
 - xii. The visual impacts on the appearance of the site as viewed from the street of locating ancillary office activity, wholesale display of goods or showrooms, in a position that does not face the street.
 - xiii. The extent that site context including the shape of the site, existing buildings and access constrains the location of ancillary offices, wholesale display of goods or showrooms.
- b. Retail activity, Commercial service, gymnasium and pre-school:
 - i. The extent to which the activity serves the needs of workers and visitors to the industrial area.
 - ii. The extent to which the activity is accessible by a range of modes of transport for communities served by the proposed activity.
- c. Offices:
 - i. The degree to which the orientation and location of the ancillary office affects the amenity of the surrounding area.
 - ii. The desirability of siting ancillary offices elsewhere in a non-complying position.
 - iii. The orientation of ancillary office space and the ability for visitors including the public to find their way from the street to

the office.

- iv. The visual effect of the extent of areas of glazing facing the street, particularly at ground level.

16.6.2.2 Parking lots and parking buildings

- a. The degree to which existing car parking is or will be utilised and the need for additional car parking in the surrounding area.
- b. The extent to which a Parking Lot or Parking building provides shared car parking for activities on other sites.
- c. The extent to which a Parking Lot/Parking building is integrated with existing parking facilities.
- d. The extent to which the location and design of the car park and its accessibility affects safety and amenity for other groups including pedestrians and cyclists.
- e. The extent to which stormwater is managed on-site.
- f. The extent to which the car park can be adapted for alternative land uses.

16.6.2.3 Buildings, structures and activities near a National Grid substation

- a. The extent to which the development may adversely affect the efficient operation, maintenance, upgrading and development of the substation.
- b. The extent to which the proposed development design and layout enables appropriate separation distances between activities sensitive to National Grid lines and the substation, including safe separation distances in the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP 34: 2001\)](#).
- c. The results of any detailed investigations to determine appropriate separation distances between activities sensitive to National Grid lines and the substation.
- d. All other measures proposed to avoid or mitigate potential adverse effects, including reverse sensitivity effects, on the substation.
- e. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.

16.7 Appendices

Appendix 16.7.1 - Rules and guidance for landscaping and tree planting

The provisions in Part B of this Appendix are for information and guidance only and are not statutory rules. They have been incorporated to assist in the choice of species suitable for planting in particular site conditions, and to help ensure the Council's requirements are successfully achieved.

Part A: Tree requirements - statutory requirements

1. Tree Size

- a. Any tree required under Landscaped Area rules shall be:
 - i. not less than two metres high at the time of planting; and
 - ii. a species capable of reaching a minimum height at maturity of eight metres.

Note: trees listed in Part B of this appendix would meet this clause.

2. Tree protection

- a. Any trees required under Landscaped Area rules shall be located within a landscaping strip, or within a planting protection area, with a minimum dimension or diameter of 1.5 metres.

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- b. No more than 10% of any landscaping strip required under Landscaped Area rules, or any planting protection area, shall be covered with any impervious surfaces.
 - c. Landscaping strips or planting protection areas adjacent to a road boundary, or adjacent to or within a carparking area, shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least one metre from any tree.
3. Maintenance of trees and landscaping
- a. Any landscaping or trees required under Landscaped Area rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

Part B: Tree species- information and guidance only, non-statutory requirements

1. The lists of trees and shrubs contained in Sections 1 to 3 of this Part are considered suitable for Christchurch conditions.
- a. Section 2 of this Part specifies the suitability of the trees that meet the requirements in Part A for particular conditions, these being:
 - i. trees suitable for moist/wet soil conditions;
 - ii. trees suitable for dry soil conditions;
 - iii. frost tender trees;
 - iv. trees suitable for coastal areas;
 - v. trees suitable for car parking/ paved areas etc;
 - vi. trees susceptible to wind damage/ breakages;
 - vii. trees with aggressive root system (relevant to driveways and underground services);
 - viii. trees prone to common diseases.
 - b. More detailed descriptions and requirements for each tree can be obtained from various plant manuals or by seeking advice from the Christchurch City Council City Arborist or Nursery Supervisor. It should be noted that the tree size ranges are estimates for trees that are planted in highly modified environments, e.g. streets, car parks, pedestrian malls, storm water swales. Trees planted in parks or large gardens are expected to grow larger.
 - c. The shrubs listed in Section 3 are considered suitable for planting between trees in landscaped strips.

Section 1- Trees considered suitable for Christchurch conditions

1.1 Deciduous broadleaved trees

Common name	Botanical name	Height range	Canopy spread range
English oak	Quercus robur	15m-20m	10m-15m
Red oak	Quercus rubra	15m-20m	10m-15m
Hills oak	Quercus elipsoidalis	15m-20m	10m-15m
Scarlet oak	Quercus coccinea	15m-20m	10m-15m
Evergreen oak	Quercus ilex	15m-20m	10m-15m
Turkey oak	Quercus cerris	15m-20m	10m-15m

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Common name	Botanical name	Height range	Canopy spread range
Algerian oak	Quercus canariensis	15m-20m	10m-15m
Willow oak	Quercus phellos	15m-20m	10m-15m
Sawtooth oak	Quercus acutissima	15m-20m	10m-15m
Turkish hazel	Corylus collurna	10m-15m	6m-10m
European beech	Fagus sylvatica	15m-20m	10m-15m
Copper or purple beech	Fagus sylvatica purpureum (and 'Riversii')	15m-20m	10m-15m
Weeping beech	Fagus sylvatica pendula	15m-20m	6m-10m
Dawyck beech	Fagus sylvatica 'Dawyck'	10m-15m	3m-6m
Purple Dawyck beech	Fagus sylvatica 'Dawyck Purple'	10m-15m	3m-6m
American beech	Fagus grandifolia	15m-20m	10m-15m
Common ash	Fraxinus excelsior	15m-20m	10m-15m
American ash	Fraxinus americana	15m-20m	10m-15m
Fraxinus 'Green Glow'	Fraxinus 'Green Glow'	15m-20m	10m-15m
Green ash	Fraxinus pennsylvanica	15m-20m	10m-15m
Golden ash	Fraxinus excelsior 'Jaspidea' (or 'Aurea')	15m-20m	10m-15m
Tupelo	Nyssa sylvatica	15m-20m	6m-10m
Horsechestnut	Aesculus hippocastanum	15m-20m	10m-15m
Seedless horsechestnut	Aesculus plantierensis	15m-20m	10m-15m
Walnut	Juglans regia	15m-20m	10m-15m
Common lime	Tilia x europaea	15m-20m	10m-15m
Large leaved lime	Tilia platyphyllos	15m-20m	10m-15m
Small leaved lime	Tilia cordata	15m-20m	10m-15m
Weeping silver lime	Tilia petiolaris	15m-20m	10m-15m

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Common name	Botanical name	Height range	Canopy spread range
Silver lime	<i>Tilia tomentosa</i>	15m-20m	10m-15m
Liquidambar 'Worplesdon'	Liquidambar 'Worplesdon'	15m-20m	10m-15m
London plane	<i>Platanus acerifolia</i>	15m-20m	10m-15m
Oriental plane	<i>Platanus orientalis</i>	15m-20m	10m-15m
Autumn glory plane	<i>Platanus orientalis insularis</i>	15m-20m	10m-15m
Cut leaf plane	<i>Platanus orientalis digitata</i>	15m-20m	10m-15m
Norway maple	<i>Acer platanoides</i>	15m-20m	10m-15m
Variegated Norway maple	<i>Acer platanoides 'Drummondii'</i>	10m-15m	10m-15m
Acer 'Bloodgood'	Acer 'Bloodgood'	3m-10m	6m-10m
Trident maple	<i>Acer burgerianum</i>	15m-20m	10m-15m
Paper bark maple	<i>Acer griseum</i>	3m-10m	6m-10m
Field maple	<i>Acer campestre</i>	10m-15m	10m-15m
Red maple	<i>Acer rubrum</i>	15m-20m	10m-15m
Paper birch	<i>Betula papyrifera</i>	15m-20m	10m-15m
Black birch	<i>Betula nigra</i>	15m-20m	10m-15m
Swedish birch	<i>Betula pendula dalecarlica</i>	15m-20m	10m-15m
Himalayan birch	<i>Betula jaquemontii</i>	15m-20m	10m-15m
Tulip tree	<i>Liriodendron tulipifera</i>	15m-20m	15m-20m
Chinese tulip tree	<i>Liriodendron chinensis</i>	15m-20m	15m-10m
Maidenhair tree (male only)	<i>Ginkgo biloba</i>	15m-20m	6m-10m
Hornbeam	<i>Carpinus betulus</i>	15m-20m	10m-15m
Common alder	<i>Alnus glutinosa</i>	15m-20m	10m-15m

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Common name	Botanical name	Height range	Canopy spread range
Italian alder	<i>Alnus cordata</i>	15m-20m	10m-15m
Grey alder	<i>Alnus incana</i>	15m-20m	10m-15m
Red alder	<i>Alnus rubra</i>	15m-20m	10m-15m
Indian bean tree	<i>Catalpa bignonioides</i>	15m-20m	10m-15m
Weeping willow	<i>Salix babylonica</i>	15m-20m	15m-20m
Golden weeping willow	<i>Salix x chrysocoma</i>	15m-20m	15m-10m

1.2 Coniferous trees

Common name	Botanical name	Height	Canopy spread range
Wellingtonia	<i>Sequoiadendron giganteum</i>	20m-25m	10m-15m
Californian redwood	<i>Sequoia sempervirens</i>	20m-25m	10m-15m
Spanish fir	<i>Abies pinsapo</i>	10m-15m	6m-10m
Atlantica cedar	<i>Cedrus atlantica</i>	15m-20m	10m-15m
Western red cedar	<i>Thuja plicata</i>	15m-20m	6m-10m
Swamp cypress	<i>Taxodium distichum</i>	15m-20m	6m-10m
Bhutan cypress	<i>Cupressus torulosa</i>	15m-20m	6m-10m
Monkey puzzle/ Chile pine	<i>Araucaria araucana</i>	15m-20m	6m-10m
Totara	<i>Podocarpus totara</i>	10m-15m	6m-10m
Dawn redwood	<i>Metasequoia glyptosteuoboides</i>	15m-20m	6m-10m
Japanese cedar	<i>Cryptomeria japonica</i>	15m-20m	6m-10m

1.3 Other evergreens

Common name	Botanical name	Height range	Canopy spread range
Bay laurel	<i>Laurus nobilis</i>	10m-15m	6m-10m

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Common name	Botanical name	Height range	Canopy spread range
Cork oak	Quercus suber	15m-20m	10m-15m
Evergreen or holm oak	Quercus Ilex	15m-20m	10m-15m
Bull bay	Magnolia grandiflora	10m-15m	6m-10m
Chusan palm	Trachycarpus fortunei	10m-15m	3m-6m

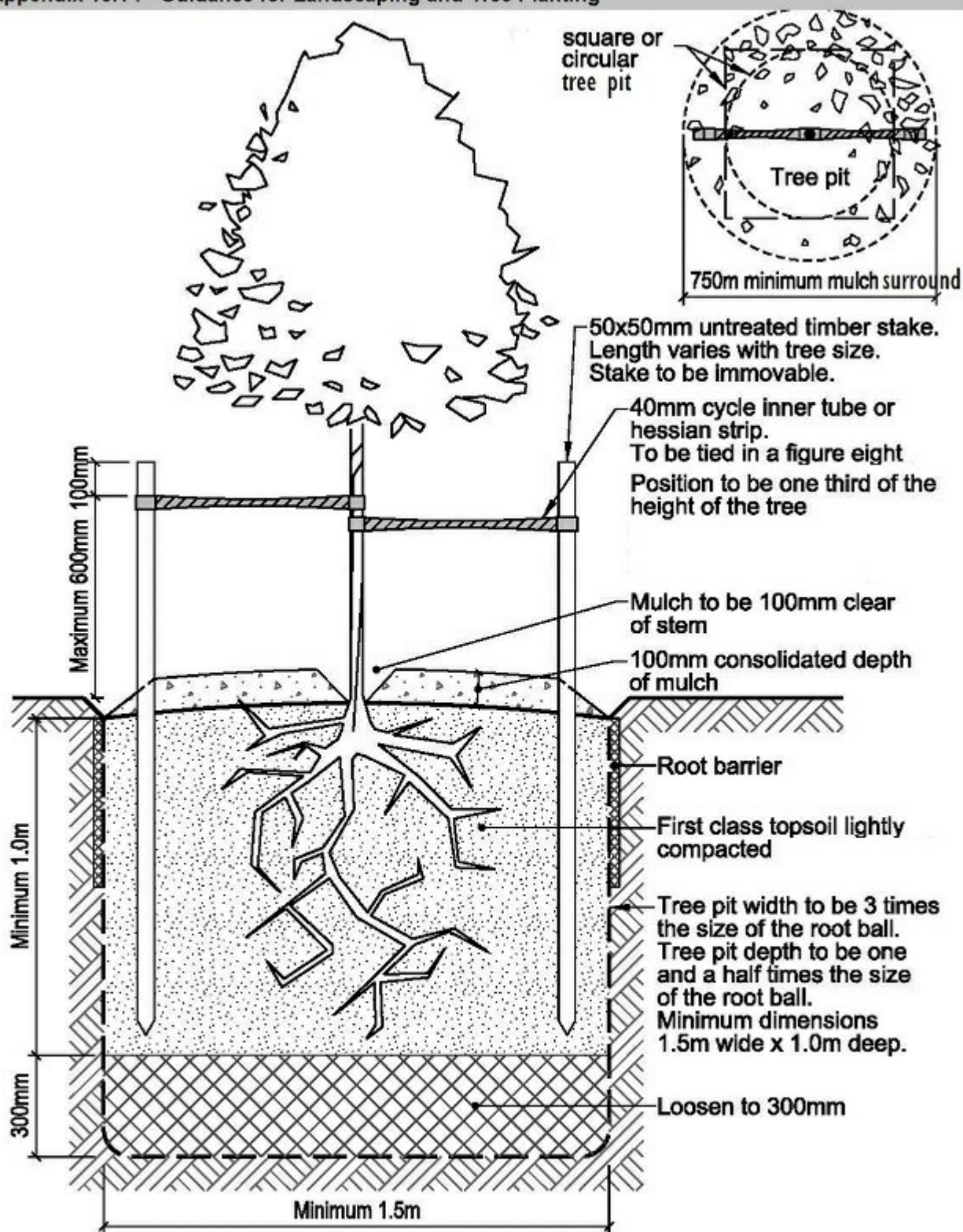
1.4 Palms

Common name	Botanical name	Height range	Canopy spread range
Chusan palm	Trachycarpus fortunei	10m-15m	3m-6m

1.5 Native trees

Common name	Botanical name	Height range	Canopy spread range
Totara	Podocarpus totara	10m-15m	6m-10m
Kahikatea/white pine	Podocarpus dacrydioides	10m-15m	6m-10m
Rimu	Dacrydium cupressinum	10m-15m	6m-10m
Red beech	Nothofagus fusca	10m-15m	6m-10m
Silver beech	Nothofagus menziesii	10m-15m	6m-10m
Black beech	Nothofagus solandri var. solandri	10m-15m	6m-10m
Mountain beech	Nothofagus solandri var. cliffortioides	10m-15m	6m-10m
Miro	Prumnopitys ferruginea	10m-15m	3m-6m
Matai	Prumnopitys taxifolia	10m-15m	3m-6m
Pohutukawa	Metrosideros excelsa	TBC	TBC

Appendix 16.1 | - Guidance for Landscaping and Tree Planting



Note: Irrigation is likely to be required for first year.

Generic detail for trees in landscaping strips / grass berms

Section 2- Suitability of trees for particular conditions

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2.1 Trees for wet soil conditions (in order of tolerance to wetness)

Common name	Botanical name	Height range	Canopy spread range
Swamp cypress	Taxodium distichum	15m-20m	6m-10m
Moosewood	Acer pensylvanicum	15m-20m	10m-15m
Red maple	Acer rubrum	15m-20m	10m-15m
Tupelo	Nyssa sylvatica	15m-20m	6m-10m
Kahikatea/ White pine	Dacrycarpus acrydioides	10m-15m	6m-10m
Alder (most species)	Alnus species	15m-20m	10m-15m
Hills oak	Quercus elipsoidalis	15m-20m	10m-15m
English oak	Quercus robur	15m-20m	10m-15m
Black birch	Betula nigra	15m-20m	10m-15m
Willow (most species)	Salix species	15m-20m	15m-20m
Lombardy poplar (shelterbelts)	Populus italica 'Nigra'	15m-20m	6m-10m
Common ash	Fraxinus excelsior	15m-20m	10m-15m
Green ash	Fraxinus pennsylvanica	15m-20m	10m-15m
Dawn redwood	Metasequoia glyptostroboides	15m-20m	6m-10m

2.2 Trees suitable for dry soil

Common name	Botanical name	Height range	Canopy spread range
Native			
Totara	Podocarpus totara	10m-15m	6m-10m
Exotic			
Field maple	Acer campestre	10m-15m	10m-15m
Norway maple	Acer platanoides	15m-20m	10m-15m
Indian horse chestnut	Aesculus indica	15m-20m	10m-15m

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Common name	Botanical name	Height range	Canopy spread range
Hornbeam	<i>Carpinus betulus</i>	10m-15m	10m-15m
Atlantic cedar	<i>Cedrus atlantica</i>	15m-20m	10m-15m
Hop hornbeam	<i>Ostrya carpinifolia</i>	10m-15m	6m-10m
Mediterranean hackberry	<i>Celtis australis</i>	15m-20m	6m-10m
American hackberry	<i>Celtis occidentalis</i>	15m-20m	6m-10m
Bay laurel	<i>Laurus nobilis</i>	10m-15m	6m-10m
Algerian oak	<i>Quercus canariensis</i>	15m-20m	10m-15m
Hills oak	<i>Quercus elipsoidalis</i>	15m-20m	10m-15m
Turkey oak	<i>Quercus cerris</i>	15m-20m	10m-15m
Cork oak	<i>Quercus suber</i>	15m-20m	10m-15m
Evergreen oak	<i>Quercus ilex</i>	15m-20m	10m-15m
Californian redwood	<i>Sequoia sempervirens</i>	15m-20m	10m-15m
Alder (tolerant of dry and wet soils)	<i>Alnus species</i>	15m-20m	10m-15m
Arizona ash	<i>Fraxinus velutina</i>	15m-20m	10m-15m

2.3 Frost tender trees suitable for Sumner, Redcliffs and frost free hill areas

Common name	Botanical name	Height range	Canopy spread range
Scarlet gum	<i>Eucalyptus ficifolia</i>	3m-10m	6m-10m
Monkey puzzle	<i>Araucaria araucana</i>	15m-20m	6m-10m
Pohutukawa	<i>Metrosideros excelsa</i>	10m-15m	10m-15m

2.4 Trees suitable for Christchurch coastal areas

Common name	Botanical name	Height range	Canopy spread range
Native			

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Common name	Botanical name	Height range	Canopy spread range
Totara	Podocarpus totara	10m-15m	6m-10m
Matai	Prumnopitys taxifolia	10m-15m	3m-6m
Exotic			
Field maple	Acer campestre	10m-15m	10m-15m
Horse chestnut	Aesculus hippocastanum	15m-20m	10m-15m
Monkey puzzle	Araucaria araucana	15m-20m	6m-10m
Japanese cedar	Cryptomeria japonica	15m-20m	6m-10m
Common ash	Fraxinus excelsior	15m-20m	10m-15m
Bay laurel	Lauris nobilis	10m-15m	6m-10m
Bull bay	Magnolia grandiflora	10m-15m	6m-10m
Oriental plane	Platanus orientalis	15m-20m	10m-15m
Cork oak	Quercus suber	15m-20m	10m-15m
Evergreen holm oak	Quercus ilex	15m-20m	10m-15m
Algerian oak	Quercus canariensis	15m-20m	10m-15m
English oak	Quercus robur	15m-20m	10m-15m
Cork oak	Quercus suber	15m-20m	10m-15m
Californian redwood	Sequoia sempervirens	20m-25m	10m-15m
Macrocarpa (shelterbelts only)			
Western red cedar			
Monterey pine (shelterbelts only)	Pinus radiata	15m-20m	15m-20m
Maritime pine (shelterbelts only)	Pinus pinaster	15m-20m	10m-15m
Stone pine (shelter belts only)	Pinus pinea	15m-20m	10m-15m
Norfolk pine	Araucaria heterophylla	15m-20m	10m-15m

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Common name	Botanical name	Height range	Canopy spread range
Whitebeam	Sorbus aria 'Lutescens'	10m-15m	6m-10m

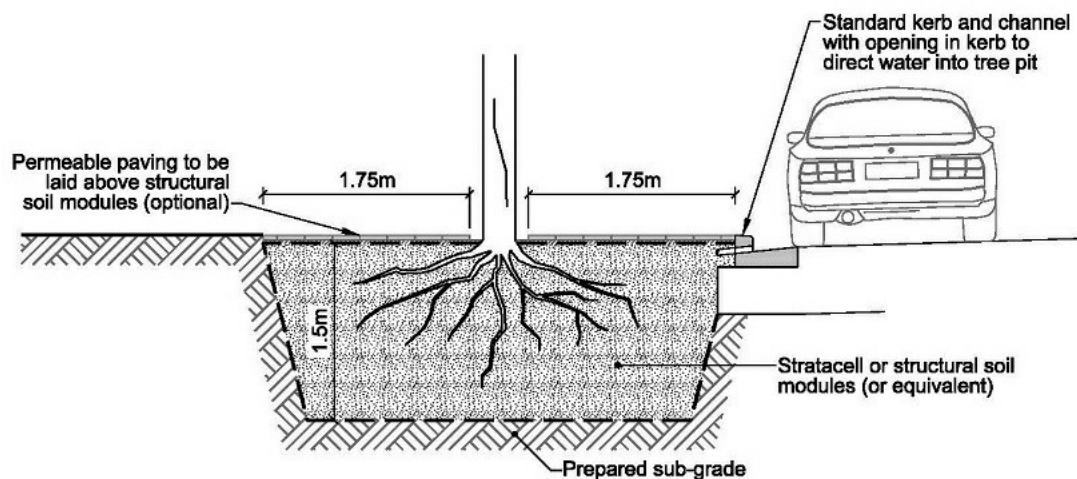
2.5 Trees suitable for car parks, paved surfaces and buildings

Common name	Botanical name	Height range	Canopy spread range
Common lime	Tilia x europaea	15m-20m	10m-15m
Large leaved lime	Tilia platyphyllos	15m-20m	10m-15m
Silver lime	Tilia tomentosa	15m-20m	10m-15m
Tulip tree	Liriodendron tulipifera	15m-20m	15m-20m
Mediterranean hackberry	Celtis australis	15m-20m	6m-10m
American hackberry	Celtis occidentalis	15m-20m	6m-10m
Field maple	Acer campestre	15m-20m	10m-15m
Norway maple	Acer platanoides	15m-20m	10m-15m
Variegated norway maple	Acer platanoides 'Drumondii'	10m-15m	10m-15m
Red maple	Acer rubrum	15m-20m	10m-15m
Fraxinus 'Green Glow'	Fraxinus 'Green Glow'	15m-20m	10m-15m
Green ash	Fraxinus pennsylvanica	15m-20m	10m-15m
American ash	Fraxinus americana	15m-20m	10m-15m
Common ash	Fraxinus excelsior	15m-20m	10m-15m
London plane	Platanus acerifolia	15m-20m	10m-15m
Oriental plane	Platanus orientalis	15m-20m	10m-15m
Algerian oak	Quercus canariensis	15m-20m	10m-15m
English oak	Quercus robur	15m-20m	10m-15m
Liquidambar 'Worplesdon'	Liquidambar 'Worplesdon'	15m-20m	10m-15m

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Common name	Botanical name	Height range	Canopy spread range
Tupelo	<i>Nyssa sylvatica</i>	15m-20m	6m-10m

Appendix 16.1 ii - Guidance for Landscaping and Tree Planting



Generic detail for trees in car park / paved situations

2.6 Trees particularly susceptible to wind damage/branch breakage

Common name	Botanical name
Mayten	Tendency to split in narrow branch forks
Wattle	Weak branch unions
Acer negundo (box elder)	Brittle branches, weak branch unions
Agonis (myrtle)	Weak branch unions
Banksia integrifolia	Weak branch unions
Eucalyptus	Heavy end weighted branches can cause branch breakage, summer branch drop
Gleditsia triacanthos (honey locust)	Weak branches
Paulownia tomentosa (epaulette tree)	Weak branch unions, brittle branches



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Common name	Botanical name
Mayten	Tendency to split in narrow branch forks
Wattle	Weak branch unions
Poplar	Weak branch unions
Liquidambar	Heavy weak branch forks and brittle timber prone to wind damage when in full leaf
Claret ash (and other ash species excepting common and manna ash)	Weak forks, brittle timber
Willow (all species)	Brittle timber, heavy foliage, summer branch drop
Pinus radiata	Wind and snow damage
Cupressus macrocarpa	Wind and snow damage
Cedar (all species)	May suffer loss of large branches in winds and snow when mature

The above trees should not be precluded from plantings entirely but thought should be given to siting them in more sheltered positions away from buildings and public thoroughfares.

2.7 Trees with particularly aggressive root systems

- a. The roots of all trees have the potential to cause damage to structures, underground services and sealed/paved surfaces if planted too close to them. For example, most trees have a tendency to develop roots under shallow sealed surfaces often causing cracking or lifting.
- b. Properly constructed planting pits that allow for adequate root growth along with the use of a combination of structural soils (or root cells) and permeable asphalt surrounding the planting pit will alleviate this problem. Please contact the Christchurch City Council City Arborist for more information.
- c. The roots of all trees will follow moisture trails from leaking drainage systems (usually old earthenware pipes) and enter them. However, most modern drainage pipes made of synthetic materials with greatly improved joint sealing should be able to withstand all but the direct expansion pressure of trees growing right next to them. In addition tree roots will not extend in to heavily compacted soils. Soils around underground services need to be heavily compacted so that roots will not enter them. To be on the safe side, medium to large sized trees should be situated at least 3.0 metres from all drainage pipes except that if a tree root barrier is used then trees can be planted up to 1.5 metres from drainage pipes. A modern reinforced concrete slab building foundation constructed to withstand earthquake forces should not be affected by tree roots, except possibly where a larger tree is growing right against it. The older type of foundation, which ran around the perimeter of the building only, is much more at risk and even smaller growing trees should not be planted too close.
- d. Commonly planted tree species more frequently associated with damage to the above structures are as follows:
 - i. Willows
 - ii. Poplars
 - iii. Eucalyptus
 - iv. Pinus radiata

The Proposed Christchurch Replacement District Plan

- v. Cupressus macrocarpa
- vi. Horsechestnut
- vii. Maples and sycamore
- viii. Ash.

2.8 Trees prone to diseases common in Christchurch

Common name	Botanical name
Ornamental crabapples, plums, cherries and rowans etc	Silver leaf disease, particularly when pruned or wounded
Cypress, thuja, juniper (and forms)	Leaf webber insect
Cypress, thuja, juniper (and forms)	Cypress canker
Native lacebark	Gall mite
London plane	Anthrachnose (leaf and twig blight)
Cherry, pear, plum	Flowering thorns and white beam cherry/pear slug
Weeping willow	Honey fungus root rot
Upright willow	Bacterial die-back
Spruce	Needle/leaf defoliating insect
Wattles (Racosperma dealbata & baileyana)	Rust fungi galls
Maple	Formopsis (twig dieback)

Section 3: Species of shrubs for planting in landscaping strips – information and guidance only, Non- statutory requirements

Native Shrubs	
Common name	Botanical Name
	Astelia spp
	Brachyglottis greyi
	Chionocloa flavicans
	Coprosma spp

The Proposed Christchurch Replacement District Plan

	Corokia spp
	Hebe spp
Whiteywood	Melicytus ramiflorus
Red matipo	Myrsine australis
Kawakawa	Piper excelsum
	Pittosporum 'Mountain Green'
Five finger	Pseudopanax arboreus
	Pseudopanax 'Cyril Watson'
Lancewood	Pseudopanax crassifolius
Toothed Lancewood	Pseudopanax ferox
	Pseudowintera 'Red Leopard'
Prostrate Kowhai	Sophora prostrata
Exotic Shrubs	
Common name	Botanical name
	Abelia spp
	Acer spp
Japanese laurel	Aucuba japonica
Barbary	Berberis spp
	Boronia spp
Bottlebrush	Callistemon spp
Camelia	Camelia spp
Carpet rose	Rosa 'Carpet Rose'
	Ceanothus spp
Chinese plumbago	Ceratostigma willmotianum

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Mexican orange blossom	Choisya ternata
Breath of heaven	Coleonema pulchrim
	Correa spp
Winter Hazel	Corylopsis spicata
Smoke bush	Cotinus spp
	Daphne spp
	Deutzia spp
	Erica spp
	Escallonia spp
Japanese laurel	Fatsia japonica
	Forsythia spp
	Gardenia spp
	Hydrangea spp
	Leucodendron spp
	Leucospermum spp
	Loropetalum spp
Star Magnolia	Magnolia stallata
	Michelia doltsopa
Port Wine Michelia	Michelia figo
	Nandina 'Gulf Stream'
Red Robin	Photonia x fraseri
Lily of the Valley	Pieris japonica
	Protea spp
	Rhododendron

The Proposed Christchurch Replacement District Plan

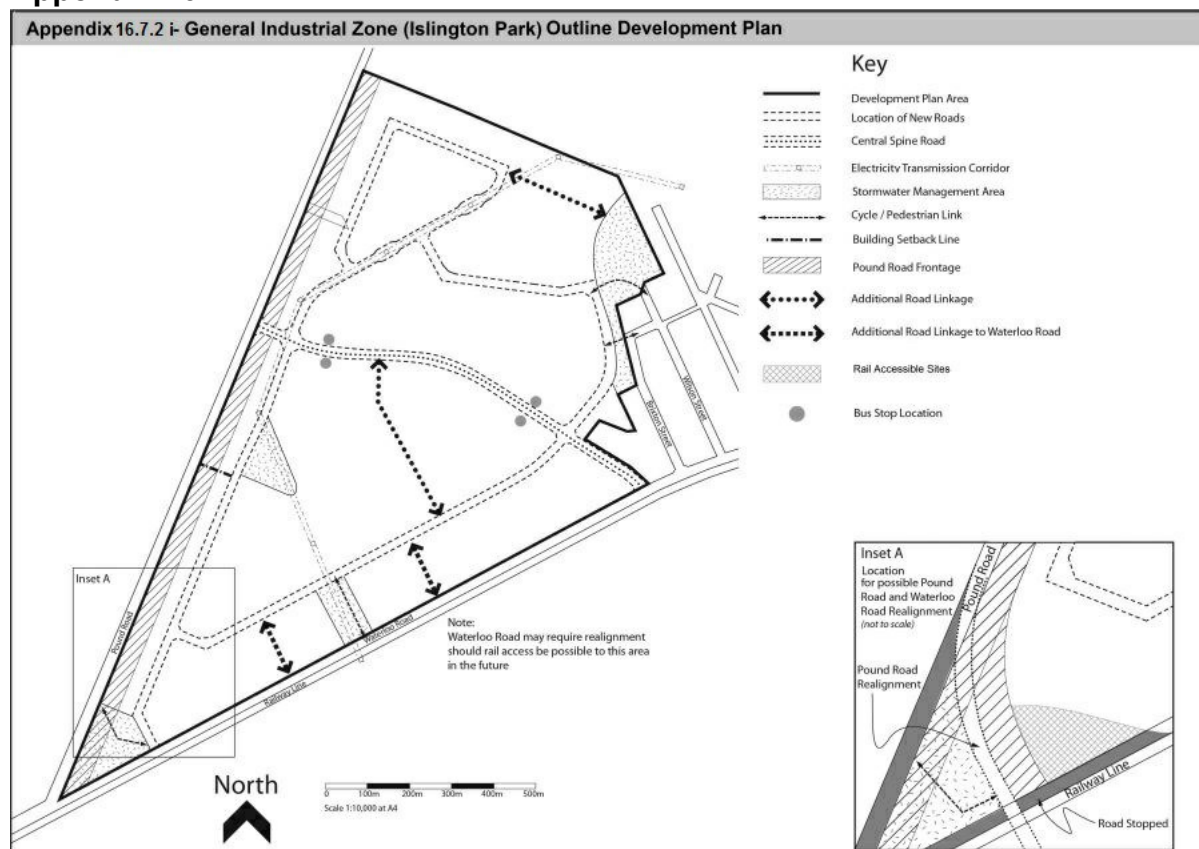
Rosemary	Rosmarinus officinalis
Waratah	Telopea spp
	Weigelia florida
Shrubs for Low Screening (3 metres-5 metres height)	
Natives	
Common name	Botanical name
Taupata	Coprosma repens
Ake ake	Dodonea viscosa
Purple ake ake	Dodonea viscosa 'Purpurea'
Broadleaf	Griselinia spp
Narrow leafed houhere	Hoheria angustifolia
Kanuka	Kunzea ericoides
Whiteywood	Melicytus ramiflorus
Manuka	Leptospermum scoparium
Fragrant olearia	Olearia fragrantissima
Mountain holly	Olearia ilicifolia
Golden akeake	Olearia paniculata
Kawakawa	Piper excelsum
Lemonwood	Pittosporum eugenoides
Kohupu	Pittosporum tenuifolium
Karo	Pittosporum crassifolium
Exotics	
Common name	Botanical name
Bottlebrush	Callistemon spp

The Proposed Christchurch Replacement District Plan

Camelia	Camelia spp
	Ceanothus spp
Smoke bush	Cotinus spp
Japanese aralia	Fatsia japonica
	Michelia doltsopa
Red robin	Photonia x fraseri
	Protea spp
	Rhododendron

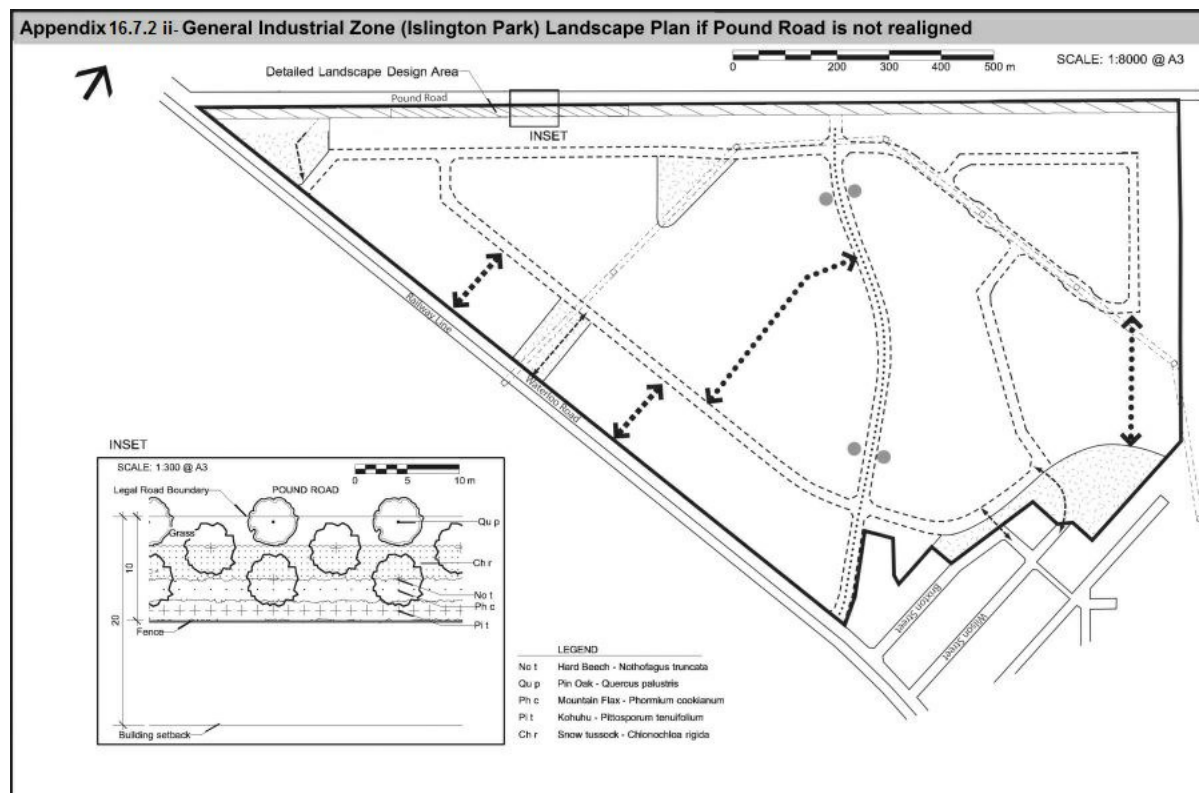
Appendix 16.7.2 - Industrial General Zone (Islington Park)

Appendix 16.7.2i

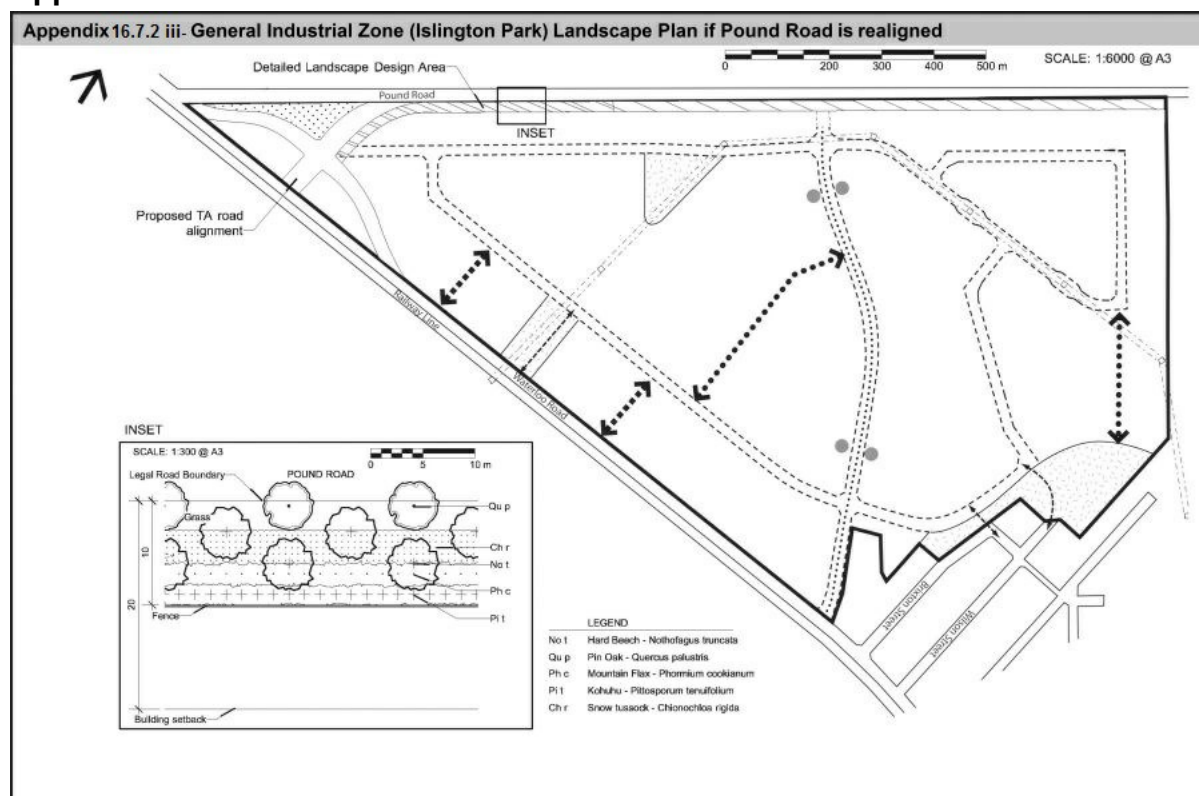


Appendix 16.2.ii

The Proposed Christchurch Replacement District Plan

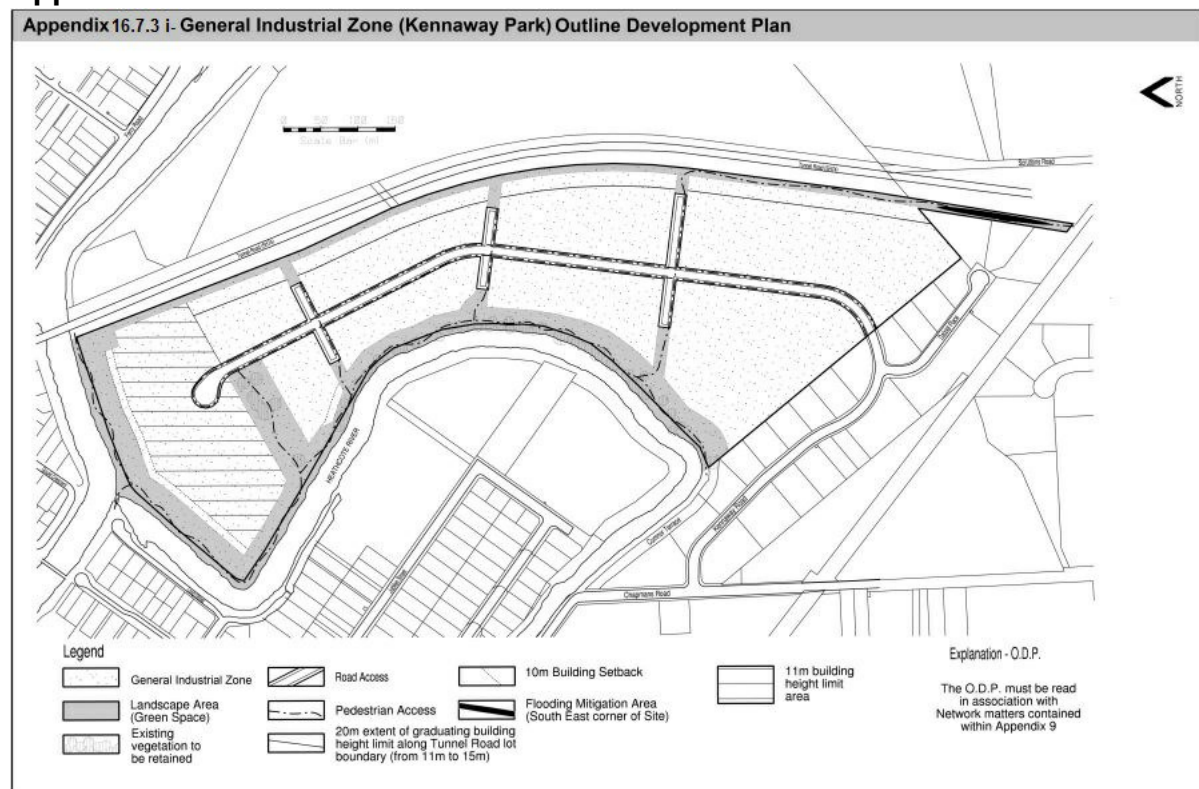


Appendix 16.7.2.iii



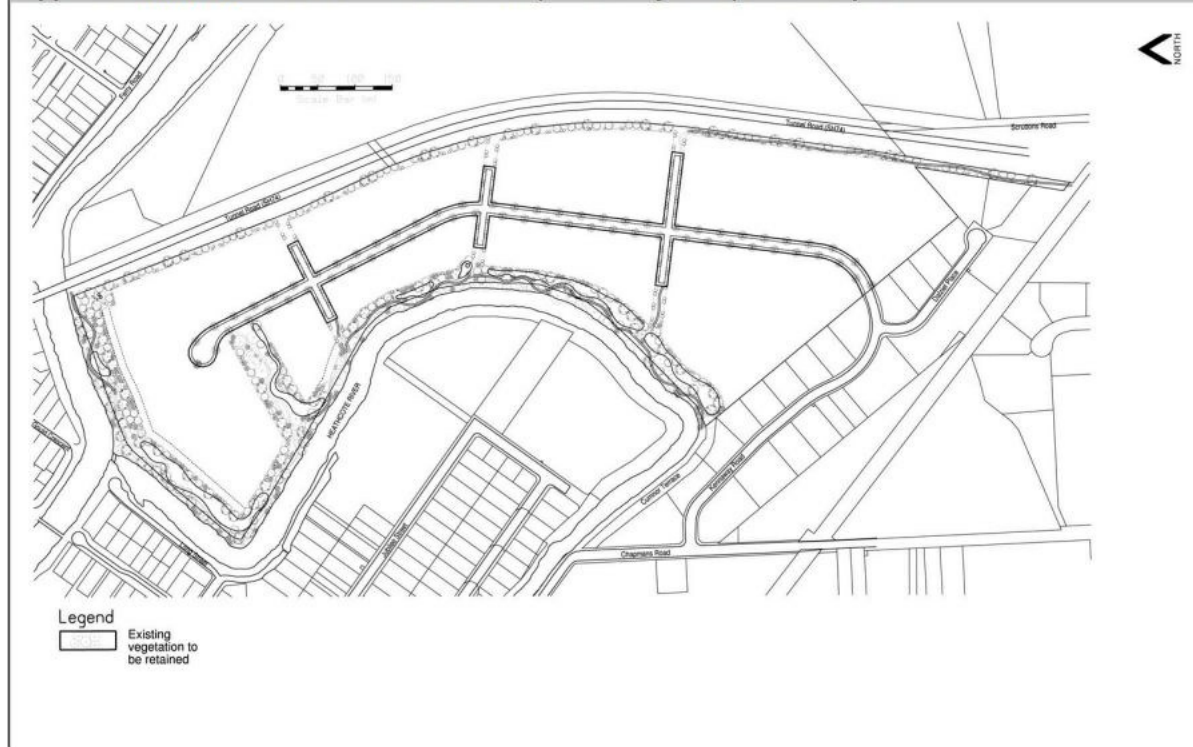
Appendix 16.7.3 - Industrial General Zone (Kennaway Park)

Appendix 16.7.3.i



Appendix 16.7.3.ii

Appendix 16.7.3 ii-General Industrial Zone (Kennaway Park) Landscape Plan



16.7.3.iii Kennaway plant list and associated height and locations

1. E = Esplanade adjacent to Heathcote River
2. T = Tunnel Road landscape setback buffer
3. W = Wetter areas (temporarily), such as detention basins and swales
4. S = Street planting, other than main road and secondary road tree species
- 5.

Botanical Name	Common Name	10 Year Height (metres)	Mature Height (metres)
Trees			
Cordyline australis (T,E,W)	Cabbage tree	5	7
Griselinia littoralis (T,E)	Broad leaf	4	17
Pseudopanax arboreus (T,E)	Five finger	4	8
Pseudopanax crassifolius (T,E)	Lancewood	3	14
Pseudopanax ferox (T,E)	Toothed lancewood	2.5	7
Pittosporum tenuifolium (T,E)	Kohuhu	4	9
Pittosporum euginoides (T,E)	Tarata, lemonwood	3	12
Dodonea viscosa (T,E)	Ake ake	4	7



The Proposed Christchurch Replacement District Plan

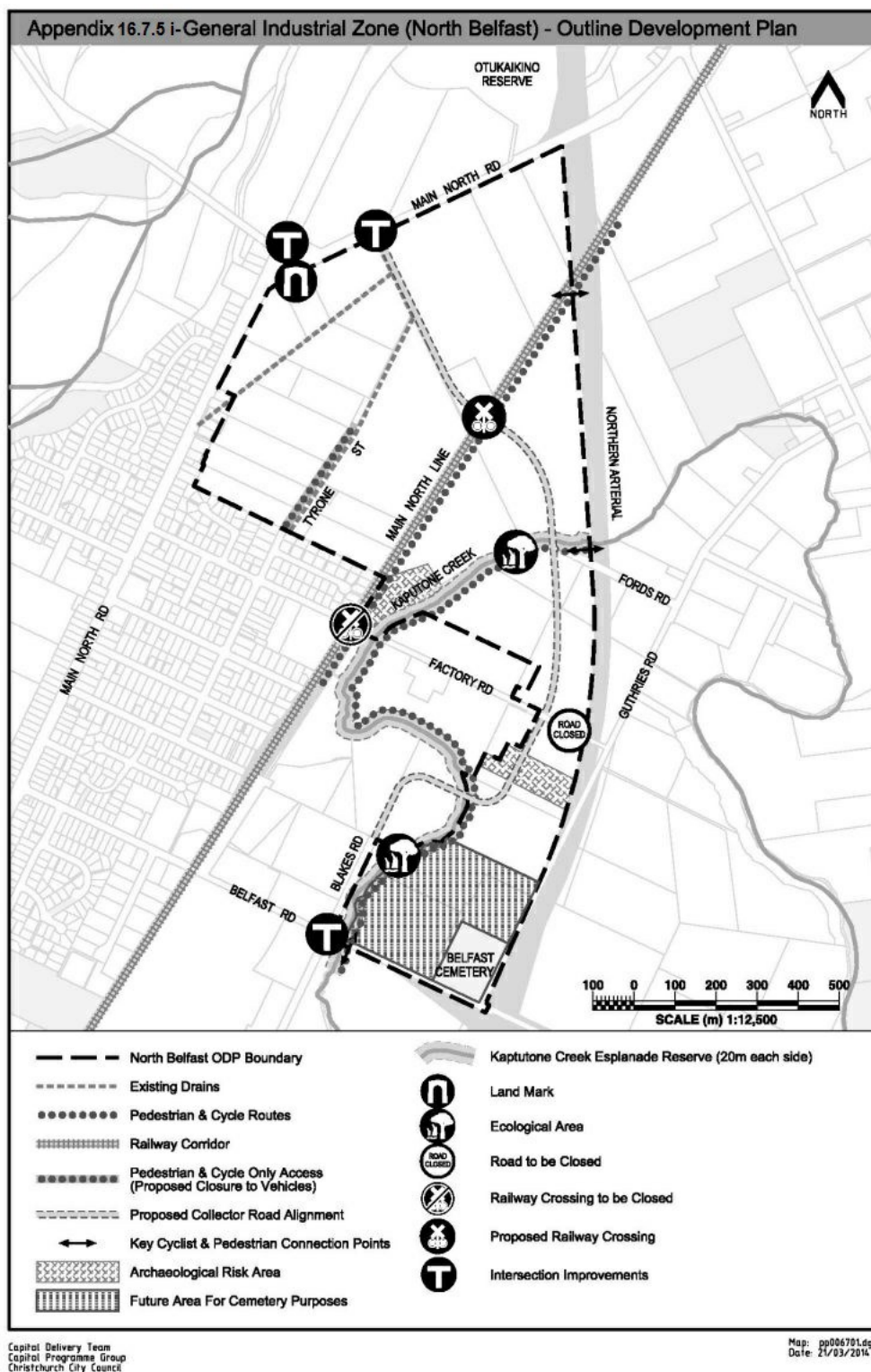
Botanical Name	Common Name	10 Year Height (metres)	Mature Height (metres)
Olearia paniculata (T,E)	Golden Ake ake	2	7
Olearia traversil (T,E)	Chatham Island Ake ake	3	10
Dicksonia squarrosa (E,W)	Wheki	2	5
Dicksonia fibrosa (E,W)	Wheki ponga	2	5
Sophora microphylla (T,E)	South Island Kowhai	4	12
Podocarpus totara (T,E)	Totara	5	30
Darcycarpus dacrydoides (W)	Kahikatea / White pine	3	20
Prumnopitys taxifolia (T,E,W)	Matai / Black pine	3	25
Dacrydium cupressinum (T,E)	Rimu	3	30
Coprosma chathamica (T,E)	Chatham Island coprosma		5
Plagianthus regius (E)	Ribbonwood	5	16
Plagianthus chathamica (E)		4	10
Aristotelia serrata (E,W)	Makomako, wineberry	4	8
Coprosma acutifolia (E)	Coprosma, Sp.		10
Hoheria populnea (T,E)	Lacebark	4	11
Hoheria angustifolia	Narrow leaved lacebark	4	8
Coprosma robusta (T,E,W)	Karamu	6	6
Leptospermum scoparium (T,W)	Manuka	3.5	6
Pseudowintera colorata (E)	Horopito	1.5	8
Plagianthus divaricatus (W)	Salt marsh ribbonwood		2
Corokia contoneaster (E)	Korokio		2

The Proposed Christchurch Replacement District Plan

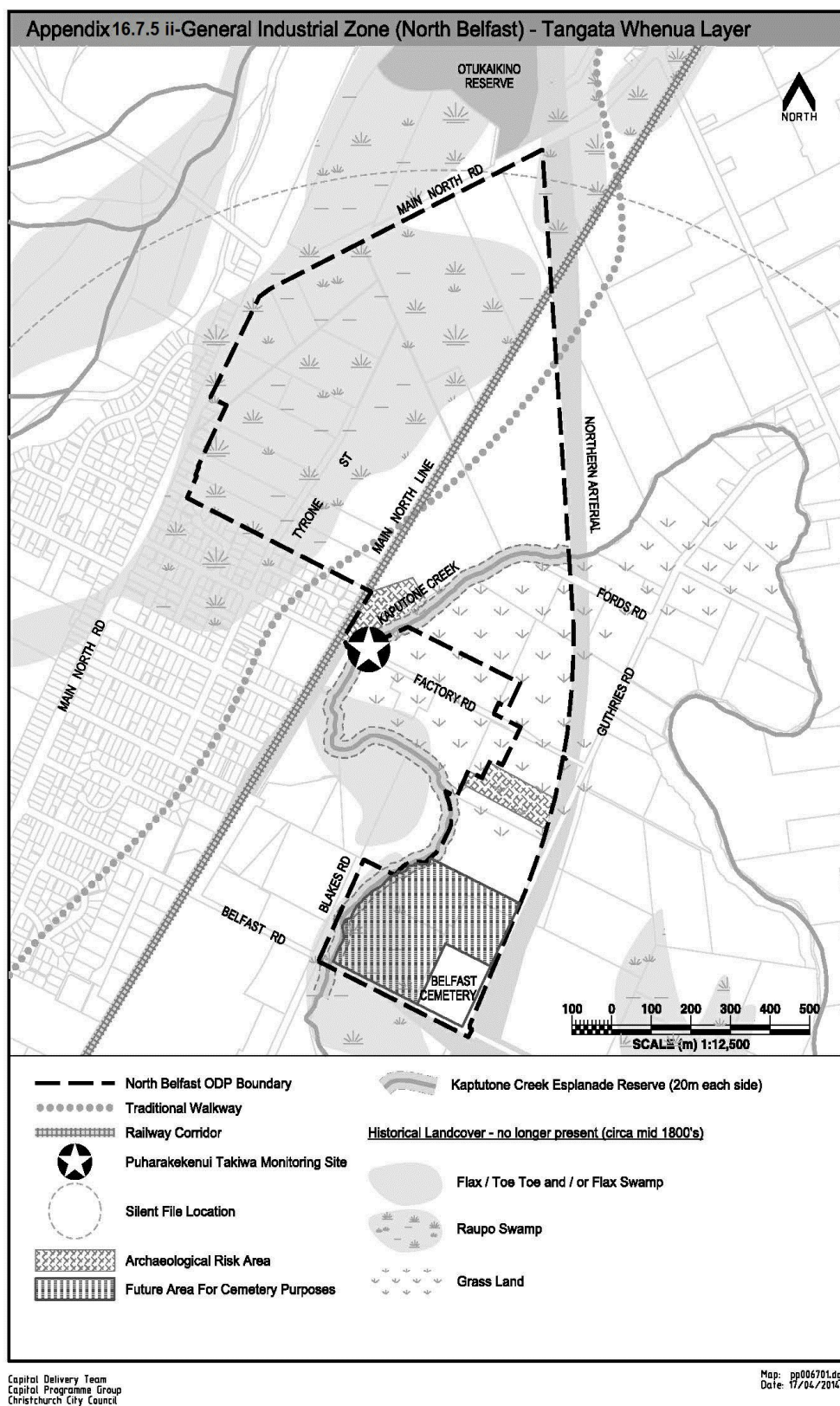
Botanical Name	Common Name	10 Year Height (metres)	Mature Height (metres)
Myrsine australis (T,E)	Mapou	2	6
Chionochloa rubra (T,E,S)	Red tussock		1
Cortaderia fulvida (T,E,W)	Mini toetoe		1.5
Anemanthele lessionia (T,E,S)	Wind grass		0.8
Carex secta (T,E,W)	Pukio		0.8
Carex virgata (T,E,W)	Swamp sedge		0.8
Astelia fragrans (T,E)	Bush flax		1.5
Astelia grandis (E,W)	Swamp astelia		2
Hebe stricta (E,W)	Hebe sp.		3
Hebe salicifolia (T,E,W)	Hebe sp.		2.5
Phormium tenax (T,E,W)	Harakeke		2.5
Phormium cookianum (E)	Coastal flax		2
Phormium 'Surfer' (S)			0.5
Phormium 'Black rage' (S)			0.75
Daniella nigra (E,S)	Ink berry		0.5
Libertia ixiodes (E,S)	NZ Iris		0.5
Street Trees For secondary cross roads:			
Nothofagus solandri var. 'Cliffortioides' (S)	Mountain beech	2	18
Street Trees For main roads:			
Tilia cordata (S)	Small leaved lime		24
Tilia platyphyllos (S)	Large leaved lime		24

Appendix 16.7.5 - Industrial General Zone (North Belfast)

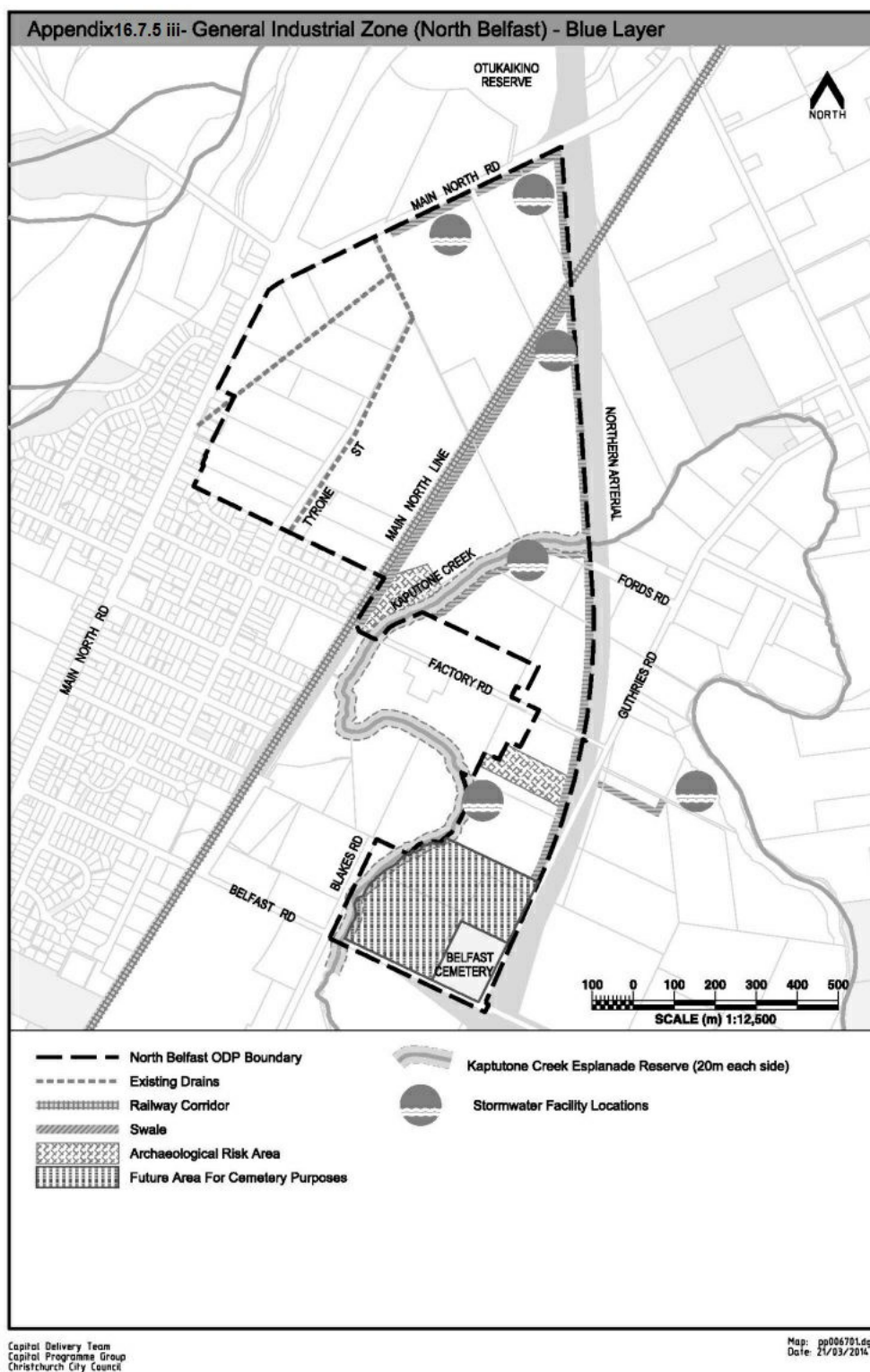
Appendix 16.7.5i



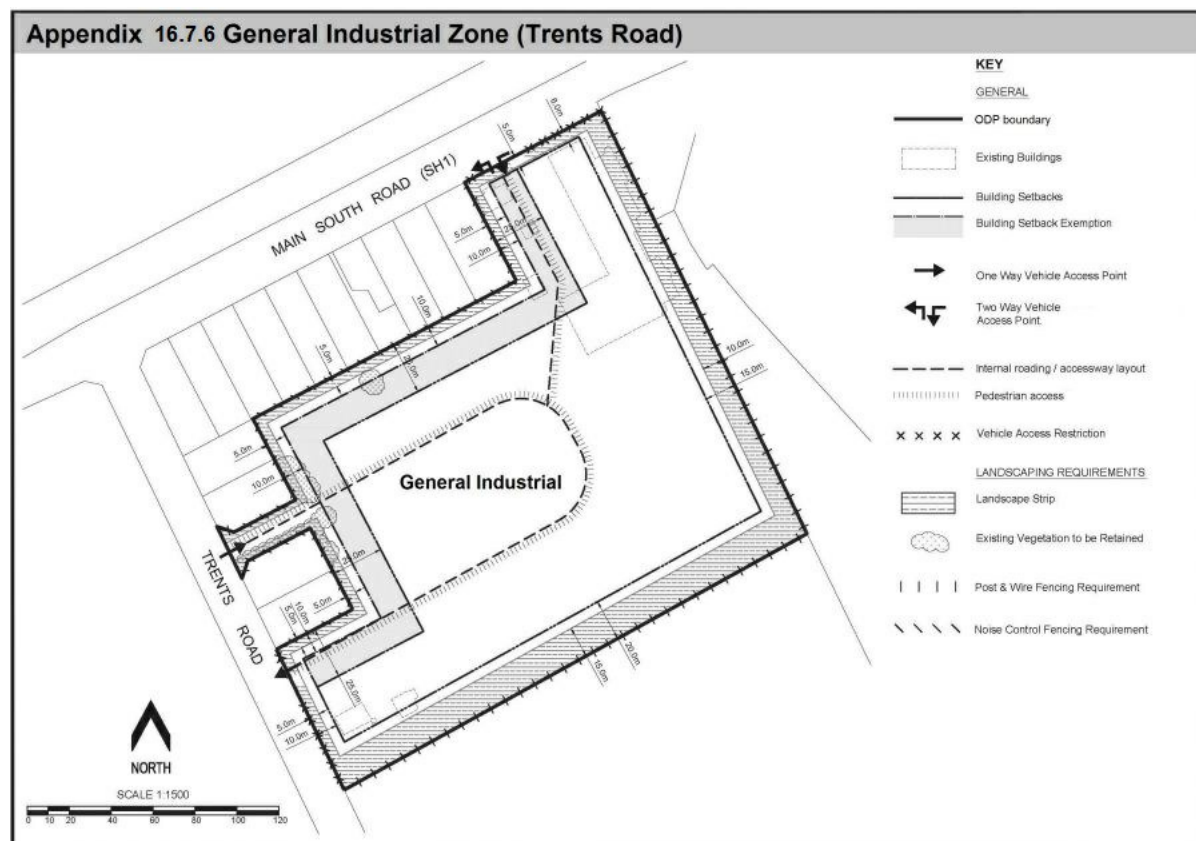
Appendix 16.7.5ii



Appendix 16.7.5iii



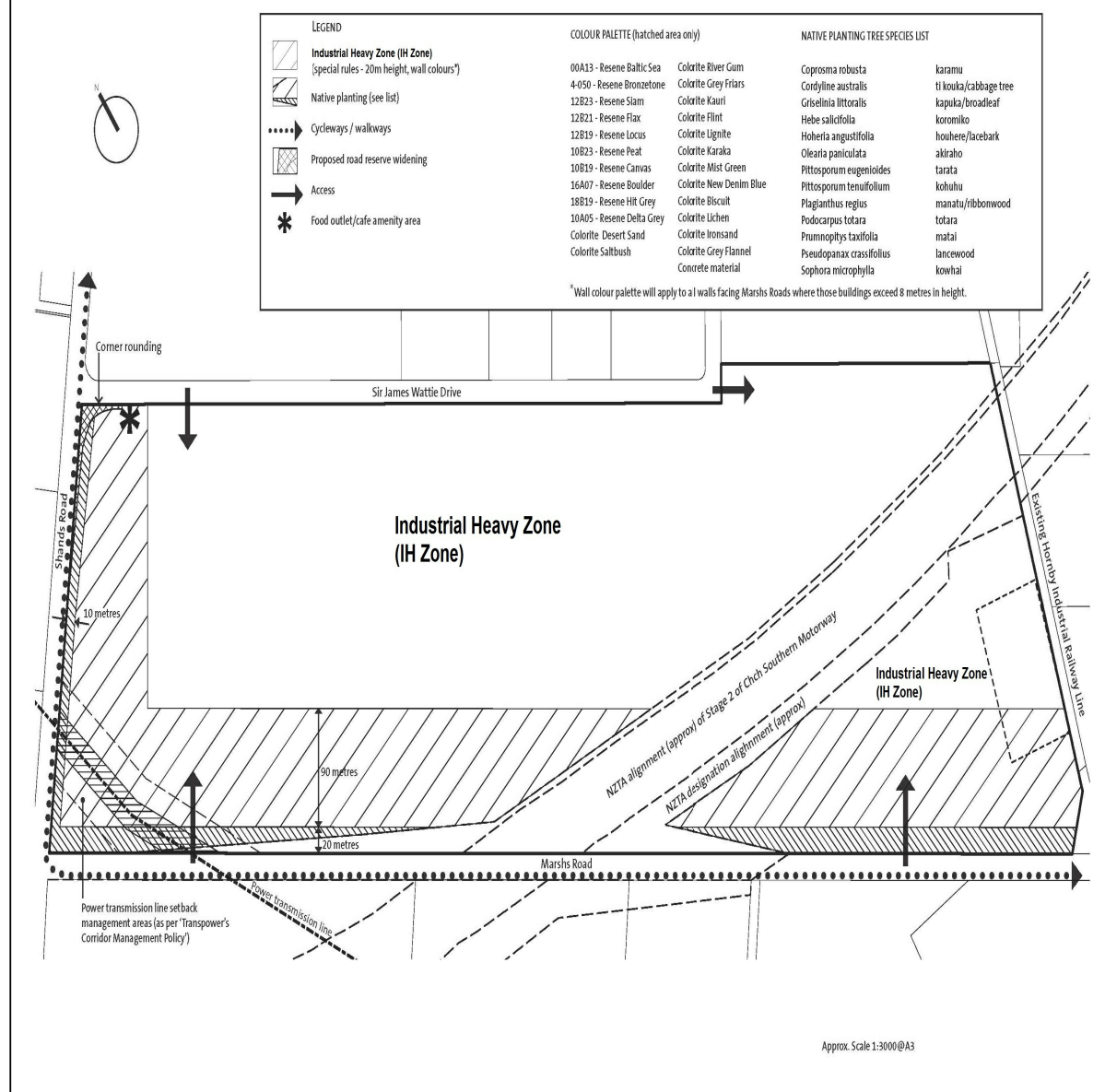
Appendix 16.7.6 - Industrial General Zone (Trents Road)



Appendix 16.7.7 - Industrial Heavy Zone (Sir James Wattie Drive)

The Proposed Christchurch Replacement District Plan

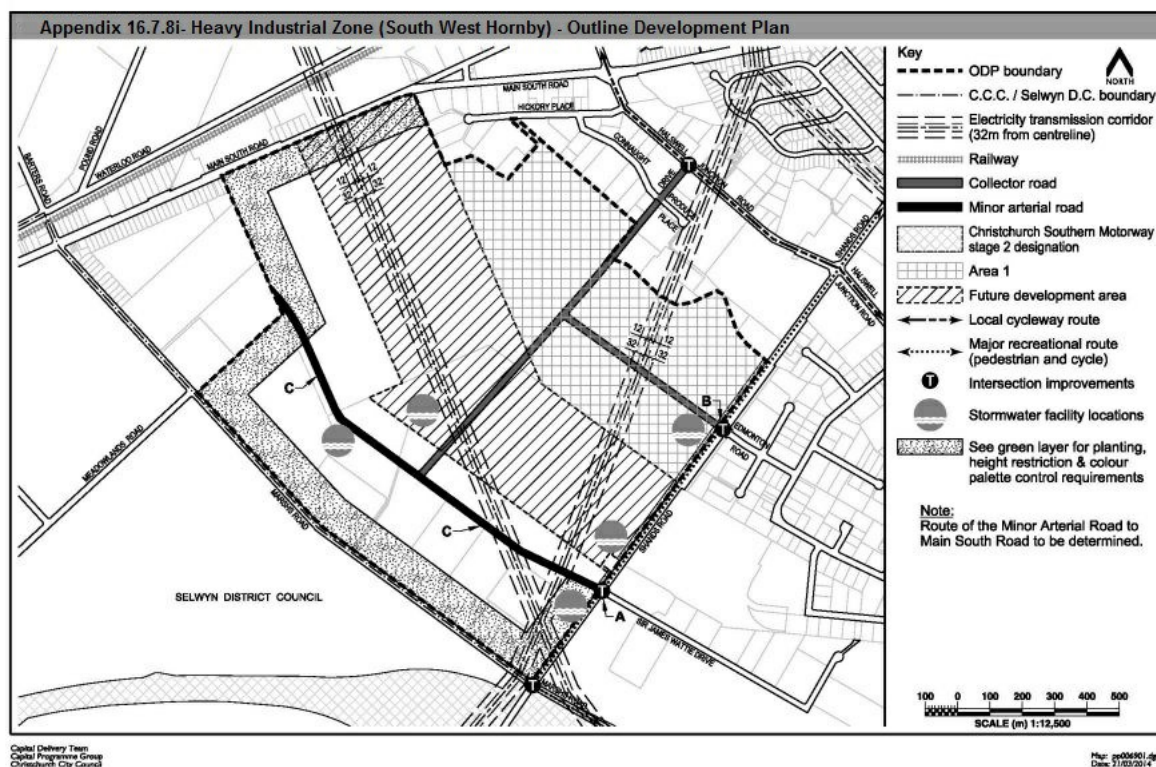
Appendix 16.7.7- Heavy Industrial Zone (Sir James Wattie Drive) Outline Development Plan



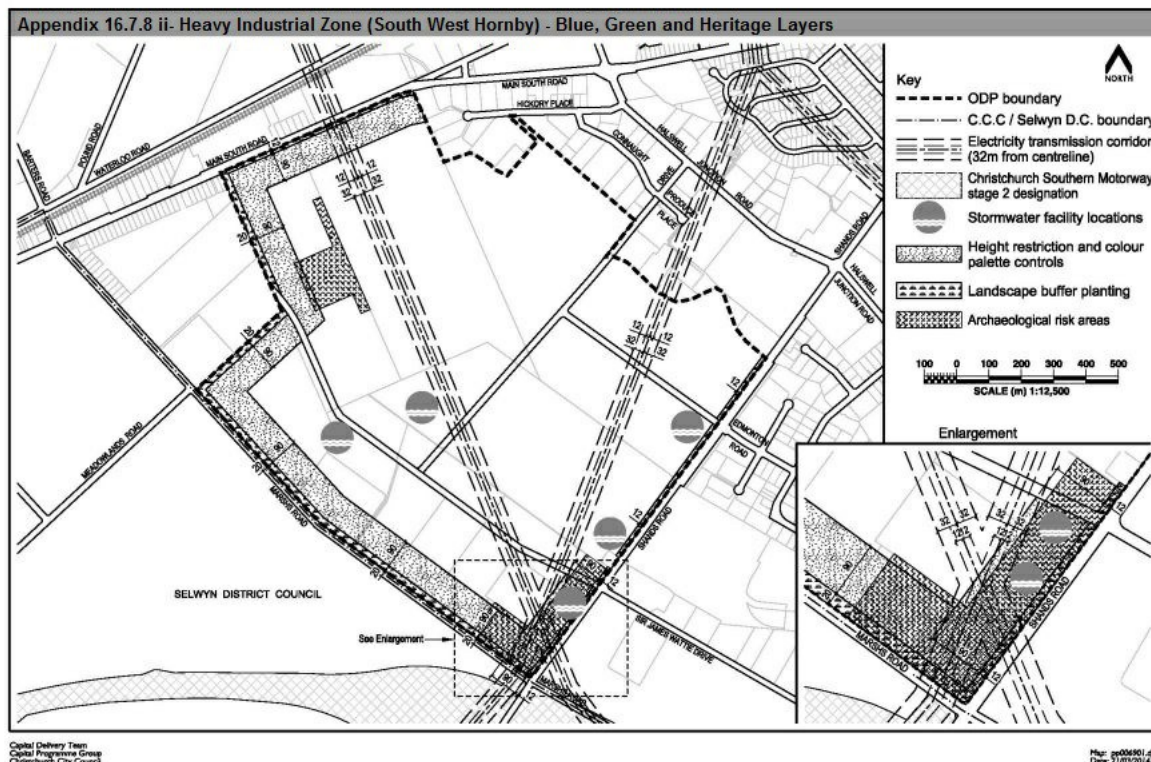
Appendix 16.7.8 - Industrial Heavy Zone (South West Hornby)

Appendix 16.7.8i

The Proposed Christchurch Replacement District Plan



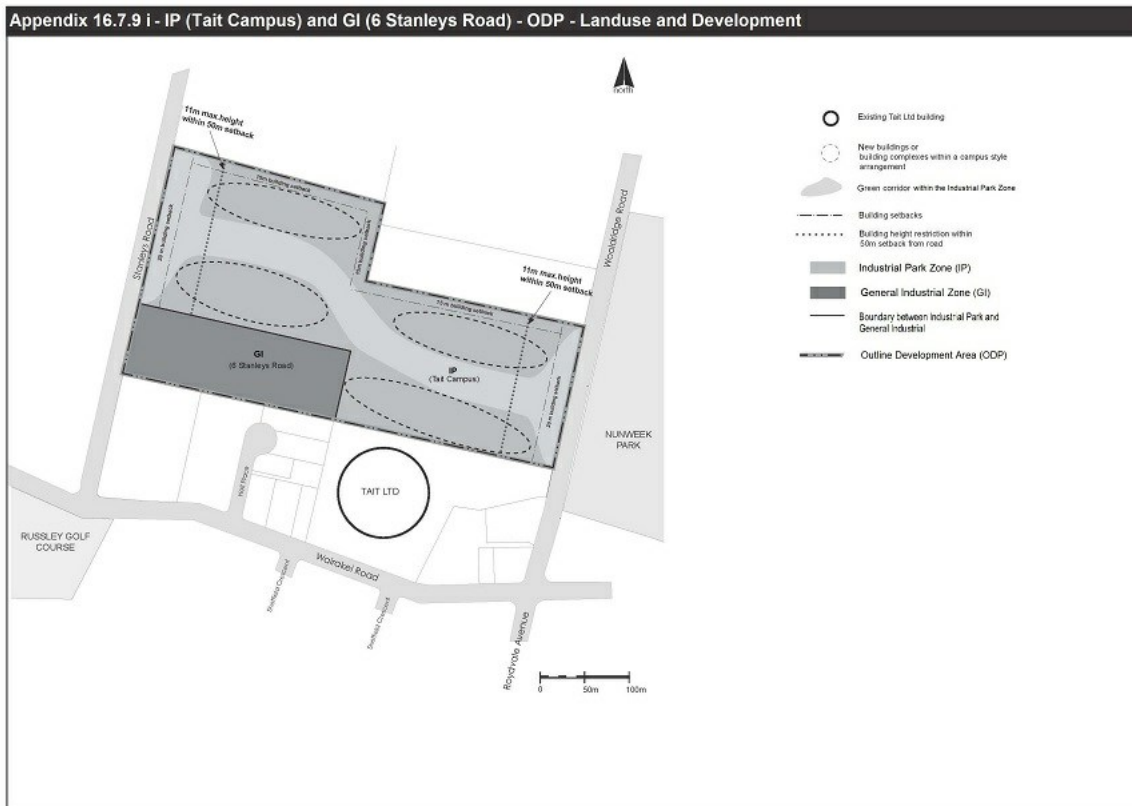
Appendix 16.7.8ii



Appendix 16.7.9 - Industrial Park Zone (Tait Campus) and industrial general zone

(Stanleys Road)

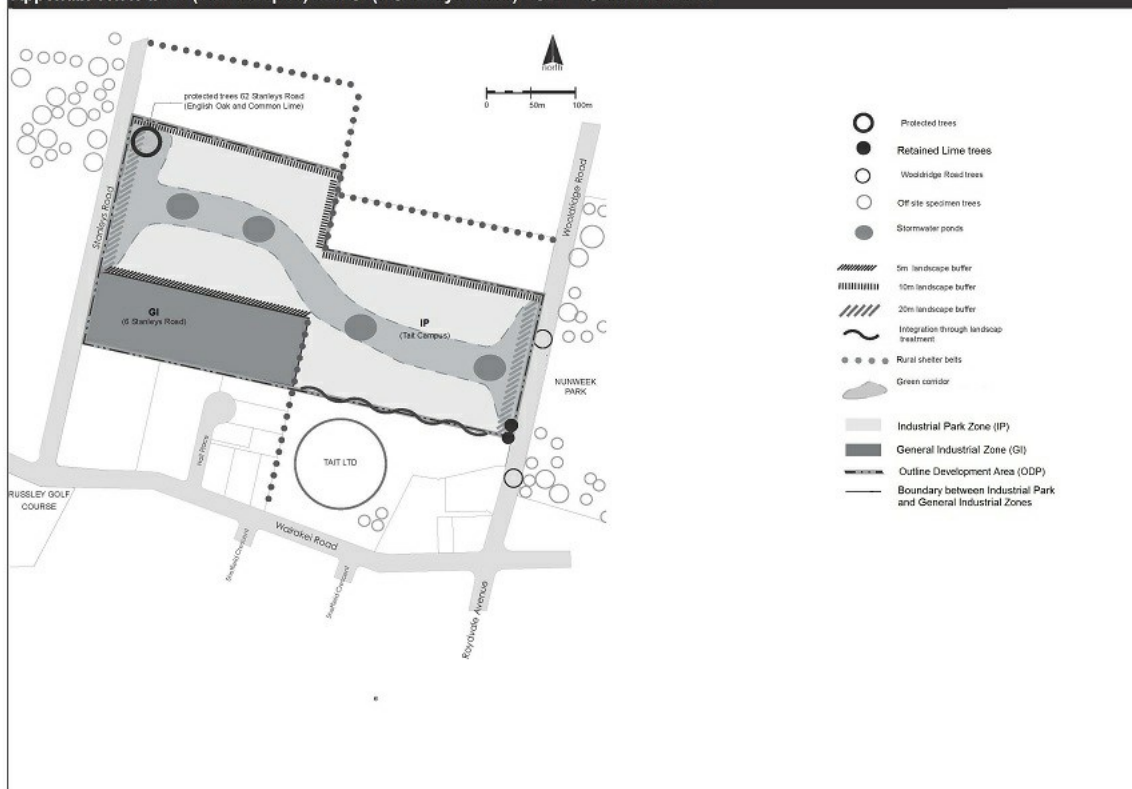
Appendix 16.7.9i



Appendix 16.7.9ii

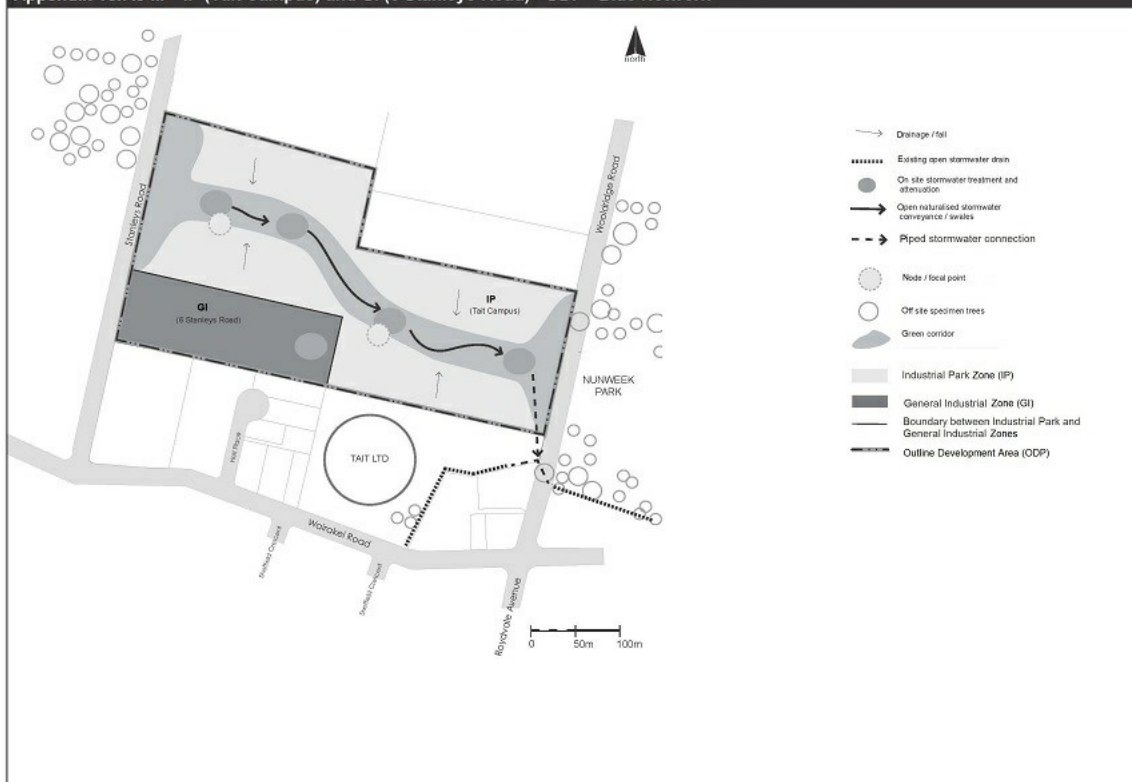
The Proposed Christchurch Replacement District Plan

Appendix 16.7.9 ii - IP (Tait Campus) and GI (6 Stanleys Road) - ODP - Green Network



Appendix 16.7.9iii

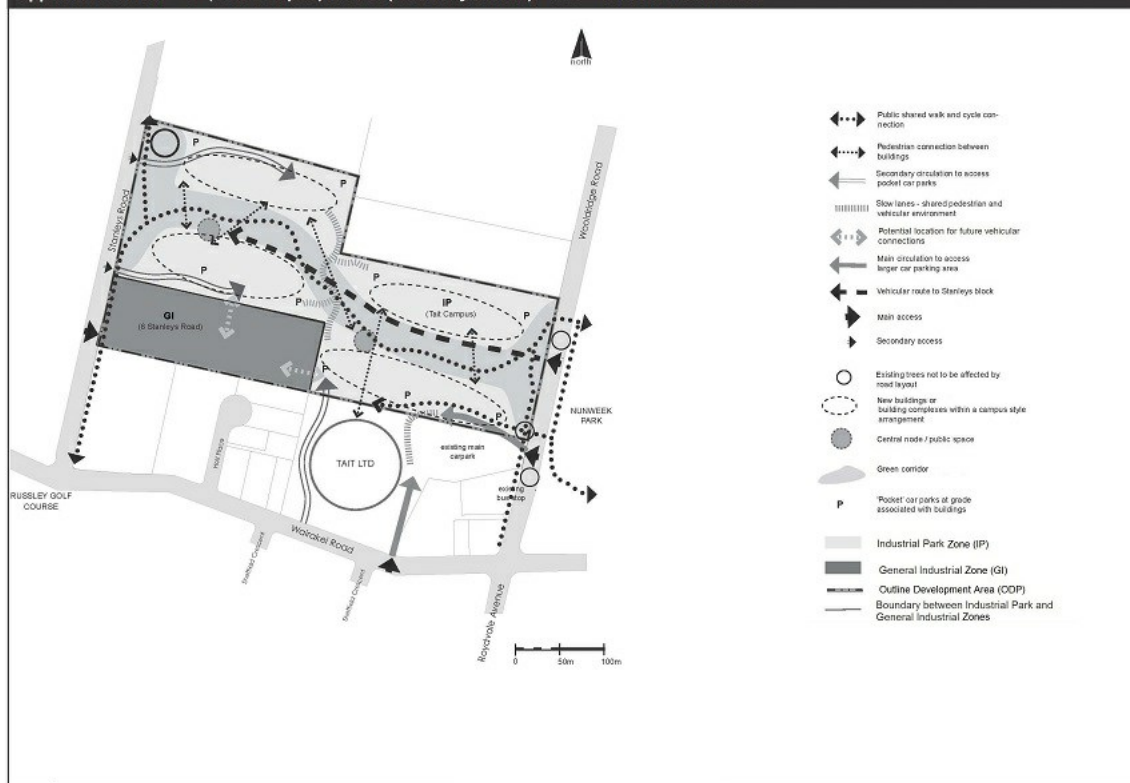
Appendix 16.7.9 iii - IP (Tait Campus) and GI (6 Stanleys Road) - ODP - Blue Network



Appendix 16.7.9iv

The Proposed Christchurch Replacement District Plan

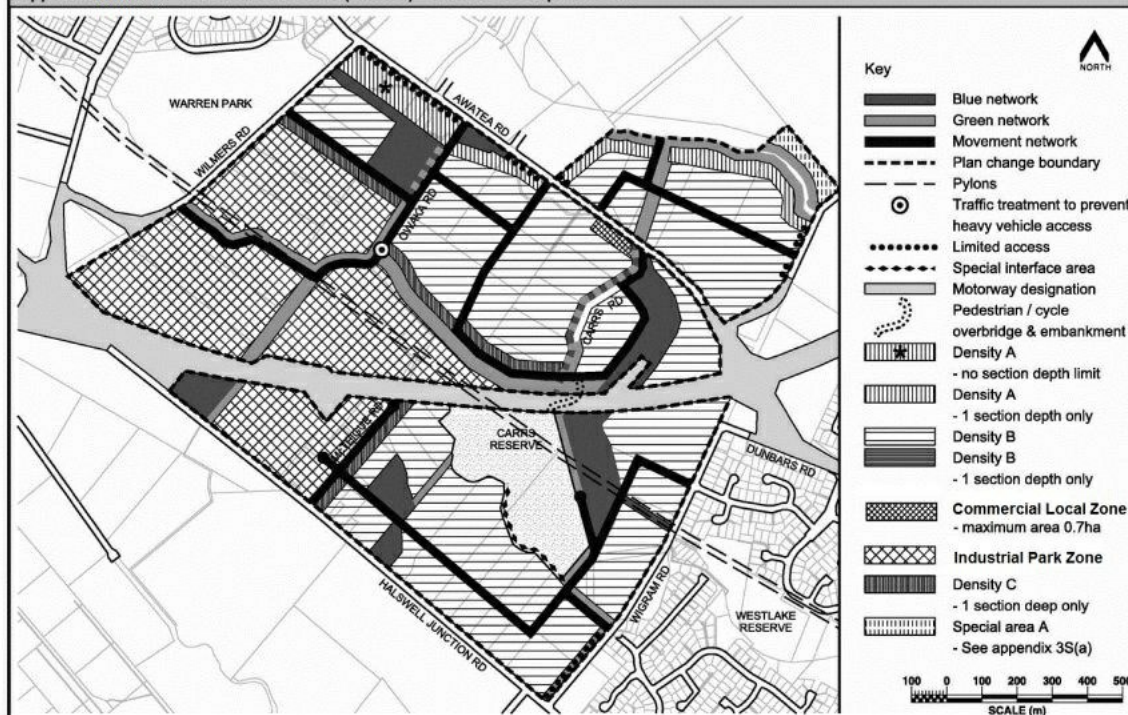
Appendix 16.7.9 iv - IP (Tait Campus) and GI (6 Stanleys Road) - ODP - Movement Network



Appendix 16.7.10 - Industrial Park Zone (Awatea)

Appendix 16.7.10

Appendix 16.7.10 i- Industrial Park Zone (Awatea) - Outline Development Plan

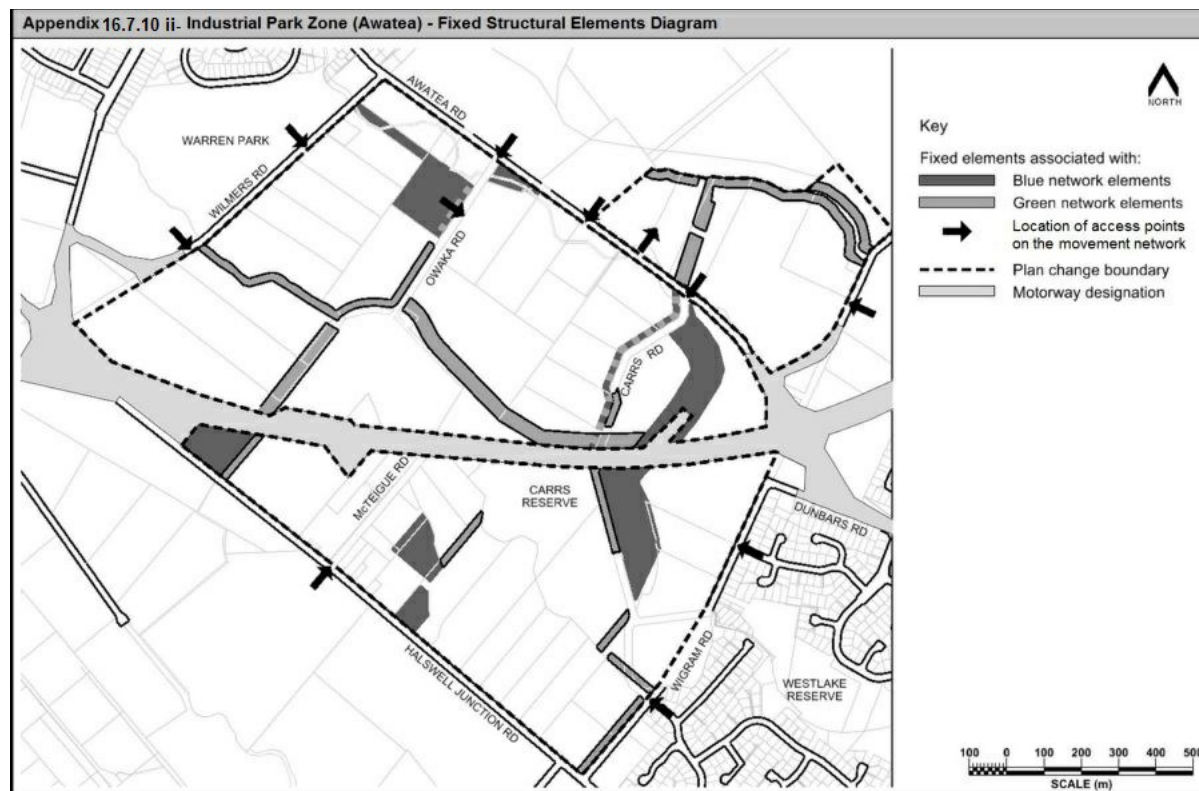


Capital Delivery Team
Capital Programme Group
Christchurch City Council

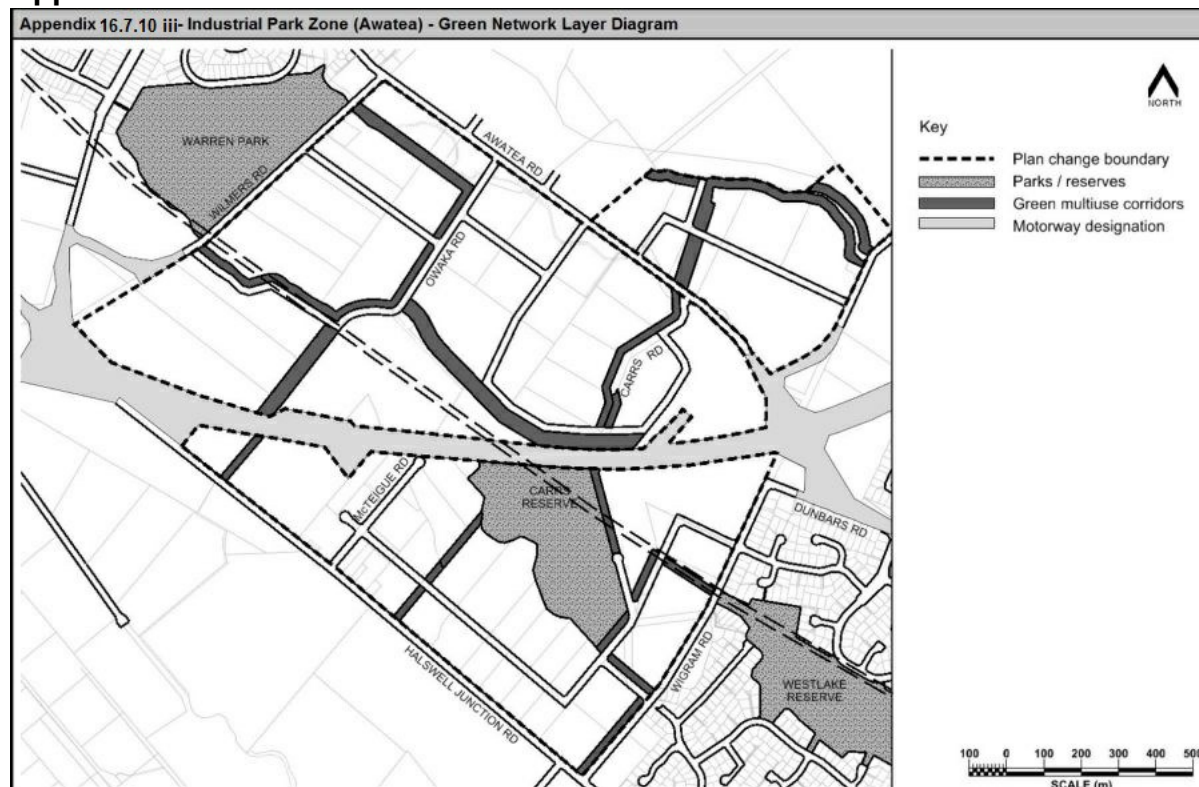
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Date: 15/11/2011

Appendix 16.7.10ii

The Proposed Christchurch Replacement District Plan

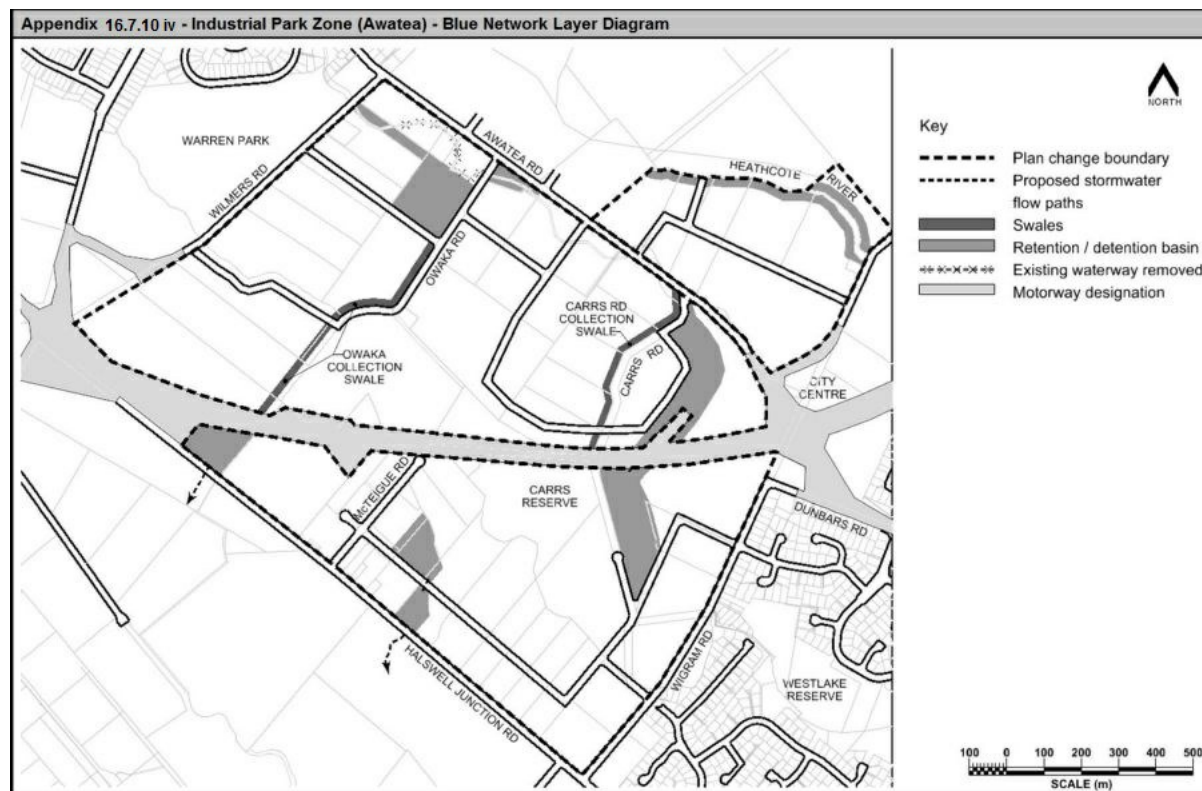


Appendix 16.7.10iii

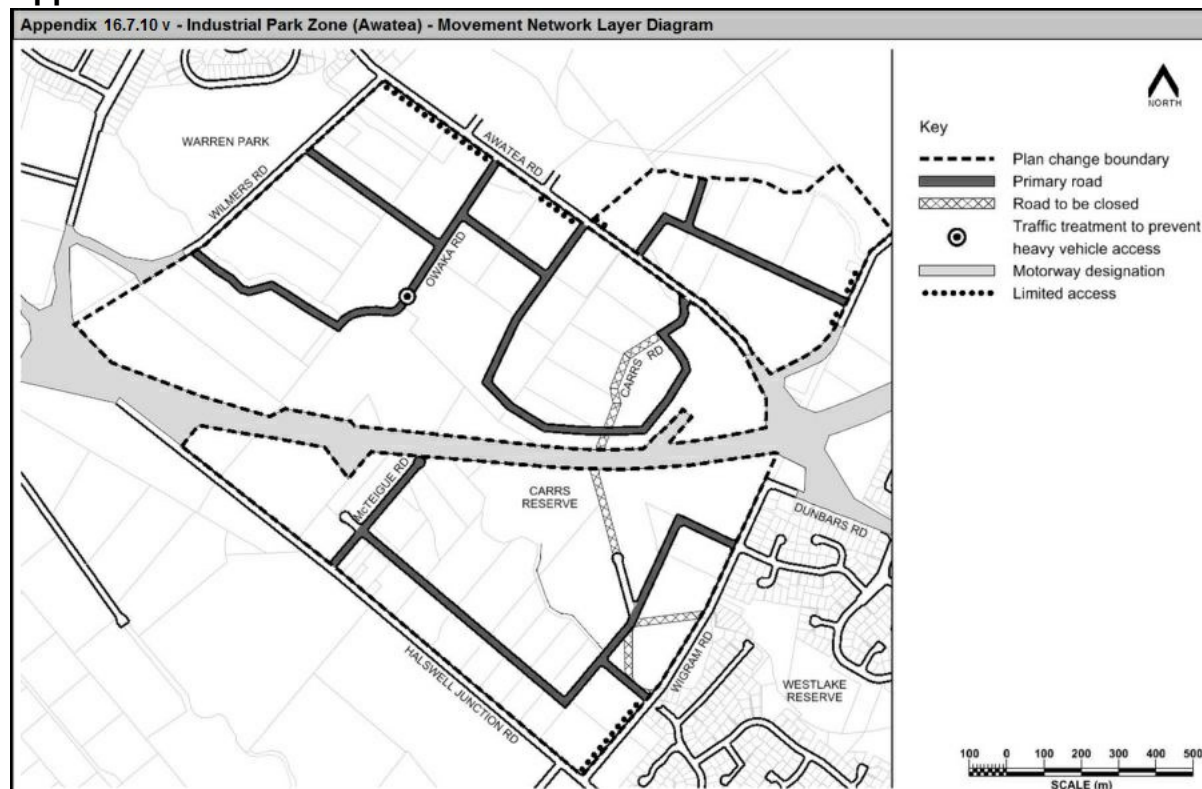


Appendix 16.7.10iv

The Proposed Christchurch Replacement District Plan

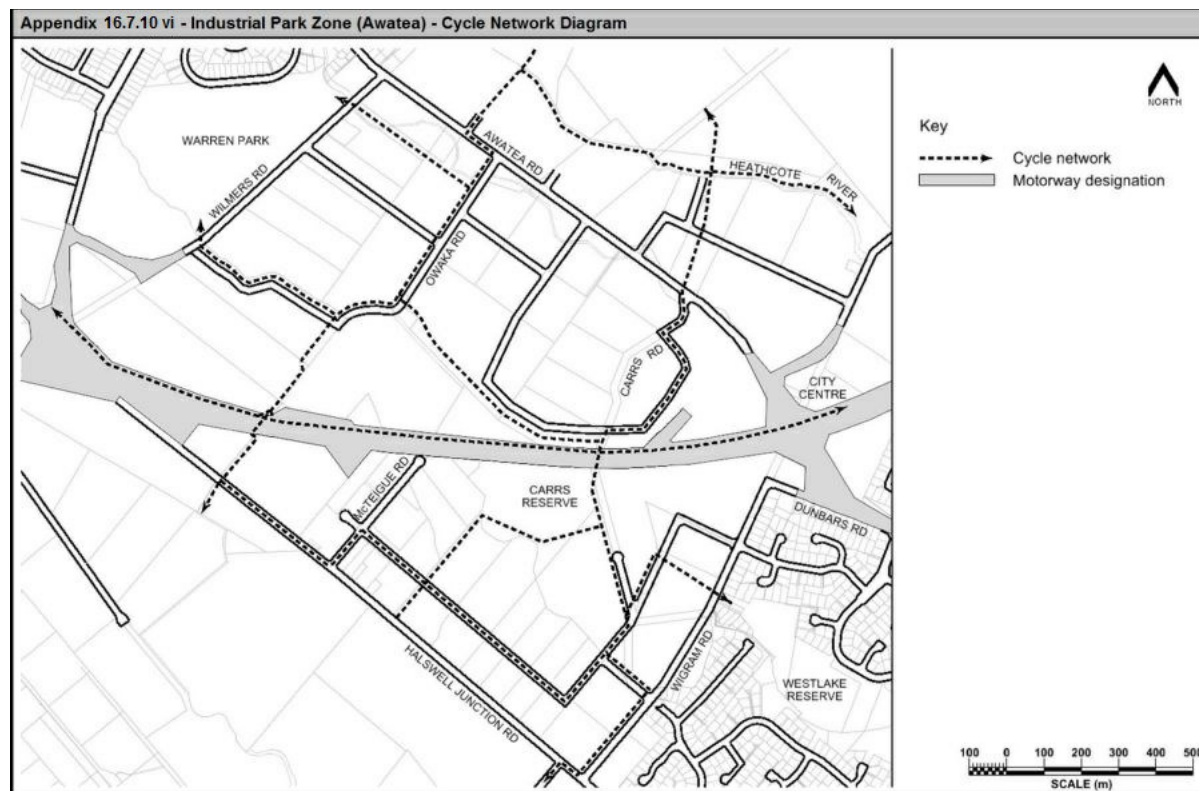


Appendix 16.7.10v

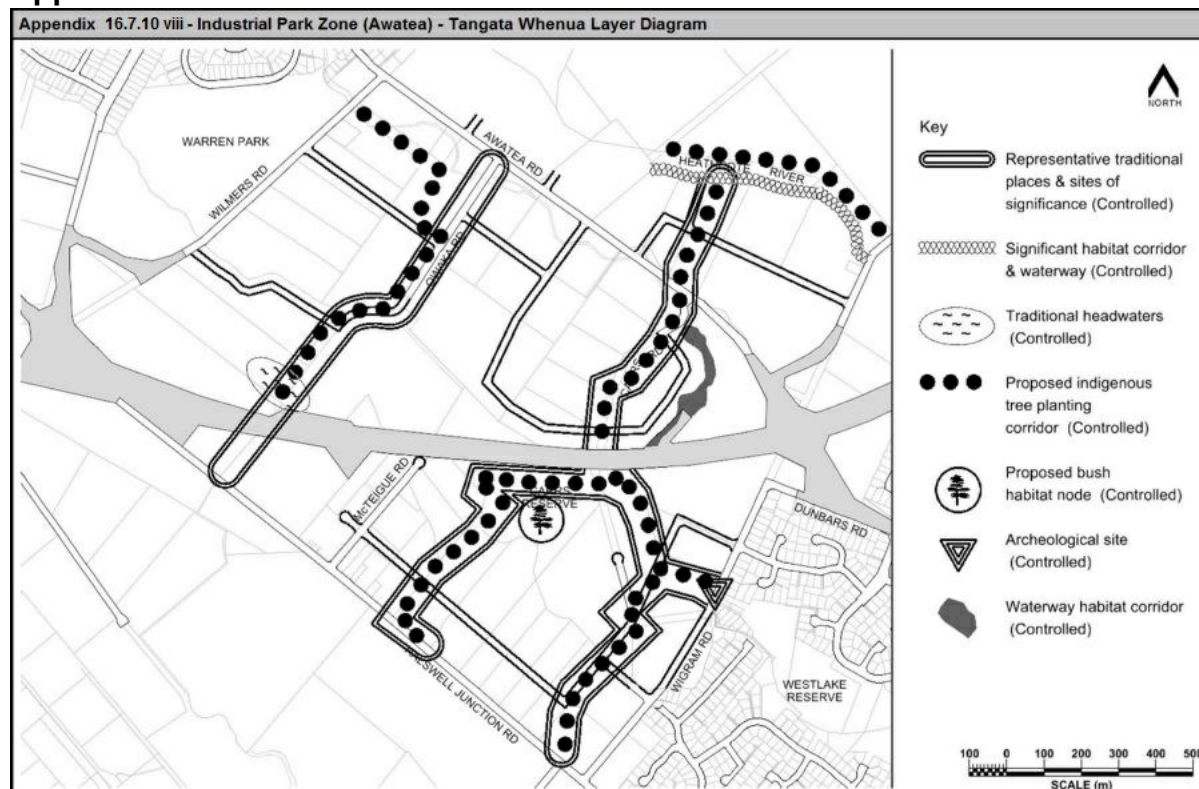


Appendix 16.7.10vi

The Proposed Christchurch Replacement District Plan

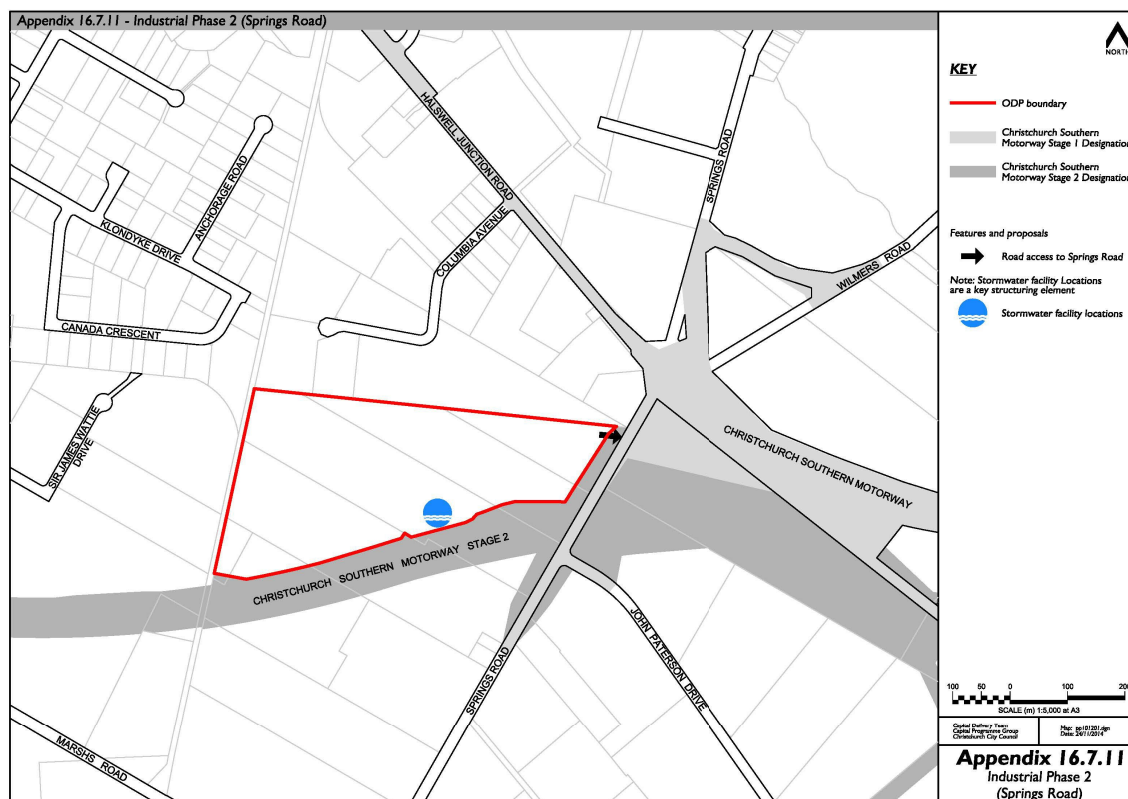


Appendix 16.7.10vii

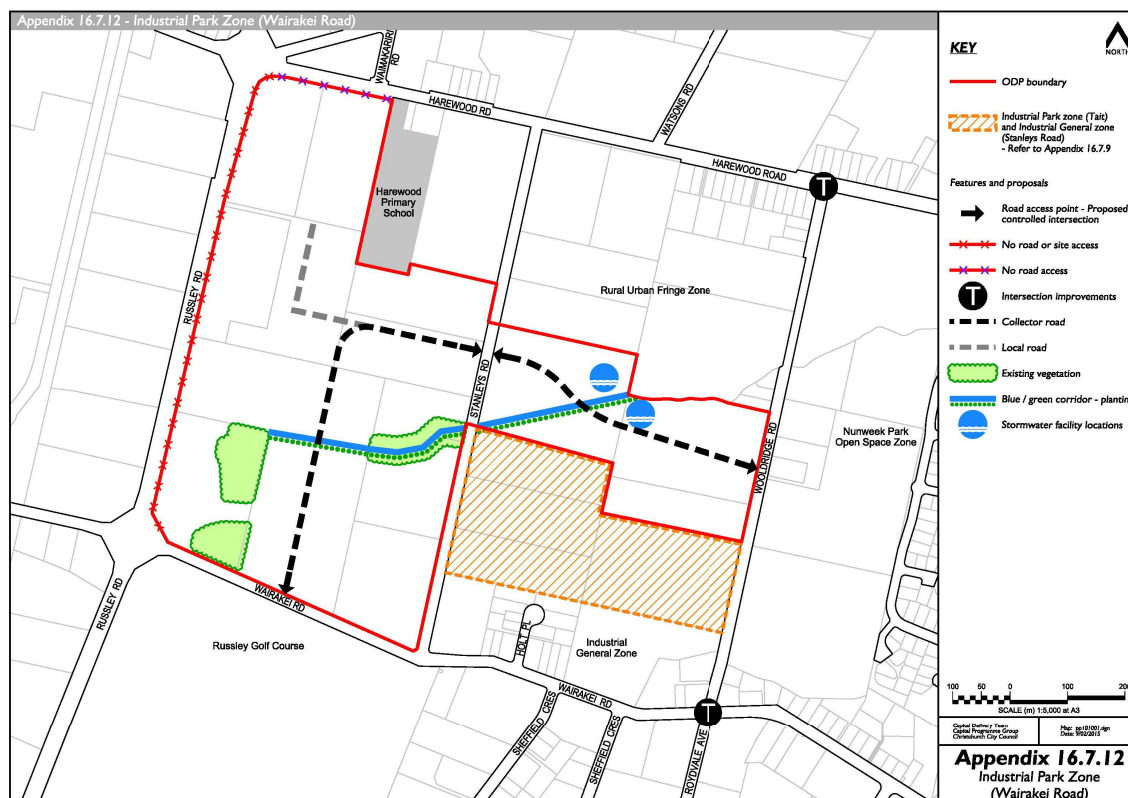


Appendix 16.7.11 - Industrial Heavy Zone (Springs Road)

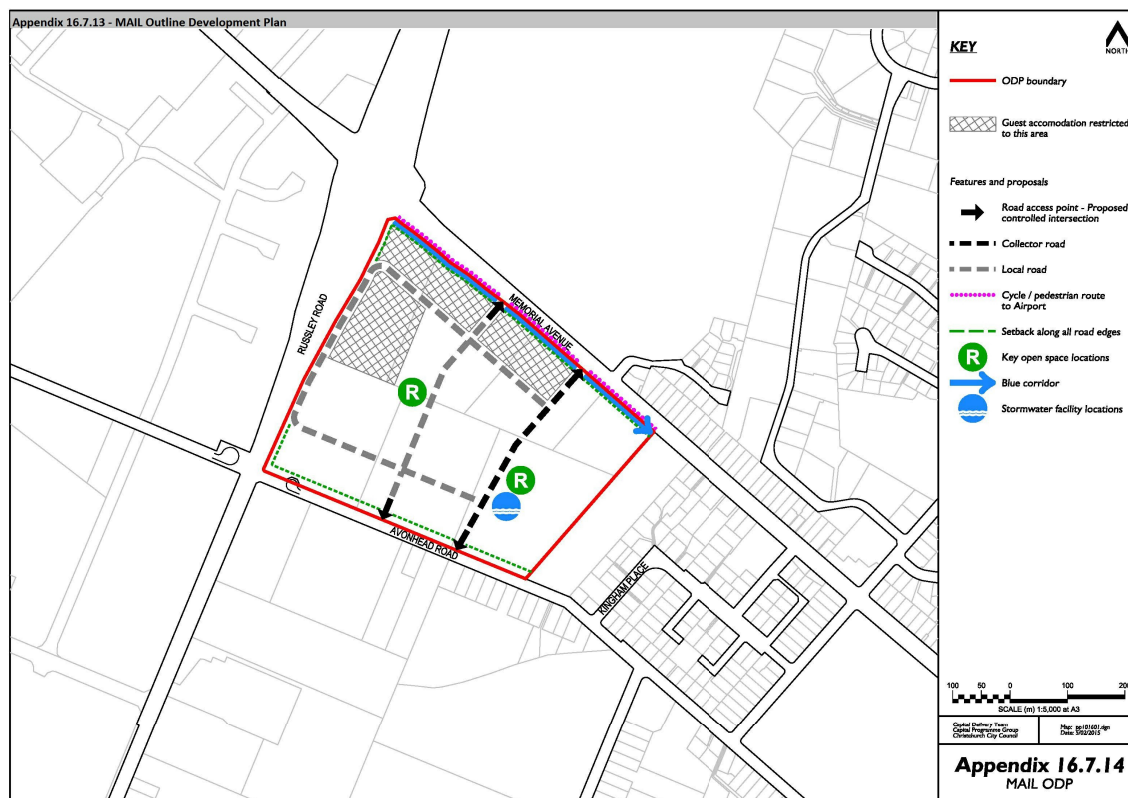
The Proposed Christchurch Replacement District Plan



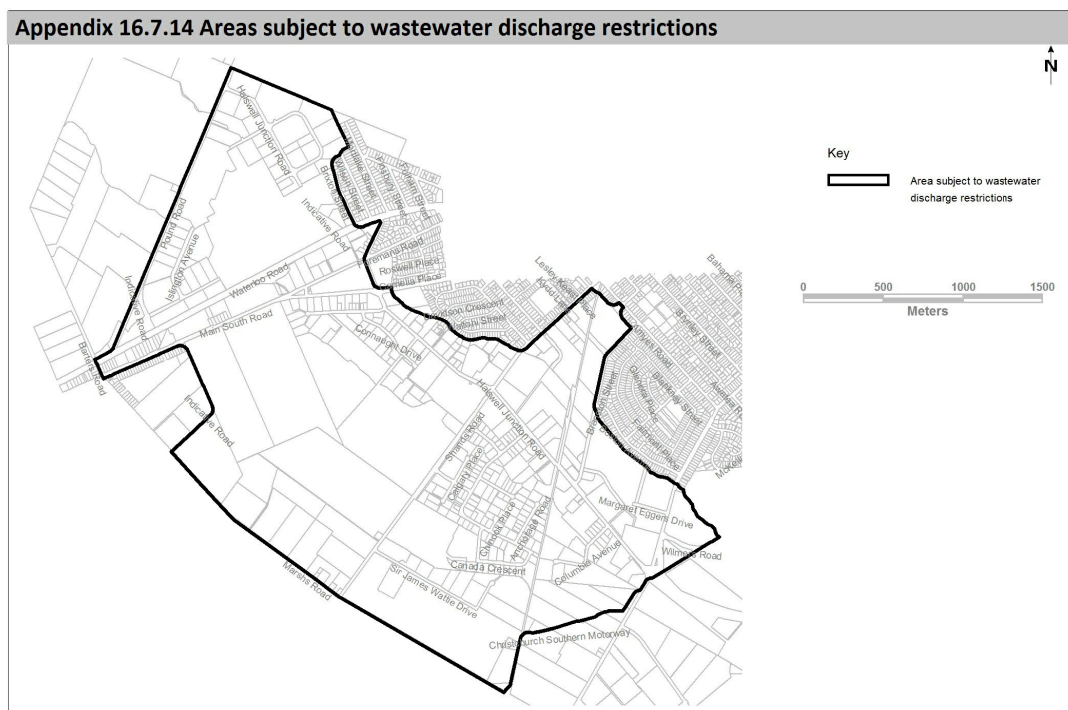
Appendix 16.7.12 - Industrial Park Zone (Wairakei Road)



Appendix 16.7.13 - Industrial Park Zone (Memorial Ave)



Appendix 16.7.14 - Areas Subject to Waste Water Discharge Restrictions



16.8 Rules - Resource Efficiency

16.8.1 Built Form Standards - Any new building or addition to a building for a Permitted Activity, excluding Industrial Activity, Warehousing and Distribution Activities or Service Industry

The following rules apply to any new building or addition to a building for a permitted activity, excluding Industrial Activity, Warehousing and Distribution Activities or Service Industry.

Any non-compliance with one or more of the Built Form Standards is a restricted discretionary activity and shall be assessed against the Matters of Discretion specified below the Built Form Standards in [16.8.4](#).

16.8.1.1 Lighting Control

i. Any building shall be separated into independent control zones for lighting, each control zone being no more than 100m²

ii. The lighting density shall not exceed the following limits for the activities specified:

Activity	Maximum limit (W/m ²)
<u>Retail Activity</u>	16
<u>Trade Supplier</u>	16
<u>Commercial Services</u>	14
<u>Entertainment facility</u>	11
<u>Food and Beverage outlet</u>	8
<u>Office</u>	12
<u>Guest Accommodation</u>	10
<u>Community facility</u>	18
<u>Health care facility</u>	12
<u>Education Activity</u>	11
<u>Pre-school</u>	11
<u>Care facility</u>	12
<u>Spiritual facility</u>	18
<u>Public Transport facility</u>	14

iii. All external lights shall be fitted with automatic daylight controls

16.8.1.2 Heating, Ventilation and Air Conditioning

i. Any building shall be separated into independent control zones of no more than 100m² with the control of temperature, ventilation and re-circulation independent of another control zone.

ii. Any space subject to heating and cooling shall be subject to controls so as to not operate simultaneously within the zone

iii. The central plant for a building shall be subject to controls so it only operates when the zone systems require it. The default position shall be 'off'

iv. The roof of any building used for office activities is to have a minimum overall R value of no less than R2.2.

16.8.1.3 Water Efficiency

- i. The maximum flow rate from any tap equipment shall be 6.0 litres/minute.
- ii. All bathroom tap equipment shall be fitted with a sensor device to activate flow.
- iii. The maximum flow rate of any showers shall be 7.5 litres/minute.
- iv. Any showers must comply with the performance requirements of AS/NZS3662.
- v. The maximum flow rate of any toilets shall be 4.7 litres for a full flush, and 3.2 litres for a half flush
- vi. The maximum flow rate of any urinal shall be 1.5 litres per single stall or space per person on communal urinals.
- vii. Any urinal shall have a sensitivity field for activation not greater than 300mm from the front of the urinal.
- viii. Metering shall be installed to enable measurement of water for the whole building and by each tenancy.

16.8.1.4 Waste Reduction

- i. At least 50% of the solid waste from construction of any building shall be diverted from landfill/cleanfill.
- ii. A Construction Waste Management Plan will be submitted for any new building and shall demonstrate the methods for achieving clause (i).

16.8.2 Built Form Standards - Any new building or addition to a building of 3,000 m2 GFA or more for a Permitted Activity, excluding Industrial Activity, Warehousing and Distribution Activities or Service Industry

The following rules apply to any new building or addition to a building for a permitted activity of 3,000 m2 GFA or more, excluding industrial activity, warehousing and distribution activities or service industry.

Any non-compliance with one or more of the Built Form Standards is a restricted discretionary activity and shall be assessed against the Matters of Discretion specified below the Built Form Standards in [16.8.4](#).

16.8.2.1 Thermal Envelope

- i. The thermal envelope of the building shall be modelled, using a method specified in NZS4243.1:
 - a. at the minimum level required in the Building Code, using Verification Method H1/VM1 (Refer to H1 of the Building Code), and
 - b. with at least a 20% improvement in the thermal resistance level required under the Building Code.

16.8.2.2 Air-Conditioning and Ventilation Systems

- i. Dampers shall be capable of being closed when the air-conditioning unit/system is inactive
- ii. All conditioned air-supply ductwork must be insulated in accordance with the following (suggested minimum total R-value for ductwork)

Evaporative cooling	Heating-only system or refrigerated cooling system	Combined heating and cooling system
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The Proposed Christchurch Replacement District Plan

0.6	1.0	1.5
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iii. All air-conditioning and ventilation systems with a unit capacity over 30 kW_r shall have an outdoor air economy cycle

iv. The total absorbed power of the fans in any air-conditioning or ventilation system shall not exceed 12 W/m².

v. The maximum specific power of fans for any air-conditioning or ventilation system shall not exceed 1.5 W/litre/second.

vi. There shall be no direct electric heating of air before entry to the air-conditioning and ventilation system.

vii. Any piping, vessels, heat exchangers or tanks containing heated or chilled fluid shall be insulated in accordance with the following standards (Minimum Total R-Value):

Location	Heating water piping for systems of no more than 65 kW heating capacity	Heating water piping for systems of more than 65 kW heating capacity	Cooling water piping for systems of more than 65 kW _r capacity but less than 250 kW _r capacity	Cooling water piping for systems of more than 250 kW _r
Located internally	0.2	0.6	0.9	1.2
Located within wall space, an enclosed sub-floor area or enclosed roof space	0.45	0.7	1.0	1.3
Located outside the <u>building</u> or in an unenclosed sub-floor area or an unenclosed roof space	0.6	0.8	1.1	1.4

viii. Any system, which provides heating or chilling for air-conditioning systems and where water is circulated by pumping at greater than 2 litres per second shall be designed so that the power of the motor shaft does not exceed 4 W/m².

ix. Any systems that provide heating or chilling for air-conditioning systems shall be capable of stopping the flow of water to non-operating heaters, chillers or coils.

x. A water heater in a heating system of a building shall have a minimum thermal efficiency as follows:

Type	Non-condensing boiler	Condensing boiler
Gas fired	80%	90
Oil fired	78%	88

Note: Testing shall be undertaken in accordance with BS7190 or BS845.

xi. A boiler with a capacity equal to or greater than 500 kW shall be fitted with a modulating burner.

xii. Any package air-conditioning equipment, including a split unit and a heat pump, shall have an energy efficiency ratio complying with the following minimum standards:

Minimum energy efficiency ratio		
System Capacity	<95kW _r	95 to 125kW _r
Cooling only	3.24	3.36
Heat pump	3.12	3.24

Note: Testing shall be undertaken in accordance with AS/NZS3823.1.2:1998 at test condition T1.

xiii. A refrigerant chiller over 125 kW_r shall have an energy efficiency ratio complying with the following minimum standards:

Chiller energy efficiency requirements		
	Full load	Part load
Water cooled chiller		
125 kW _r < installed cap < 525 kW _r	5.04	6.24
525 kW _r < installed cap < 1000 kW _r	5.4	6.72
installed cap > 1000 kW _r	6.6	7.32
Air cooled / evaporatively cooled chiller		
125 kW _r < installed cap < 525 kW _r	2.64	3.6
525 kW _r < installed cap < 1000 kW _r	3.0	3.72

Note: Testing shall be undertaken in accordance with ARI550/590

16.8.3 Build Form Standards - Any new building or addition to a building used for an Industrial Activity, Warehousing and Distribution Activities or Service Industry

Any non-compliance with one or more of the Built Form Standards is a restricted discretionary activity and shall be assessed against the Matters of Discretion specified below the Built Form Standards in 16.8.4.

16.8.3.1 Energy and Water Efficiency

- i. A minimum of 5% of roofing panels shall be transparent to enable sunlight into the building.
- ii. Fittings for Hi-bay lighting shall be of a type that enables the instant restart of lights
- iii. Metering shall be installed to enable measurement of water use for each activity within the facility that uses equal to or greater than 2.0 litres per minute on average for a 24 hour period.

16.8.3.2 Waste Reduction

- i. At least 50% of the solid waste from construction of any building shall be diverted from landfill/cleanfill.
- ii. A Construction Waste Management Plan will be submitted for any new building and shall demonstrate the methods for achieving clause (i).

16.8.4 Matters of Discretion

16.8.4.1 General

- a. The extent to which
 - i. the location, siting or design of the building does not enable compliance with one or more of the rules;
 - ii. the operational requirements of an activity could be adversely affected by compliance with the rule;
 - iii. the activity achieves energy and water efficiency and waste reduction through other methods and savings equivalent to or greater than what could be achieved by the rules;
 - iv. the costs of compliance with the rules outweigh any cost savings over a 10 year period;

16.8.4.2 Waste

- a. The extent to which

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- i. the type of waste is inappropriate for means of disposal other than to landfill/cleanfill;
- ii. there is not an alternative method available for the disposal of waste;
- iii. the waste sent to landfill/cleanfill is a significant reduction on what would otherwise occur;