

Chapter 6 General Rules and Procedures

6.1 Noise

6.1.1 Objective and Policies for Noise

6.1.1.1 Objective: Adverse noise effects

- a. Adverse noise effects on the amenity or health of people and communities are minimised, consistent with the anticipated outcomes of the receiving environment.

(Note: Objective 3.3.12 Infrastructure seeks to limit the potential for noise-sensitive activities to limit the development and operation of infrastructure. The following policies and rules are intended to achieve those outcomes as well as those of Objective 6.1.1.1)

6.1.1.1.1 Policy: Managing noise effects

- a. Minimise adverse noise effects by:
 - i. imposing limitations on the level, location, and duration of noisy activity;
 - ii. sound insulation for receivers of noise; and
 - iii. limiting the location of sensitive activities relative to activities with elevated noise levels.
- b. To require insulation within the 55 dB L_{dn} airport noise contour line and the 55 dB L_{dn} engine testing noise contour line for new sensitive activities.
- c. Exclude new sensitive activities within the air noise boundary and within the 65 dB L_{dn} engine testing noise contour lines.

6.1.1.1.2 Policy: Noise during night hours

- a. Lower noise levels shall be achieved during night hours where noise has the potential to interfere with sleep.

6.1.1.1.3 Policy: Activities in key locations

- a. To enable activities and events that contribute to Christchurch's economic, social, and cultural wellbeing to occur at existing key facilities, whilst ensuring the adverse noise effects of activities on the surrounding community and environment are minimised.

6.1.2 How to use the rules

- 1. Process
 - a. There are two aspects you need to consider, whether you:
 - i. are generating noise; or
 - ii. may be affected by noise.
 - b. If you are generating noise:
 - i. Determine whether the activity is exempt from the noise rules, as listed in [6.1.3](#).

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- ii. Check whether the activity has specific noise standards for that activity in Rule 6.1.4.2. If so, only the standards in Rule 6.1.4.2 apply.
 - iii. Check whether the activity is within a location specified in Table 4 of Rule 6.1.4.2.4. If so, only Rule 6.1.4.2.4 applies.
 - iv. If not an activity covered in (b)ii above, or in a location covered in (b)iii above, establish the zoning of all sites which will receive noise from the activity. This will include all adjoining sites, but may also include other sites in the vicinity, particularly those that have more stringent noise rules than the adjoining sites.
 - v. Determine whether the noise generated by the activity will meet the Permitted Standards specified in Rule 6.1.4.1 for all receiving sites.
 - vi. Check your activity is not specified as a discretionary activity, non-complying activity or prohibited activity.
- c. If you may be affected by noise (a receiver of noise):
- i. Check whether the activity is near an infrastructure specified in Rules 6.1.5.2 or 6.1.5.3, and is an activity specified in those rules.
 - ii. Check the activity status in Rule 6.1.5.1 and whether the activity meets the Specific Standards in Rules 6.1.5.2 or 6.1.5.3.

6.1.3 General Rules

6.1.3.1 Application of Rules

- a. The following rules only apply in locations outside the Central City.

(Note: The noise rules applying within the Central City are contained in the Chapter 13 Central City. The noise standards applying to utilities are contained in the Chapter 11 Utilities.)

6.1.3.2 Exempt activities

- a. The provisions in Rule 6.1.4.1, Rule 6.1.4.2 and Rule 6.1.5 do not apply to the following noise sources:
- i. traffic noise generated within a Transport Zone;
 - ii. trains and crossing bells within a Transport Zone and within the area of the Scheduled Activity (Ferrymead Heritage Park), including at railway yards, railway sidings or stations, and tramways.
 - iii. sirens used during an emergency;
 - iv. helicopters used for emergencies and as an air ambulance;
 - v. boating activities permitted under P3 of Rule 18.6.2.1;
 - vi. normal agricultural practices undertaken for a limited duration, and using equipment which is mobile during its normal use. This includes activities such as harvesting, but does not include the use of helicopters, bird-scaring devices, frost control fans or irrigation pumps (for these activities refer to Rule 6.1.4.2.5). Motorbikes and chainsaws are only exempt when being used as part of normal agricultural activity; and
 - vii. spontaneous social activities and children's play (but not including pre-school facilities).

Note: Although these noise sources are exempted from compliance with the rules, any potential and actual adverse effects shall be considered for any discretionary or non-complying activity.

6.1.3.3 Measuring Noise

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- a. Unless otherwise specified elsewhere in this Plan, noise shall be measured in accordance with NZS6801:2008 "Acoustics – Measurement of environmental sound", and assessed in accordance with NZS 6802:2008 "Acoustics-Environmental noise", except that provisions in NZS 6802 referring to Special Audible Characteristics shall not be applied.
- b. The noise standards shall apply at or within the boundary of any site receiving noise from an activity, except where:
 - i. the site boundary is a boundary with a site in the Transport Zone; or
 - ii. the standards specify otherwise.
- c. Where a site is divided by a zone boundary then each part of the site divided by the zone boundary shall be treated as a separate site for the purpose of these rules.

6.1.4 Noise standards

6.1.4.1 Noise standards - Specific zones

6.1.4.1.1 Activity Status

6.1.4.1.1.1 Permitted Activities

The activities listed below are permitted activities, subject to compliance with the Activity Specific Standards set out in this table.

Activity		Activity Specific Standards
P1	Any activity not specified elsewhere	a. Table 1: Zone Noise Standards outside the <u>Central City</u>
P2	People in outdoor areas of premises licensed for the sale, supply, and/or consumption of alcohol, in all Commercial Zones	a. Noise Standard = nil b. Duration = From 0700 hours to 2200 hours only c. Maximum size of outdoor area = 50m ² d. Minimum setback from the boundary of any site in a residential zone = 10m

Table 1: Zone noise standards outside the Central City

Zone	Time (hrs)	Permitted	
		<u>LAeq</u>	<u>LAmx</u>
a. All Residential Zones	0700-2200	50	75
b. Rural Zone, except Rural Quarry Zone, measured at any <u>notional boundary</u>	2200-0700	40	65
c. Rural Quarry zone, measured at any <u>notional boundary</u> outside the Rural Quarry zone			

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Zone	Time (hrs)	Permitted	
		<u>L_{Aeq}</u>	<u>L_{Amax}</u>
d. All Commercial Zones	0700-2200	55	80
e. All Open Space Zones	2200-0700	45	70
f. Rural Zone, except Rural Quarry Zone, measured at the zone boundary			
g. Accommodation and Community Facilities Overlay			
h. Industrial Park Zone (excluding IP - Awatea)			
i. Industrial Office Zone			
j. Specific Purpose (Cemetery, Schools, Tertiary, Resort, Defence Wigram and Hospital) Zone			
l. Industrial General Zone	0700-2200	60	80
n. Industrial Park Zone - Awatea	2200-0700	50	70
n. Industrial Heavy Zone	0700-2200	65	85
p. Rural Quarry Zone measured at the zone boundary	2200-0700	55	75
p. Specific Purpose (Styx Mill Road Transfer Station)			

6.1.4.1.1.2 Restricted Discretionary Activities

The activities listed below are a restricted discretionary activity, where not listed as a permitted activity in Rule 6.1.4.1.1.1. Discretion to grant or decline consent and impose conditions is restricted to the matters set out in 6.1.4.3 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 that exceeds the Permitted Standards in Rule 6.1.4.1.1.1 by 10 dB or less	a. 6.1.4.3(1)(a-h)

6.1.4.1.1.3 Discretionary Activities

There are no discretionary activities.

6.1.4.1.1.4 Non-complying Activities

The activities listed below are Non Complying.

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	Activity
NC1	Any activity not provided as a Permitted, Restricted Discretionary, Discretionary, or Prohibited Activity
NC2	Any activity that exceeds the Permitted Standards in Rule 6.1.4.1.1.1 by more than 10 dB

6.1.4.1.1.5 Prohibited Activities

There are no prohibited activities.

6.1.4.2 Noise standards - Specific activities

6.1.4.2.1 Activity Status

6.1.4.2.1.1 Permitted Activities

The activities listed below are permitted activities, subject to compliance with the Activity Specific Standards set out in this table.

	Activity	Activity Specific Standards
P1	Any activity listed in Rules 6.1.4.2.2, 6.1.4.2.3, 6.1.4.2.4, 6.1.4.2.5, 6.1.4.2.6, 6.1.4.2.7 or 6.1.4.2.8	a. Specific standards in Rules 6.1.4.2.2, 6.1.4.2.3, 6.1.4.2.4, 6.1.4.2.5, 6.1.4.2.6, 6.1.4.2.7 or 6.1.4.2.8 for that activity

6.1.4.2.1.2 Restricted Discretionary Activities

The activities listed below are a restricted discretionary activity, where not listed as a permitted activity in Rule 6.1.4.2.1.1. Discretion to grant or decline consent and impose conditions is restricted to the matters set out in 6.1.4.3 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 Rules 6.1.4.2.2, 6.1.4.2.3, 6.1.4.2.4, 6.1.4.2.5 or 6.1.4.2.6 that exceeds the specific standards for that activity by 10 dB or less	a. 6.1.4.3(1)(a-h)

6.1.4.2.1.3 Discretionary Activities

The activities listed below are Discretionary Activities.

Activity	The Council will consider any matters under s104 of the Act including:
D1 Any non-compliance with the standards in Rule 6.1.4.2.7	a. 6.1.4.3(1)(a-h)
D2 Helicopter landing areas used for activities other than air ambulance	a. 6.1.4.3(1)(a-h)

6.1.4.2.1.4 Non-complying Activities

The activities listed below are Non Complying.

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	Activity
NC1	Any activity not provided as a Permitted, Restricted Discretionary, Discretionary, or Prohibited Activity
NC2	Any activity that exceeds the specific standards in Rules 6.1.4.2.2, 6.1.4.2.3, 6.1.4.2.4, 6.1.4.2.5 or 6.1.4.2.6 by more than 10 dB

6.1.4.2.1.5 Prohibited Activities

There are no prohibited activities.

6.1.4.2.2 Emergency activities

a. Generators - Noise

- i. The use of generators, for emergency purposes only, shall comply at any time with the Permitted Noise Standards in Rule 6.1.4.1.1.1 specified for between 0700 hours and 2200 hours. For avoidance of doubt, non-emergency use of generators, including peak-logging, shall comply with the noise standards for the times specified in Rule 6.1.4.1.1.1. Routine testing is permitted only between the hours of 0900 and 1700 weekdays, and is subject to the noise standards in Rule 6.1.4.1.1.1.

b. Military or emergency management activities – Noise

- i. Military or emergency management activities shall not exceed the following noise standards:

Table 2: Military or emergency management noise standards

	Activity	Permitted Hours	Noise Standard
1.	Activities involving the use of firearms or explosives	0700 – 1900	65 dB <u>L_{Amax}</u>
		1900 – 0700	50 dB <u>L_{Amax}</u>
2.	Any other noise-generating activities	Rule 6.1.4.1 applies, except that on up to 10 days per year on any site, activities may exceed Rule 6.1.4.1 by 10 dB or less.	

6.1.4.2.3 Construction activities

- a. Construction activities shall not exceed the noise standards in Table 3.
- b. Noise from construction and demolition activities shall be measured and assessed in accordance with the provisions of NZS 6803:1999 “Acoustics – Construction Noise”.

Table 3: Construction noise standards

	Permitted Days	Permitted Hours	Noise Standard	
1.	Monday to Saturday	0730 – 1800	70 dB <u>L_{Aeq}</u>	85 dB <u>L_{Amax}</u>
2.	All other days and hours		45 dB <u>L_{Aeq}</u>	75 dB <u>L_{Amax}</u>

6.1.4.2.4 Temporary activities

- a. Temporary activities specified in 6.2 shall comply with the following standards:

Table 4: Location-specific noise standards

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Refer to Appendix 6.11.3 for maps of the locations specified in this table.

	Location	Permitted Days	Permitted Hours	Noise Standard		Qualifications
1.	Lancaster Park	3 days per year	0900-2230	65 dB L_{Aeq}	85 dB LAF_{max}	a. Measured at the boundary with any site in a Residential Zone.
2.	Queen Elizabeth II Park					
3.	Specific Purpose (Defence Wigram) Zone	30 days per year but no more than 3 days per month	0900-2230	65 dB L_{Aeq} (15 min)	85 dB LAF_{max}	a. Applies only to temporary recreation activities or exhibitions permitted by P2 of Rule 21.1.2.1.
4.	Christchurch Stadium			Refer to the provisions for Christchurch Stadium, including noise, in Chapter 18 Rule 18.3.5.		
5.	Carrs Road Raceway	120 days per year, excluding Christmas Day and Boxing Day	0900-1700	65 dB L_{Aeq}	85 dB LAF_{max}	a. These noise limits shall apply between 0900 hrs and 1800 hrs for official kart racing events that comply as a KartSport NZ race meeting with a status of Group A to Group G event, and are fixed in the published annual calendar of the Christchurch Kart Club.
		1 day between Monday and Friday each week, excluding public holidays, that is fixed in the published annual calendar of Christchurch Kart Club	1300-1700			
6.	Ruapuna Motorsport Park – Specific Purpose (Motorsport) Zone			Refer to the noise provisions of the Specific Purpose (Motorsport) Zone in Chapter 21.		

- b. Any other temporary activity on a site not listed in Table 4 shall:
- i. be no closer than 30m to any residential unit;
 - ii. have a total duration not exceeding 4 hours, including all sound checks; and
 - iii. occur between 0900 hours and 2000 hours;

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And either have:

- iv. for sound amplified activities, a total amplified power not exceeding 500 Watts RMS; or
- v. a sound level not exceeding 65 dB L_{Aeq} at any residential unit, to be evidenced by a report from a suitably qualified acoustic consultant.

6.1.4.2.5 Rural activities

- a. Bird-scaring devices shall comply with the following standards;
 - i. Any bird-scaring devices shall:
 - A not operate between sunset and sunrise;
 - B not be used within 200m of a residential zone;
 - ii. Noise from such devices, including clusters of up to three shots from gas operated devices, or three multiple shots from a firearm in rapid succession, shall not exceed 65 dB L_{AE} when assessed at any point within the notional boundary of any residential unit on any other site.
- b. Frost fan noise shall comply with the following standards;
 - i. Any frost fan noise shall not exceed 55 dB L_{Aeq} when assessed at the notional boundary of any residential unit on a separate site under different ownership.
 - A This noise limit applies to the total noise from all frost control fans in the vicinity operating simultaneously.
 - B The noise limit includes a correction for the special audible characteristics of frost control fans and no further penalty shall be applied to measured or calculated noise levels.
- c. Any other rural activity – Rule [6.1.4.1](#) applies

6.1.4.2.6 Ventilation systems

- a. Ventilation system shall comply with the following standards:
 - i. Any air conditioning or ventilation system installed to comply with ventilation requirements of the New Zealand Building Code shall:
 - A Generate sound levels not exceeding:
 - I. 40 dB L_{Aeq}(30s) in the largest habitable space (excluding bedrooms); and
 - II. 35 dB L_{Aeq}(30s) in all other habitable spaceswhen measured 1m away from any grille or diffuser;
 - B Create an internal air pressure no more than 10 Pa above ambient pressure; and
 - C Be controllable by the occupants, and for ventilation include an air flow control with at least three equal stages up to the highest setting.

6.1.4.2.7 Aircraft noise from operations at Christchurch International Airport

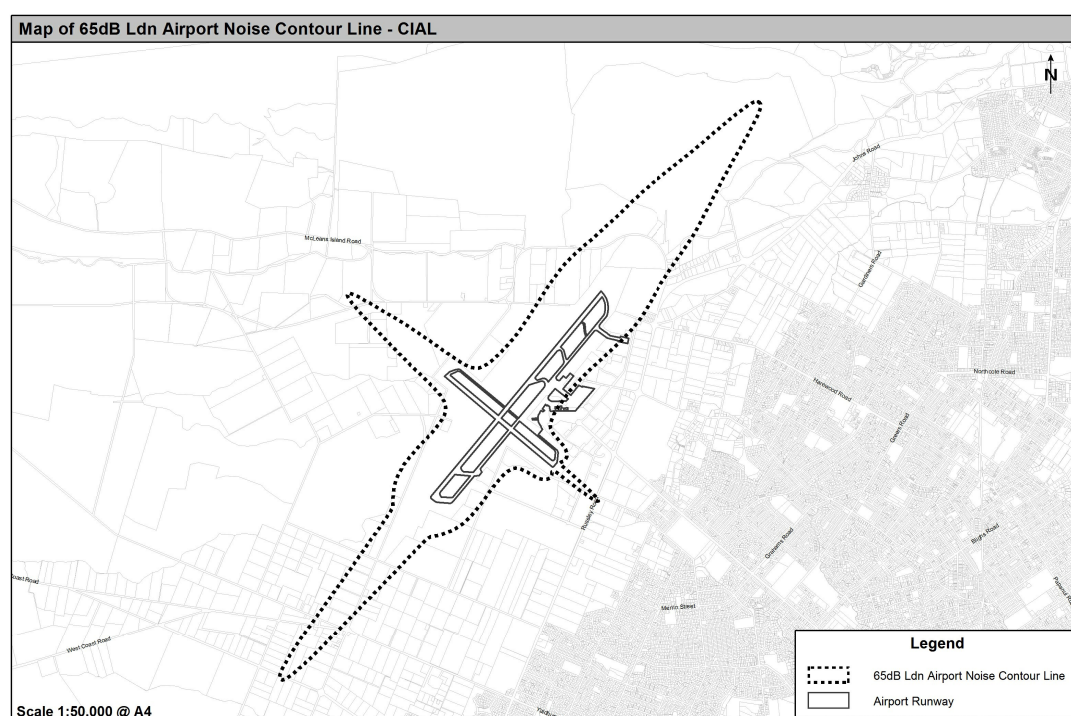
- a. Christchurch International Airport Ltd (CIAL) shall manage the Christchurch International Airport so that noise from:
 - i. aircraft operations do not exceed 65 dB L_{dn} outside the 65 dB L_{dn} airport noise contour line shown in Figure 1; and
 - ii. engine testing does not exceed 65 dB L_{dn} outside the 65 dB L_{dn} engine testing noise contour line shown in the Planning Maps.
- b. Aircraft noise monitoring - CIAL shall annually provide the Council's Unit Manager Inspections and Enforcement with the result of calculations based upon monitored aircraft movements for the preceding year and the known noise characteristics

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of those aircraft. These calculations will be performed by a person with appropriate qualifications and experience in airport noise modelling and acoustics assessments. The results provided shall be verified by noise measurements and shall be in the form of a 65 dB L_{dn} contour representing the noise created by aircraft operations over that year. The measurement of aircraft sound exposure and the resultant derivation of a 65 dB L_{dn} shall be in accordance with NZS 6805:1992.

- c. Engine testing noise monitoring - CIAL shall annually provide the Council's Unit Manager Inspections and Enforcement with the results of calculations based on measured engine testing noise, including representative aircraft and test types, and actual logs of engine tests during the preceding year. The results shall be in the form of a 65 dB L_{dn} contour based on a rolling 7-day period, and shall be compared to the 65 dB L_{dn} engine testing noise contour line shown in the Planning Maps.
- d. Noise from aircraft operations shall be based on noise data from the Integrated Noise Model (INM) and records of actual aircraft operations at CIAL.
- e. For aircraft noise, the noise level shall be calculated over the busiest three month period of the year.
- f. Exceedance by up to 1 dB of the aircraft noise limit is permitted provided CIAL demonstrates at the request of, and to the satisfaction of, the Council that any such exceedance is due to atypical weather patterns.
- g. For engine testing, the noise level shall be calculated over the busiest rolling seven day period of the year.

Figure 1: 65 dB Ldn Airport Noise Contour Line - CIAL



6.1.4.2.8 Helicopter landing areas

- a. Helicopter landing areas shall comply with the following standards;
 - i. The number of landings on a site shall not exceed 12 in any calendar year, or five in any month, or three in any week.
 - ii. Helicopter landings and departures shall only occur between 0800 hours and 1800 hours.
 - iii. No landing shall take place within 25m of any residential unit, unless that residential unit is on the site on which the landing occurs.

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Or

- iv. The number of landings on a site shall not exceed 50 in any calendar year, or 20 in any month, or 15 in any week.
- v. Helicopter landings and departures shall only occur between 0800 hours and 1800 hours.
- vi. No landing shall take place within 200m of any residential unit, unless that residential unit is on the site on which the landing occurs.

6.1.4.3 Matters of Discretion

1. In considering any application relating to exceeding specified noise levels or duration of noisy events, the Council shall, in deciding whether or not to grant consent or impose conditions, have regard to the following Matters of Discretion.
 - a. The proximity and nature of nearby activities, and the degree to which there may be adverse effects on amenity.
 - b. The level, duration, and character of the noise and the effects this may cause on permitted activities in the area, particularly at night.
 - c. Whether the noise generated would be of such a level as to create a threat to the health or well-being of persons living or working in the vicinity.
 - d. The proposals made by the applicant to reduce noise generation, including:
 - i. reduction of noise at source;
 - ii. alternative techniques or machinery which may be available;
 - iii. insulation or enclosure of machinery;
 - iv. mounding or screen fencing/walls;
 - v. hours of operation.
 - e. The adequacy of measures to address the adverse effects of noise on the natural character of the coastal environment.
 - f. The value and nature of entertainment activities and their benefit to the wider community, having regard to the frequency of noise intrusion and the practicality of mitigating noise, or utilising alternative sites.
 - g. The extent to which achieving the standard is appropriate where the existing noise environment is subject to significant noise intrusion from road traffic.
 - h. Any relevant standards, codes of practice or assessment methods based on sound acoustic principles, including those which address the reasonableness of the noise in terms of community health and amenity and/or sleep protection.

6.1.5 Activities near infrastructure

6.1.5.1 Activity Status

6.1.5.1.1 Permitted Activities

The activities listed below are permitted activities, subject to compliance with the Activity Specific Standards set out in this table.

Activity		Activity Specific Standards
P1	Any activity listed in Rules 6.1.5.2 and 6.1.5.3	a. Specific standards in Rules 6.1.5.2 and 6.1.5.3 for that activity

6.1.5.1.2 Restricted Discretionary Activities

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The activities listed below are a restricted discretionary activity, where not listed as a permitted activity in Rule 6.1.5.1.1. Discretion to grant or decline consent and impose conditions is restricted to the matters set out in 6.1.5.4 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 that fails to comply with Rule 6.1.5.1.1	a. 6.1.5.4(1-4)

6.1.5.1.3 Discretionary Activities

There are no discretionary activities.

6.1.5.1.4 Non-complying Activities

The activities listed below are non-complying activities.

ACTIVITY
NC1 Any new buildings and additions to existing buildings located within the 55 dB L_{dn} airport noise contour line shown in the Planning Maps not complying with any of the standards in Rule 6.1.5.3.1 or Rule 6.1.5.3.2.
NC2 Any new buildings and additions to existing buildings located within the 55 dB L_{dn} engine testing noise contour line shown in the Planning Maps not complying with any of the standards in Rule 6.1.5.3.1 or Rule 6.1.5.3.2.

6.1.5.1.5 Prohibited Activities

The activities listed below are prohibited activities.

ACTIVITY
PA1 Any new <u>sensitive activities</u> within the <u>air noise boundary</u> shown in the Planning Maps, other than as provided for in Rule 6.1.5.3.2.
PA2 Any new <u>sensitive activities</u> within the 65 dB L_{dn} engine testing noise contour line shown in the Planning Maps, other than as provided for in Rule 6.1.5.3.2.

6.1.5.2 Sensitive activities near roads and railways

- a. Any new sensitive activity, or any addition to a building for an existing sensitive activity beyond 10% of the existing gross floor area, within 80m of the boundary of any state highway or railway designation, or within 20m of the edge of the nearest marked traffic lane of a collector road, or within 40m of the edge of the nearest marked traffic lane of a minor arterial road or major arterial road, shall either:
 - i. achieve a minimum external to internal noise reduction of 30 dB $D_{tr,2m,nT,w} + C_{tr}$ in accordance with the acceptable solutions listed in Appendix 6.4 Noise Attenuation Construction Requirements; or
 - ii. be designed and constructed to comply with the following indoor design sound levels:
 - A Rail noise inside bedrooms – 35 dB $L_{Aeq(1h)}$
 - B Rail noise inside habitable spaces excluding bedrooms – 40 dB $L_{Aeq(1h)}$
 - C Road traffic noise inside all habitable spaces – 40 dB $L_{Aeq(24h)}$
 - D Rail and road traffic noise within any other sensitive activity – maximum value recommended in AS/NZS2107:2000

Except where either:

- E the sound incident on the most exposed part of the outside of the building is less than 55 dB $L_{Aeq(1h)}$ for rail noise or 57 dB $L_{Aeq(24h)}$ for road traffic noise; or
- F the nearest façade of the building is at least 50m from all state highways and railways and there is a solid

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building, fence, wall or landform that blocks the line-of-sight from all parts of all windows and doors to all parts of any state highway road surface or railway track.

For the purposes of Rule 6.1.5.2:

1. Rail noise shall be deemed to be $70 L_{Aeq(1h)}$ at a distance of 12m from the edge of the track, and shall be deemed to reduce at a rate of 3 dB per doubling of distance up to 40m and 6 dB per doubling of distance beyond 40m;
2. Compliance with (a)(ii) and E above shall be confirmed by providing the Council's Resource Consents Unit Manager with a design report prepared by a qualified acoustic engineer demonstrating compliance, prior to any sensitive activity or alteration occurring. The design shall take into account future permitted use of the collector and arterial roads, and railway and state highway designations outside the Central City, either by the addition of 2 dB to predicted sound levels or based on forecast traffic in 20 years' time.
3. The indoor design sound levels in (a) above shall be achieved at the same time as the ventilation requirements of the New Zealand Building Code. If windows are required to be closed to achieve the indoor design sound levels then either:
 - a. Air conditioning, in compliance with Rule 6.1.4.2.6, shall be provided to all habitable spaces, or
 - b. A ventilation system, in compliance with Rule 6.1.4.2.6, shall be installed that provides at least 15 air changes per hour in the largest habitable space (excluding bedrooms) and at least 5 air changes per hour in all other habitable spaces.

6.1.5.3 Activities near Christchurch Airport

6.1.5.3.1 Any new buildings and additions to existing buildings located within the 55 dB Ldn airport noise contour line shown in the Planning Maps

- a. Shall be insulated from aircraft noise and designed to comply with the following indoor design sound levels:
 - i. Residential units
 - A Sleeping areas – 65 dB L_{AE} / 40 dB L_{dn}
 - B Other habitable areas – 75 dB L_{AE} / 50 dB L_{dn}
 - ii. Guest accommodation, resort hotels, hospitals and healthcare facilities
 - A Relaxing or sleeping - 65 dB L_{AE} / 40 dB L_{dn}
 - B Conference meeting rooms - 65 dB L_{AE} / 40 dB L_{dn}
 - C Service activities – 75 dB L_{AE} / 60 dB L_{dn}
 - iii. Education activities
 - A Libraries, study areas – 65 dB L_{AE} / 40 dB L_{dn}
 - B Teaching areas, assembly areas – 65 dB L_{AE} / 40 dB L_{dn}
 - C Workshops, gymnasias – 85 dB L_{AE} / 60 dB L_{dn}
 - iv. Retail activities, commercial services and offices
 - A Conference rooms – 65 dB L_{AE} / 40 dB L_{dn}
 - B Private offices – 70 dB L_{AE} / 45 dB L_{dn}
 - C Drafting, open offices, exhibition spaces - 75 dB L_{AE} / 50 dB L_{dn}
 - D Typing, data processing – 80 dB L_{AE} / 55 dB L_{dn}
 - E Shops, supermarkets, showrooms - 85 dB L_{AE} / 60 dB L_{dn}
- b. Noise insulation calculations and verification shall be as follows:
 - i. Building consent applications must be accompanied with a report detailing the calculations showing how the required

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sound insulation and construction methods have been determined.

- ii. For the purpose of sound insulation calculations, the external noise levels for a site shall be determined by application of the airport noise contour lines L_{dn} and L_{AEP} . Where a site falls within the contours the calculations shall be determined by linear interpolation between the contours.
- iii. If required by the Council, in conjunction with the final building inspection the sound transmission of the façade shall be tested in accordance with ISO 140-5 or ASTM to demonstrate that the required façade sound insulation performance has been achieved, and a test report is to be submitted to the Council's Resource Consents Unit Manager. Should the façade fail to achieve the required standard then it shall be improved to the required standard and re-tested prior to occupation.

6.1.5.3.2 In respect of the properties at 597 Pound Road (Lot 6, DP 23538) and 57 West Coast Road (Lot 3 DP 58380) one residential unit may be erected on each site provided that:

- a. the site remains above the minimum size specified in P5 set out in Rule 17.3.2.1, and
- b. the residential unit is insulated from aircraft noise so as to comply with the provisions of Rule 6.1.5.3.1, and
- c. that the owner has entered into a covenant with the Council, which has been registered against the title, that the residential unit shall only remain on the property for so long as no complaint relating to the noise of aircraft using Christchurch International Airport (or any operation arising thereto) is made; and that upon registration the covenant it shall be binding on the owner and the owner's successors in title.

6.1.5.4 Matters of Discretion

1. The extent to which a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise impacts through other means, e.g. screening by other structures, or distance from noise sources.
2. The ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials.
3. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the site.
4. The appropriateness of a legal instrument to be registered against the title, that is binding on the owner and the owner's successors in title, containing a 'no compliant' clause relating to the noise of aircraft using Christchurch International Airport.

6.2 Temporary Activities, Buildings and Events

Note: Wording in ***bold italics*** is shown for context only and will be notified and open for submission at a later date (to be confirmed).

6.2.1 Objectives and policies

6.2.1.1 Objective - Temporary activities and events

- a. Enable a diverse range of temporary activities and events which:
 - i. provide opportunities for artistic, social and cultural expression;
 - ii. contribute to the economic recovery and resilience of the District; and/or
 - iii. reinforce or promote a positive sense of place and community,

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while having regard to the natural, historic and cultural values and expected amenity levels of the areas in which they are located.

6.2.1.1.1 Policy - Temporary activities and events

- a. Temporary activities, buildings and events should be enabled provided:
 - i. the frequency, scale and effects of the temporary activity are compatible with the level of amenity anticipated by the surrounding environment; or are within a range that can be tolerated given the temporary nature of the activity;
 - ii. parking and traffic generation are managed so that:
 - A road safety and network efficiency is not compromised; and
 - B accessibility within and to local commercial centres and businesses is not adversely effected;
 - iii. public access to public open space is maintained as far as practicable, given the nature of the activity or event in question; and
 - iv. natural, historic or cultural values of sites are not permanently modified, damaged or destroyed.

6.2.1.1.2 Policy - Temporary construction buildings

- a. Enable temporary buildings and other structures associated with construction projects, including temporary signage, provided that the amenity impacts on the surrounding environment can be effectively managed; while recognising that within the context of the rebuild, a higher threshold of tolerance should be provided for temporary adverse amenity effects that do not compromise health or safety.

6.2.2 Rules

6.2.2.1 How to use the rules

- 6.2.2.1.1 The rules that apply to temporary activities and buildings are contained in:
 - a. the Activity Status Tables in [6.2.2.2](#).
- 6.2.2.1.2 Temporary activities and buildings not otherwise provided for by the District Plan are Restricted Discretionary activities as per [6.2.2.2.3](#) RD2.
- 6.2.2.1.3 Temporary activities and buildings are exempt from zone standards and other District Plan rules except as specified below or in the Activity Specific Standards in [6.2.2.2](#).

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6.2.2.1.4 The Activity Status Tables and standards in the following chapters continue to apply to temporary activities and buildings where relevant

5	Natural Hazards s5.10 Port Hills and Banks Peninsula Slope Instability Management Areas
6	General Rules and Procedures - s6.3 Outdoor Lighting and Glare (except where otherwise noted) s6.4 Noise (except where otherwise noted)
8	Subdivision, Development and Earthworks;
9	Natural and Cultural Heritage;
11	Utilities, Energy and Infrastructure; and
12	Hazardous Substances and Contaminated Land.

6.2.2.1.5 The temporary activities rules do not apply to activities anticipated by zone rules or within the expected scope of operations for permanent facilities.

6.2.2.1.6 Where temporary activities or events occupy permanent buildings, any resource consent conditions, designation conditions or other District Plan rules that specifically consider and/or set standards relevant to the proposed activity shall continue to have effect.

6.2.2.1.7 Temporary buildings permitted by the District Plan must still comply with the Building Act and any relevant bylaws.

6.2.2.1.8 Temporary activities and buildings permitted by the District Plan may still be required to obtain other licenses or permits such as for sale of alcohol or food; erection of stands or stalls, amusement rides or devices; street performance; and temporary signage.

6.2.2.2 Activity status tables

6.2.2.2.1 Permitted activities

The activities that are listed below are Permitted.

Activities may also be Restricted Discretionary activities as specified in Rule [6.2.2.2.3](#).

Temporary Activity	Activity specific standards
Construction	

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Temporary Activity		Activity specific standards
P1	Temporary <u>buildings</u> ancillary to an <u>approved building</u> , construction or demolition project	<p>a. No temporary <u>building</u> shall exceed 50m² of <u>gross floor area</u>; except in the Industrial General, Industrial Heavy, Rural Quarry, Specific Purpose (Airport), or Specific Purpose (Flat Land Recovery) zones where the gross floor area of a temporary construction <u>building</u> is not restricted so long as <u>buildings</u> are not placed in any <u>setbacks</u> required by the relevant zone.</p> <p>b. Temporary <u>buildings</u> shall be removed from the <u>site</u> within one month of completion of the project.</p>
P2	Temporary <u>signs</u> or other notices for the purposes of providing information necessary to the public about any rebuilding or recovery work occurring on or otherwise affecting that <u>site</u>	<p>a. Temporary <u>signs</u> or notices shall be removed within one month of completion of the project.</p>
Events		

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Temporary Activity		Activity specific standards												
P3	<p>Community gatherings, celebrations, non-motorised sporting events and performances including:</p> <ul style="list-style-type: none"> a. carnivals and fairs; b. festivals; c. holiday observances; d. races; e. parades; f. concerts; and g. exhibitions 	<ul style="list-style-type: none"> a. Events shall not be open to participants for more than: <ul style="list-style-type: none"> i. four consecutive weeks in any one year; or ii. six weekends in any one year (including public holidays where these fall adjacent to weekends); or iii. twelve non-consecutive days in any one year.twelve non-consecutive days in any one year. b. Events shall comply with the noise standards for temporary activities in Rule 6.1.4.2.4 with the exception of fireworks which are permitted in association with an event: <table border="1" data-bbox="703 741 1401 1198"> <tr> <td>i</td><td>Any day</td><td>From 9am to 10pm</td></tr> <tr> <td>ii</td><td>Any day with an Event Permit allowing fireworks</td><td>From 9am to 12am</td></tr> <tr> <td>iii</td><td>New Years' Eve/Day</td><td>From 9am to 1am</td></tr> <tr> <td>iv</td><td>Guy Fawkes Night</td><td>From 9am to 11pm</td></tr> </table> c. From 10pm to 7am, events shall comply with the standards for Outdoor Lighting and Glare in Rule 6.3.2.3 but are otherwise exempt from lighting standards so long as fixed outdoor lighting is directed away from adjacent properties and roads. 	i	Any day	From 9am to 10pm	ii	Any day with an Event Permit allowing fireworks	From 9am to 12am	iii	New Years' Eve/Day	From 9am to 1am	iv	Guy Fawkes Night	From 9am to 11pm
i	Any day	From 9am to 10pm												
ii	Any day with an Event Permit allowing fireworks	From 9am to 12am												
iii	New Years' Eve/Day	From 9am to 1am												
iv	Guy Fawkes Night	From 9am to 11pm												
P4	Public meetings	<ul style="list-style-type: none"> a. NIL 												
P5	Temporary <u>buildings</u> or other structures ancillary to an event	<ul style="list-style-type: none"> a. Temporary <u>buildings</u> or other structures shall not be erected on or remain on the <u>site</u> for more than two weeks before or after the event opens or closes to participants. b. Where events occur on non-consecutive days, on days between instances of the event opening to participants, public access to parts of the <u>site</u> that are normally accessible shall not be impeded. 												

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Temporary Activity		Activity specific standards
P6	Temporary retailing ancillary to an event	a. NIL
Filming		
P7	<u>Commercial film or video production</u> and ancillary <u>buildings</u> or structures; in any zone except an Industrial zone	a. Any such production shall not operate from the same exterior location for more than 30 days in a year. b. From 10pm to 7am, any such activities shall comply with the noise standards for the relevant zone in Rule 6.1.4.1 but are otherwise exempt from noise standards. c. From 10pm to 7am, any such activity shall comply with the standards for Outdoor Lighting and Glare in Rule 6.3.2.3 but are otherwise exempt from lighting standards so long as fixed outdoor lighting is directed away from adjacent properties and roads.
Temporary artworks and <u>community activities</u>		
P8	Public and not-for-profit <u>recreation, education, cultural or entertainment activities</u> and ancillary retailing in: <ol style="list-style-type: none"> any Commercial zone; any Open Space zone; the Industrial General Zone; the Specific Purpose (Schools) Zone; the Specific Purpose (Tertiary Education) Zone; the Transport Zone; and the Papakainga Zone. 	a. NIL
P9	<u>Public artworks</u>	a. NIL

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Temporary Activity		Activity specific standards																		
P10	Structures for temporary gardens	a. NIL																		
Temporary markets																				
P11	Markets and fund-raising events (except as provided for by P3)	<p>a. Markets or fund-raising events in combination shall not operate from a single <u>site</u> for more than the following number of days per year:</p> <table border="1"> <tr> <td>i</td><td>Any zone not listed below</td><td>12 days</td></tr> <tr> <td>ii</td><td>Any Commercial zone; including the Papakainga Zone</td><td>Unlimited</td></tr> <tr> <td>iii</td><td>Transport Zone</td><td>Unlimited Note: Markets in the Transport Zone may require an Events Permit</td></tr> <tr> <td>iv</td><td>Open Space Zone</td><td>Unlimited Note: Markets in public open spaces and reserves may require an Events Permit</td></tr> <tr> <td>v</td><td>Specific Purpose (Schools) Zone</td><td>26 days</td></tr> <tr> <td>vi</td><td>Specific Purpose (Tertiary Education) Zone</td><td>26 days</td></tr> </table>	i	Any zone not listed below	12 days	ii	Any Commercial zone; including the Papakainga Zone	Unlimited	iii	Transport Zone	Unlimited Note: Markets in the Transport Zone may require an Events Permit	iv	Open Space Zone	Unlimited Note: Markets in public open spaces and reserves may require an Events Permit	v	Specific Purpose (Schools) Zone	26 days	vi	Specific Purpose (Tertiary Education) Zone	26 days
i	Any zone not listed below	12 days																		
ii	Any Commercial zone; including the Papakainga Zone	Unlimited																		
iii	Transport Zone	Unlimited Note: Markets in the Transport Zone may require an Events Permit																		
iv	Open Space Zone	Unlimited Note: Markets in public open spaces and reserves may require an Events Permit																		
v	Specific Purpose (Schools) Zone	26 days																		
vi	Specific Purpose (Tertiary Education) Zone	26 days																		
Training																				

Temporary Activity		Activity specific standards
P12	Temporary military training activities undertaken for defence purposes as defined by the Defence Act 1990	a. Temporary military training activities shall comply with the noise standards for military training activities in Rule 6.1.4.2.2 and helicopter landing areas in Rule 6.1.4.2.5(a) but are otherwise exempt from the noise standards in Rule 6.1.
P13	Temporary emergency response training activities	a. Any training activities involving weapons shall comply with the noise standards for military training activities in Rule 6.1.4.2.2.

6.2.2.2.2 Controlled activities

There are no Controlled activities.

6.2.2.2.3 Restricted discretionary activities

The activities listed below are Restricted Discretionary Activities.

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in 6.2.3 for each standard, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following Matters:
RD1	Temporary <u>buildings</u> ancillary to an <u>approved building</u> or construction project not meeting the Activity Specific Standards in P1 Any application arising from non-compliance with this rule shall not be limited or publicly notified.	a. Amenity – 6.2.3.1 b. Transport - 6.2.3.2 c. Site disturbance or alteration – 6.2.3.5
RD2	<u>Temporary activities or buildings</u> not otherwise described or not meeting the Activity Specific Standards in P3-P12	a. Amenity – 6.2.3.1 b. Transport - 6.2.3.2 c. Economic recovery and resilience – 6.2.3.3 d. Competing requirements for the location – 6.2.3.4 e. Site disturbance or alteration – 6.2.3.5

	Activity	The Council's discretion shall be limited to the following Matters:
RD3	Motorised sporting events	<ul style="list-style-type: none"> a. Amenity – 6.2.3.1 b. Transport - 6.2.3.2 c. Economic recovery and resilience – 6.2.3.3 d. Competing requirements for the location – 6.2.3.4 e. Site disturbance or alteration – 6.2.3.5
RD4	<i>Placeholder for rule relating to temporary activities in Sites of Ecological Significance. This rule will be notified and open for submissions at a later date to be confirmed.</i>	
RD5	<i>Placeholder for rule relating to temporary activities in the coastal environment. This rule will be notified and open for submissions at a later date to be confirmed.</i>	
RD6	<i>Placeholder for rule relating to temporary activities in silent file areas. This rule will be notified and open for submissions at a later date to be confirmed.</i>	

6.2.2.2.4 Discretionary activities

There are no Discretionary activities.

6.2.2.2.5 Non-complying activities

There are no Non-complying activities.

6.2.2.2.6 Prohibited activities

There are no Prohibited activities.

6.2.3 Matters of discretion

6.2.3.1 Amenity

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- a. The extent to which the proposed activity will:
 - i. contribute positively to local character, amenity or sense of place and identity; or
 - ii. activate otherwise vacant or low-amenity spaces
- b. The extent to which the location, scale, design, intensity or duration of the activity and any associated buildings will adversely affect the anticipated level of amenity in Residential, Commercial, Rural, Open Space or Specific Purpose (Schools, Tertiary Education, Hospitals, Cemeteries) zones particularly with respect to:
 - i. noise;
 - ii. outdoor lighting;
 - iii. hours of operation;
 - iv. cumulative effects of all temporary activities using the proposed location;
 - v. overshadowing;
 - vi. loss of privacy;
 - vii. visual amenity;
 - viii. waste management and littering; and
 - ix. alcohol-related nuisance or harm.

6.2.3.2 Transport

- a. The extent to which the location, scale, intensity or duration of the activity and any associated buildings will adversely affect:
 - i. the efficiency of the transport network;
 - ii. public safety;
 - iii. availability of parking for permanent commercial or community activities or local residents.

6.2.3.3 Economic recovery and resilience

- a. The extent to which the proposed activity will contribute positively to the local economy and create spill-over trade to permanent activities in commercial centres.

6.2.3.4 Competing requirements for the location

- a. The extent to which the proposed activity will limit public access to areas that would otherwise be accessible or restrict other temporary or permanent activities from making use of the location.

6.2.3.5 Site disturbance or alteration

- a. The extent to which proposed activities, buildings, associated earthworks, servicing or any additional accesses or car parking required will create an alteration or disturbance to any:
 - i. land;
 - ii. water bodies or their margins;
 - iii. vegetation; or
 - iv. ecosystems;

that is irreversible or that will last beyond the duration of the activity or event and, where any such effects are reversible, the adequacy of any proposals for restoration.

6.2.3.6 Coastal environment

Placeholder for matters of discretion in the coastal environment. This rule will be notified and open for submissions at a later date to be confirmed.

6.3 Outdoor Lighting and Glare

Note: Wording in ***bold italics*** is shown for context only and will be notified and open for submission at a later date (to be confirmed).

6.3.1 Objectives and policies

6.3.1.1 Objective - Outdoor lighting and glare

- a. Appropriate artificial outdoor lighting enables night-time work, recreation, sport, entertainment, transportation and public health and safety while:
 - i. protecting residential, commercial, open space and rural amenity; and areas of natural, historic or cultural significance;
 - ii. avoiding interference with the safe operation of transport and infrastructure;
 - iii. making efficient use of energy; and
 - iv. preserving or enhancing night sky viewing opportunities.

6.3.1.1.1 Policy - Enabling night-time activity while managing effects of artificial lighting

- a. Recognise and provide for artificial outdoor lighting for night-time activities and safety while managing the scale, timing, duration, design and direction of artificial lighting in a way that:
 - i. minimises disturbance to the rest or relaxation of residents; or any areas of natural, historic or cultural significance;
 - ii. does not interfere with the safe operation of the transport network or aircraft;
 - iii. is energy efficient;
 - iv. minimises unnecessary light spill into the night sky.

6.3.2 Rules

6.3.2.1 How to use the rules

6.3.2.1.1 The Rules that apply to outdoor artificial lighting in all zones are contained in:

- a. the Activity Status Tables in [6.3.2.2](#)
- b. the Built Form Standards in [6.3.2.3](#)

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- 6.3.2.1.2 The following activities are exempted from section 6.3.2, the Outdoor Lighting and Glare rules:
- a. lighting associated with emergency response or other public safety vehicles or equipment;
 - b. reflected glare from structures or vehicles;
 - c. glare from the lights of vehicles, trains, trams and aircraft; and
 - d. glare from the lights of traffic signals or navigation aids.

- 6.3.2.1.3 Illuminated signage that meets the permitted standards for artificial lighting in 6.3.2.3 will still need to comply with the controls on illuminated signage in 6.8.3 and any relevant zone rules.

6.3.2.2 Activity status tables

6.3.2.2.1 Permitted activities

Artificial outdoor lighting shall be a permitted activity where it complies with all relevant Activity Specific Standards set out in this table and all relevant Built Form Standards in 6.3.2.3.

Activities may also be Restricted Discretionary or Non-complying as specified in Rules 6.3.2.2.3 and 6.3.2.2.5.

Activity		Activity specific standards
P1	Outdoor artificial lighting	<ul style="list-style-type: none">a. All fixed exterior lighting shall be directed away from adjacent properties and roads with the exception of:<ul style="list-style-type: none">i. lighting directed at a private road or driveway located on the same <u>site</u>; andii. street lighting or other transport corridor lighting in the Transport Zone, which only needs to be directed away from properties.

6.3.2.2.2 Controlled activities

There are no Controlled activities.

6.3.2.2.3 Restricted discretionary activities

The activities listed below are Restricted Discretionary Activities.

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in 6.3.3 for each standard, as set out in the following table.

Activity	The Council's discretion shall be limited to the following Matters:
----------	---

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RD1	Any outdoor artificial lighting not complying with Built Form Standard 6.3.2.3.1	<ul style="list-style-type: none"> a. Amenity – 6.3.3.1 b. Transport Safety – 6.3.3.2 c. Energy Efficiency – 6.3.3.3
RD2	Any outdoor artificial lighting not complying with the Activity Specific Standards for P1	<ul style="list-style-type: none"> a. Amenity – 6.3.3.1 b. Transport Safety – 6.3.3.2
RD3	Any activity in a zone adjoining the Transport Zone that results in a greater than 2.5 lux spill (horizontal or vertical) into any part of a major or minor arterial road identified in Appendix 7.12 .	<ul style="list-style-type: none"> a. Transport Safety – 6.3.3.2

6.3.2.2.4 Discretionary activities

There are no Discretionary activities.

6.3.2.2.5 Non-complying activities

	Activity
NC1	Any activity that results in a greater than 2.5 lux spill (horizontal or vertical) into any land outside the Specific Purpose (Airport) Zone that is within 500m of the threshold of a runway at Christchurch International Airport.
NC2	Any non-aeronautical ground lights in the areas shown in Appendix 6.11.7.4 that shine above the horizontal.

6.3.2.2.6 Prohibited activities

There are no Prohibited activities.

6.3.2.3 Built form standards

6.3.2.3.1 Outdoor artificial lighting

- a. Any outdoor artificial lighting activity shall comply:
 - i. with the outdoor lighting standards in [6.3.2.3.1\(c\)](#) relevant to the zone in which it is located and;
 - ii. with the outdoor lighting standards for any affected site in a zone with a lower standard whether or not there is a common boundary between the sites.

Note: Where a site is divided by a zone boundary, each part of the site shall be treated as a separate site for the purposes of Rule [6.3.2.3.1\(a\)](#).

- b. All standards for Rule [6.3.2.3.1](#) shall be measured at a point 2m inside the boundary of the site affected by the light spill.

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c. Outdoor Lighting standards by zone:

	Zone(s)	Permitted lux spill (horizontal and vertical)
i.	<i>Placeholder for the Coastal zone. This rule will be notified and open for submissions at a later date to be confirmed.</i>	
ii.	Commercial zones, all other	10.0
iii.	Industrial Park Zone; Industrial General Zone	10.0
iv.	Industrial zones, all other	20.0
v.	Open Space – Community Parks Zone; Open Space – Natural Zone; Open Space – Water and Margins Zone	4.0
vi.	Open Space zones, all other	10.0
vii.	Papakainga Zone	4.0
viii.	Residential zones, all other	4.0
ix.	Rural Quarry Zone	10.0
x.	Rural zones, all other	4.0
xi.	Scheduled activities (taverns; fire stations; service stations)	10.0
xii.	Scheduled activities, all other	4.0
xiii.	Specific Purpose (Cemetery) Zone; Specific Purpose (Hospital) Zone; Specific Purpose (Schools) Zone; Specific Purpose (Tertiary Education) Zone; Specific Purpose (Flat Land Recovery) Zone	4.0

	Zone(s)	Permitted lux spill (horizontal and vertical)
xiv.	Specific Purpose (Landfill) Zone; Specific Purpose (Golf Resort) Zone; Specific Purpose (Ruapuna Motorsport Park) Zone; Specific Purpose (Transfer Station) Zone; Specific Purpose (Wigram) Zone	10.0
xv.	Specific Purpose (Airport) Zone	20.0
xvi.	Transport Zone Note: Exemptions from this standard can be found in 6.3.2.1 .	Activities in the Transport Zone must meet the standards of adjacent zones. Note: 1. Rule 6.3.2.2.3 RD3 also applies to zones adjacent to the Transport Zone.

6.3.3 Matters of discretion

6.3.3.1 Amenity

- a. The extent to which the timing, duration, direction, intensity, focus, design, height or type of lighting (e.g. moving or intermittent) create adverse effects on local amenity particularly where any of the above is likely to result in sleep disturbance or to restrict the reasonable use of outdoor living or recreation areas;
 - i. Reference shall be made where appropriate to Australian Standards AS 4282 – 1997 (Control of the Obtrusive Effects of Outdoor Lighting) to determine degrees of glare or discomfort and appropriate mitigation measures.
- b. Any measures taken to mitigate the effects in (a);
- c. Whether the artificial lighting is necessary for public safety or security;
- d. The consistency of the proposal with currently permitted background levels of artificial lighting in the receiving environment and the purpose, function and anticipated activities of affected zones;
- e. The likelihood of additional lighting contributing to cumulative adverse effects on residential, commercial, rural or open space amenity;
- f. Whether the timing, direction or design of the lighting contributes to avoidable or unnecessary light spill into the night sky;
- g. ***Placeholder for matters of discretion related to proximity of the proposed artificial lighting to and any potential adverse effects on any Site of Ecological Significance; Historic Heritage Place; Silent File area; Outstanding or Significant Natural Feature or Landscape; or Area of Outstanding, Very High or High Natural Character. This rule will be notified and open for submissions at a later date to be confirmed.***

6.3.3.2 Transport safety

- a. The risk of any artificial lighting or glare creating a distraction or other impediment to the safe operation of any vehicle or

aircraft.

6.3.3.3 Energy efficiency

- a. The extent to which the proposed lighting design makes use of energy efficient technology or effective light distribution; or otherwise minimises use of non-renewable energy sources.

6.4 Temporary Earthquake Recovery Activities

6.4.2 Rules - Temporary earthquake recovery activities

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

6.4.2.1 How to use these rules and duration of rules

- 6.4.2.1.1 These rules apply to activities specified in the Activity Status Tables in Rule [6.4.2.2](#).
- 6.4.2.1.2 The Rules that apply to the activities specified in Rule [6.4.2.2](#) are:
 - a. the Activity Specific Standards in Rule [6.4.2.2](#)
 - b. the rules in [Chapter 5 Natural Hazards](#).
- 6.4.2.1.3 The rules under this clause (Chapter 6, Clause 6.4) shall cease to have effect on 30th April 2018.

6.4.2.2 Activity status tables

6.4.2.2.1 Permitted activities

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

Activities may also be restricted discretionary or non-complying as specified in Rules [6.4.2.2.2](#) and [6.4.2.2.3](#).

Activity		Activity specific standards
P1	<u>Office, retailing, education activity, pre-school, health care facilities, places of assembly</u> until the 30 April 2018, located in an <i>Open Space (excluding Open Space (Natural) and Open Space (Water))</i> , <i>Specific Purpose (Education)</i> , or <i>Rural zone</i> , or a <i>Residential, Small Settlement, or Papakainga zone</i> for activities other than <u>retailing</u> .	<ol style="list-style-type: none">a. The activity moved from the land or building it occupied prior to the 2010 and 2011 Canterbury Earthquakes because that land or <u>building</u> could not be occupied due to:<ol style="list-style-type: none">i. the <u>building</u> becoming uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; orii. the <u>building</u> or land being evacuated to enable the repair of the land or <u>building</u> that was damaged by the 2010 and 2011 Canterbury Earthquakes; or

Activity	Activity specific standards
	<ul style="list-style-type: none"> iii. a risk to people and property from the continued use of the land or <u>building</u> as a consequence of the 2010 and 2011 Canterbury Earthquakes, including risks from neighbouring properties. b. The activity shall be connected to or be serviced by: <ul style="list-style-type: none"> i. a means of sanitary sewage disposal; ii. a potable water supply that meets the standards of the Canterbury District Health Board and NZ Fire Service; iii. a method of discharging stormwater that does not discharge stormwater on to adjoining properties or adversely affect water quality; and iv. a power supply. c. New structures must be relocatable and must be relocated off the <u>site</u> by 30 April 2018, unless they comply with the District Plan rules. Existing structures must be remediated to their original state or a state in compliance with District Plan rules. All structures and <u>sites</u> must be left clean and tidy. d. Any new structures shall be one storey. e. Any new structures must be set back at least 3m from any <u>road boundary</u> or must comply with any <u>setback</u> from <u>road boundary</u> standards in the relevant zone, whichever is the lesser. f. Any new structures shall be set back at least 3m from any <u>boundary</u> with a <u>site</u> in a Residential zone or must comply with the <u>boundary setback</u> standards in the relevant zone, whichever is the lesser. g. The activity shall provide at least 50% of the car parks required by Table 7.2 and Table 7.3 in Appendix 7.1 – Parking space requirements. Car parks shall be designed in accordance with the standards in Appendix 7.1. Manoeuvring for parking and loading areas shall be provided in compliance with Rule 7.2.3.4. Any additional vehicle <u>access</u> shall be designed in accordance with Rule 7.2.3.7 and shall provide <u>vehicle crossings</u> that comply with Rule 7.2.3.8. h. The activity shall not generate more than 100 additional vehicle trips per day to and from a <u>site</u> accessed only by a local road or 250 additional

Activity	Activity specific standards																		
	<p>vehicle trips per day to and from a <u>site</u> with <u>access</u> to a <u>collector or arterial road</u>. In the Residential Banks Peninsula zone the activity shall not generate more than 200 additional vehicle trips per day.</p> <p>i. The activity shall restrict its hours of operation to the following:</p> <table><tr><td></td><td>Activity</td><td>Permitted hours of operation</td></tr><tr><td>i.</td><td><u>Office</u></td><td>9am-9pm Monday to Friday; 9am-1pm Saturday, Sunday and public holidays.</td></tr><tr><td>ii.</td><td><u>Education activity</u></td><td>7am-9pm Monday to Saturday; Closed on Sunday and public holidays.</td></tr><tr><td>iii.</td><td><u>Pre-school</u></td><td>7am-9pm Monday to Friday; 7am-1pm Saturday, Sunday and public holidays.</td></tr><tr><td>iv.</td><td><u>Health care facility</u></td><td>7am-9pm Monday to Sunday and public holidays.</td></tr><tr><td>v.</td><td><u>Place of assembly</u></td><td>7am-9pm Monday to Saturday Closed on Sunday and public holidays, except churches and church halls.</td></tr></table>		Activity	Permitted hours of operation	i.	<u>Office</u>	9am-9pm Monday to Friday; 9am-1pm Saturday, Sunday and public holidays.	ii.	<u>Education activity</u>	7am-9pm Monday to Saturday; Closed on Sunday and public holidays.	iii.	<u>Pre-school</u>	7am-9pm Monday to Friday; 7am-1pm Saturday, Sunday and public holidays.	iv.	<u>Health care facility</u>	7am-9pm Monday to Sunday and public holidays.	v.	<u>Place of assembly</u>	7am-9pm Monday to Saturday Closed on Sunday and public holidays, except churches and church halls.
	Activity	Permitted hours of operation																	
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iv.	<u>Health care facility</u>	7am-9pm Monday to Sunday and public holidays.																	
v.	<u>Place of assembly</u>	7am-9pm Monday to Saturday Closed on Sunday and public holidays, except churches and church halls.																	

Activity

Activity specific standards

	Activity	Permitted hours of operation
vi.	<u>Retailing in Open Space, Rural or Specific Purpose (Education) zones</u>	7am-7pm Monday to Saturday 9am-7pm Sunday and public holidays.

j.

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

k.

The activity is not required to comply with any additional acoustic insulation requirements or standards for the Port Influences Overlay, Airport Noise Contours or Residential Medium Density zones.

l.

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

m.

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

n.

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

o.

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

p.

The activity must not involve subdivision of land.

q.

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

r.

Any Outdoor advertisements shall not be internally or externally illuminated.

s.

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

t.

The activity shall accommodate a maximum of 10 staff and/or students (total), other than in the *Special Purpose (Education) and Open Space* zones where new preschools may have a maximum of 60 staff and students total.

u.

Pre-schools existing prior to the 2010 and 2011 Canterbury Earthquakes may accommodate a maximum increase of 30% (total) of children and

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Activity		Activity specific standards
P2	<p><u>Retail activity, office, guest accommodation, food and beverage outlets, entertainment facilities, education activity, health care facilities, pre-schools, and places of assembly</u> until the 30 April 2018, located in one of the following zones - Commercial Core; Commercial Local; Commercial Fringe; Commercial Banks Peninsula; <i>Boat Harbour</i>, <i>Commercial Retail Park</i>; Industrial General; <i>Central City Business</i>; <i>Central City Mixed Use</i>, or <i>Specific Purpose</i>.</p>	<p>staff in addition to the situation prior to the earthquakes.</p> <p>v. Any <u>outdoor storage area</u> shall:</p> <ol style="list-style-type: none"> not be located in a <u>setback</u>. if used for a continuous period of more than 1 year, shall be screened by fencing, landscaping or <u>buildings</u> so as not to be visible 1.8m above <u>ground level</u> on any <u>adjoining</u> road or residential property. <p>w. There shall be only one <u>office, education activity, pre-school, health care facility, or place of assembly</u> permitted under Rule 6.4.2 on any one <u>site</u> in a Residential or Small Settlement Zone.</p> <p>a. The activity moved from the land or <u>building</u> it occupied prior to the 2010 and 2011 Canterbury Earthquakes because that land or <u>building</u> could not be occupied due to:</p> <ol style="list-style-type: none"> the <u>building</u> being uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or the <u>building</u> or land being evacuated to enable the repair of the land or <u>building</u> that was damaged by the 2010 and 2011 Canterbury Earthquakes; or a risk to people and property from the continued use of the land or <u>building</u> as a consequence of the 2010 and 2011 Canterbury Earthquakes, including risks from neighbouring properties. <p>b. The activity shall be connected to or be serviced by:</p> <ol style="list-style-type: none"> a means of sanitary sewage disposal; a potable water supply that meets the standards of the Canterbury District Health Board and NZ Fire Service; a method of discharging stormwater that does not discharge stormwater on to adjoining properties or adversely affect water quality; and a power supply. <p>c. New structures must be relocatable and must be relocated off the <u>site</u> by 30 April 2018, unless they comply with the District Plan rules. Existing structures must be remediated to their original</p>

Activity	Activity specific standards
	<p>state or a state in compliance with District Plan rules. All structures and <u>sites</u> must be left clean and tidy.</p> <p>d. Any new structures shall be one storey.</p> <p>e. Any new structures must comply with any <u>setback</u> from <u>road boundary</u> standards in the relevant zone.</p> <p>f. Any new structures must comply with any <u>setback</u> from internal <u>boundary</u> standards in the relevant zone along boundaries with Residential or <i>Open Space zones</i>.</p> <p>g. The activity shall provide at least 25% of the car parks required by Table 7.2 and Table 7.3 in Appendix 7.1 – Parking space requirements. Car parks shall be designed in accordance with the standards in Appendix 7.1. Manoeuvring for parking and loading areas shall be provided in compliance with Rule 7.2.3.4. Any additional vehicle <u>accesses</u> shall be designed in accordance with Rule 7.2.3.7 and shall provide <u>vehicle crossings</u> that comply with Rule 7.2.3.8.</p> <p>h. The activity shall comply with Rule 7.2.3.10 High trip generators.</p> <p>i. The activity shall comply with all standards for that zone in the <i>Control of Noise provisions</i>.</p> <p>j. The activity is not required to comply with any additional acoustic insulation requirements or standards arising from the Port Influences Overlay or Airport Noise Contours.</p> <p>k. Any activity on a <u>site adjoining</u> a Residential zone shall comply with all standards for that zone in the <i>Control of Glare provisions</i>.</p> <p>l. The activity shall comply with all standards for that zone in the <i>Hazardous Substances provisions</i>.</p> <p>m. The activity must not result in the alteration or destruction of any <u>building</u> or <i>tree scheduled</i> in the District Plan.</p> <p>n. The activity must have at least one <u>access</u> to an existing road.</p> <p>o. The activity must not involve <u>subdivision</u> of land.</p> <p>p. Any <u>Outdoor advertisements</u> shall comply with all standards for that zone in the <i>Outdoor Advertisements provisions</i>.</p> <p>q. The activity shall not involve the sale of alcohol between 11pm and 7am within 75m of a</p>

Activity		Activity specific standards
P3	<p><u>Industrial activity</u> until the 30 April 2018, located in Industrial General; Industrial Heavy; <i>Specific Purpose Zones (excluding Hospitals, Education, Cemeteries)</i>.</p>	<p>Residential zone.</p> <p>r. Any <u>outdoor storage area</u> shall:</p> <ul style="list-style-type: none"> i. not be located in a required <u>setback</u>. ii. if used for a continuous period of more than 1 year, shall be screened by fencing, landscaping or <u>buildings</u> so as not to be visible 1.8m above ground level on any <u>adjoining</u> road or residential property. <p>a. The activity moved from the land or <u>building</u> it occupied prior to the 2010 and 2011 Canterbury Earthquakes because that land or <u>building</u> could not be occupied due to:</p> <ul style="list-style-type: none"> i. the <u>building</u> being uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or ii. the <u>building</u> or land being evacuated to enable the repair of the land or <u>building</u> that was damaged by the 2010 and 2011 Canterbury Earthquakes; or iii. a risk to people and property from the continued use of the land or <u>building</u> as a consequence of the 2010 and 2011 Canterbury Earthquakes, including risks from neighbouring properties. <p>b. The activity shall be connected to or be serviced by:</p> <ul style="list-style-type: none"> i. a means of sanitary sewage disposal; ii. a potable water supply that meets the standards of the Canterbury District Health Board and NZ Fire Service; iii. a method of discharging stormwater that does not discharge stormwater on to <u>adjoining</u> properties or adversely affect water quality; and iv. a power supply. <p>c. New structures must be relocatable and must be relocated off the <u>site</u> by 30 April 2018, unless they comply with the District Plan rules. Existing structures must be remediated to their original state or a state in compliance with District Plan rules. All structures and <u>sites</u> must be left clean and tidy.</p> <p>d. Any new structures shall be one storey.</p> <p>e. Any new structures must be set back at least 3m</p>

Activity		<p>Activity specific standards</p> <p>from any <u>road boundary</u> or must comply with any <u>setback</u> from <u>road boundary</u> standards in the relevant zone, whichever is the lesser.</p> <p>f. Any new structures must be set back at least 3m from any <u>boundary</u> with a Residential zone.</p> <p>g. The activity shall provide at least 25% of the car parks required by Table 7.2 and Table 7.3 in Appendix 7.1 – Parking space requirements. Car parks shall be designed in accordance with the standards in Appendix 7.1. Manoeuvring for parking and loading areas shall be provided in compliance with Rule 7.2.3.4. Any additional vehicle <u>accesses</u> shall be designed in accordance with Rule 7.2.3.7 and shall provide <u>vehicle crossings</u> that comply with Rule 7.2.3.8.</p> <p>h. The activity shall comply with Rule 7.2.3.10 High trip generators.</p> <p>i. The activity shall comply with all standards for that zone in the <i>Control of Noise provisions</i>.</p> <p>j. Any activity on a <u>site adjoining</u> a Residential zone shall comply with all standards for that zone in the <i>Control of Glare provisions</i>.</p> <p>k. The activity shall comply with all standards for that zone in the <i>Hazardous Substances provisions</i>.</p> <p>l. The activity must not result in the alteration or destruction of any <u>building</u> or <u>tree</u> <i>scheduled</i> in the District Plan.</p> <p>m. The activity must have at least one <u>access</u> to an existing road.</p> <p>n. The activity must not involve <u>subdivision</u> of land.</p> <p>o. Any <u>Outdoor advertisements</u> shall comply with all standards for that zone in the <i>Outdoor Advertisements provisions</i>.</p>
<p>P4</p>	<p>Storage facilities until the 30 April 2018, located in Open Space (<i>excluding Open Space (Natural) and Open Space (Water)</i>), Commercial, Industrial, Central City or Specific Purpose (<i>excluding Cemeteries</i>) zones.</p>	<p>a. The storage is for goods, machinery and vehicles either:</p> <ul style="list-style-type: none"> i. used for construction work (as defined in section 6 of the Construction Contracts Act 2002) to repair or rebuild land, <u>buildings</u>, infrastructure or other facilities damaged by the Canterbury Earthquakes; or ii. relocated from land or <u>buildings</u> being repaired or rebuilt as a consequence of the Canterbury Earthquakes.

Activity	Activity specific standards
	<ul style="list-style-type: none"> b. The activity shall be connected to or be serviced by: <ul style="list-style-type: none"> i. a means of sanitary sewage disposal; ii. a potable water supply that meets the standards of the Canterbury District Health Board and NZ Fire Service; iii. a method of discharging stormwater that does not discharge stormwater on to <u>adjoining</u> properties or adversely affect water quality; and iv. a power supply. c. New structures must be relocatable and must be relocated off the <u>site</u> by 30 April 2018, unless they comply with the District Plan rules. Existing structures must be remediated to their original state or a state in compliance with District Plan rules. All structures and <u>sites</u> must be left clean and tidy. d. Any new structures shall be one storey. e. Any new structures must comply with any <u>setback</u> from <u>road boundary</u> standards in the relevant zone. f. Any new structures must be set back at least 3m from the <u>boundary</u> with any Residential zone. g. The activity shall provide at least 25% of the car parks required by Table 7.2 and Table 7.3 in Appendix 7.1 – Parking space requirements. Car parks shall be designed in accordance with the standards in Appendix 7.1. Manoeuvring for parking and loading areas shall be provided in compliance with Rule 7.2.3.4. Any additional vehicle <u>accesses</u> shall be designed in accordance with Rule 7.2.3.7 and shall provide <u>vehicle crossings</u> that comply with Rule 7.2.3.8. h. The activity shall comply with Rule 7.2.3.10 High trip generators. i. In the <i>Open Space, Central City, Specific Purpose</i> and Commercial Banks Peninsula zones, the activity shall not cover greater than 50% or 5,000m² of the <u>site</u>. j. In the <i>Open Space, Central City and Specific Purpose</i> zones, hours of operation shall be restricted to between 7am and 7pm Monday to Sunday. k. In the <i>Open Space, Central City zones Specific Purpose (Hospital, Education)</i>, the activity shall

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Activity		Activity specific standards
		<p>comply with the noise standards for the Industrial General zone. In the Industrial, <i>Rural Quarry</i>, Commercial and <i>Specific Purpose (all except Hospital, Education and Cemeteries)</i> zones, the activity shall comply with all standards for that zone in the <i>Control of Noise provisions</i>.</p> <p>I. The activity is not required to comply with any additional acoustic insulation requirements or standards arising from the Port Influences Overlay or Airport Noise Contours.</p> <p>m. Any activity on a <u>site adjoining</u> a Residential zone shall comply with all standards for that zone in the <i>Control of Glare provisions</i>.</p> <p>n. The activity shall comply with all standards for that zone in the <i>Hazardous Substances provisions</i>.</p> <p>o. The activity must not result in the alteration or destruction of any <u>building</u> or <u>tree scheduled</u> in the District Plan.</p> <p>p. The activity must have at least one <u>access</u> to an existing road.</p> <p>q. The activity must not involve <u>subdivision</u> of land.</p> <p>r. Any <u>Outdoor advertisements</u> shall comply with all standards for that zone in the <i>Outdoor Advertisements provisions</i>.</p> <p>s. Any <u>outdoor storage area</u> shall:</p> <ol style="list-style-type: none"> not be located in a required <u>setback</u>. if used for a continuous period of more than 1 year, shall be screened by fencing, landscaping or <u>buildings</u> so as not to be visible 1.8m above <u>ground level</u> on any <u>adjoining</u> road or residential property. <p>t. In an <i>Open Space zone</i> any storage facility must be used for the purpose of the repair of services or infrastructure within a 400m radius of the <u>site</u>.</p>
P5	One <u>residential unit</u> on a <u>site</u> until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in a Residential, <i>Small Settlement</i> , <i>Papakainga</i> or <i>Rural Zone</i> .	<p>a. The <u>residential unit</u> is for persons who moved from what was their normal place of residence prior to the 2010 and 2011 Canterbury Earthquakes because that <u>building</u> or land could not be occupied due to:</p> <ol style="list-style-type: none"> the <u>building</u> becoming uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or the <u>building</u> or land being evacuated to enable the repair of the land or <u>building</u> that

Activity	Activity specific standards
	<p>was damaged by the 2010 and 2011 Canterbury Earthquakes; or</p> <p>iii. a risk to people and property from the continued use of the land or <u>building</u> as a consequence of the 2010 and 2011 Canterbury Earthquakes, including risks from neighbouring properties.</p> <p>b. The activity shall be connected to or be serviced by:</p> <p>i. a means of sanitary sewage disposal;</p> <p>ii. a potable water supply that meets the standards of the Canterbury District Health Board and NZ Fire Service;</p> <p>iii. a method of discharging stormwater that does not discharge stormwater on to <u>adjoining</u> properties or adversely affect water quality; and</p> <p>iv. a power supply.</p> <p>c. New structures must be relocatable and must be relocated off the <u>site</u> by 30 April 2018, unless they comply with the District Plan rules. Existing structures must be remediated to their original state or a state in compliance with District Plan rules. All structures and <u>sites</u> must be left clean and tidy.</p> <p>d. Any new structures shall be one storey.</p> <p>e. Any new structures must be set back at least 3m from any <u>road boundary</u> or must comply with any <u>setback</u> from <u>road boundary</u> standards in the relevant zone, whichever is the lesser.</p> <p>f. Any new structures shall be set back at least 3m from any internal <u>boundary</u> or must comply with the <u>boundary setback</u> standards in the relevant zone, whichever is the lesser.</p> <p>g. Any new <u>residential unit</u> must be at least 1m from any other <u>building</u> on the <u>site</u>.</p> <p>h. The maximum percentage of the <u>net site area</u> covered by <u>buildings</u> shall be 60%, excluding:</p> <p>i. fences, walls and retaining walls;</p> <p>ii. eaves and roof overhangs up to 600 millimetres in width from the wall of a <u>building</u>;</p> <p>iii. uncovered swimming pools up to 800 millimetres in <u>height</u> above <u>ground level</u>; and</p> <p>iv. decks, terraces, <u>balconies</u>, porches,</p>

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Activity		<p>Activity specific standards</p> <p>verandahs, bay or box windows (supported or cantilevered) which:</p> <p>A are no more than 800 millimetres above <u>ground level</u> and are uncovered or unroofed; or</p> <p>B where greater than 800 millimetres above <u>ground level</u> and/or covered or roofed, are in total no more than 6m2 in area for any one <u>site</u>.</p> <p>i. The activity must not result in the alteration or destruction of any <u>building</u> or <u>tree scheduled</u> in the District Plan.</p> <p>j. The activity must have <u>access</u> to an existing road. Any additional vehicle <u>accesses</u> shall be designed in accordance with Rule 7.2.3.7 and shall provide <u>vehicle crossings</u> that comply with Rule 7.2.3.8.</p> <p>k. The activity must not involve <u>subdivision</u> of land.</p> <p>l. Any <u>Outdoor advertisements</u> shall comply with all standards for that zone.</p>
<p>P6</p>	<p>Two or three <u>residential units</u> on a <u>site</u> until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in a Residential, <i>Open Space (excluding Open Space - Natural and Open Space - Water)</i>, <i>Specific Purpose – Education Zone</i>.</p>	<p>a. The <u>residential unit</u>s are for persons who moved from what was their normal place of residence prior to the 2010 and 2011 Canterbury Earthquakes because that <u>building</u> or land could not be occupied due to:</p> <p>i. the <u>building</u> becoming uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or</p> <p>ii. the <u>building</u> or land being evacuated to enable the repair of the land or <u>building</u> that was damaged by the 2010 and 2011 Canterbury Earthquakes; or</p> <p>iii. a risk to people and property from the continued use of the land or <u>building</u> as a consequence of the 2010 and 2011 Canterbury Earthquakes, including risks from neighbouring properties.</p> <p>b. The activity shall be connected to or be serviced by:</p> <p>i. a means of sanitary sewage disposal;</p> <p>ii. a potable water supply that meets the standards of the Canterbury District Health Board and NZ Fire Service;</p>

Activity	Activity specific standards
	<ul style="list-style-type: none"> iii. a method of discharging stormwater that does not discharge stormwater on to <u>adjoining</u> properties or adversely affect water quality; and iv. a power supply. c. New structures must be relocatable and must be relocated off the <u>site</u> by 30 April 2018, unless they comply with the District Plan. Existing structures must be remediated to their original state or a state in compliance with District Plan rules. All structures and <u>sites</u> must be left clean and tidy. d. Any new structures shall be one storey. e. Any new structures must be set back at least 3m from any <u>road boundary</u> or must comply with any <u>setback</u> from <u>road boundary</u> standards in the relevant zone, whichever is the lesser. f. Any new structures shall be set back at least 3m from any internal <u>boundary</u> or must comply with the <u>boundary setback</u> standards in the relevant zone, whichever is the lesser. g. Any new <u>residential unit</u> must be at least 1m from any other <u>building</u> on the <u>site</u>, but where windows of one unit will face windows in another unit the windows must be at least 3m apart. h. The maximum percentage of the <u>net site area</u> covered by <u>buildings</u> shall be 60%, excluding: <ul style="list-style-type: none"> i. fences, walls and retaining walls; ii. eaves and roof overhangs up to 600 millimetres in width from the wall of a <u>building</u>; iii. uncovered swimming pools up to 800 millimetres in <u>height</u> above <u>ground level</u>; and iv. decks, terraces, <u>balconies</u>, porches, verandahs, bay or box windows (supported or cantilevered) which: <ul style="list-style-type: none"> A are no more than 800 millimetres above <u>ground level</u> and are uncovered or unroofed; or B where greater than 800 millimetres above <u>ground level</u> and/or covered or roofed, are in total no more than 6m² in area for any one <u>site</u>. i. The activity must not result in the alteration or destruction of any <u>building</u> or <u>tree scheduled</u> in the District Plan.

Activity	Activity specific standards
	<p>j. The activity must have at least one <u>access</u> to an existing road that is not a driveway shared by more than one <u>residential unit</u>. Any additional vehicle <u>accesses</u> shall be designed in accordance with Rule 7.2.3.7 and shall provide <u>vehicle crossings</u> that comply with Rule 7.2.3.8.</p> <p>k. The activity must not involve <u>subdivision</u> of land.</p> <p>l. Any <u>Outdoor advertisements</u> shall comply with all standards for that zone.</p> <p>m. One parking space must be provided for each additional unit. Car parks shall be designed in accordance with the standards in Appendix 7.1. Manoeuvring for parking and loading areas shall be provided in compliance with Rule 7.2.3.4.</p>

6.4.2.2.2 Restricted discretionary activities

Activities listed below are Restricted Discretionary Activities.

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

Activity	The Council's discretion shall be limited to the following matters:
<p>RD1 One <u>Residential Unit</u> on a <u>site</u> until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in a Residential, <i>Small Settlement</i>, <i>Papakainga</i> or <i>Rural</i> Zone, which does not comply with the Activity specific standards (5), (6), or (8) for P5.</p> <p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<p>As relevant to the breached standard;</p> <p>a. Activity Specific Standard (5) Street scene: Whether the reduced setback will significantly detract from the character of the street taking into account:</p> <ul style="list-style-type: none"> i. Necessity in order to allow more efficient, practical and/or pleasant use of the remainder of the site or the protection of significant trees, listed heritage buildings, or natural features on the site; ii. The ability to provide opportunities for garden and tree planting in the vicinity of road boundaries; iii. The openness of the site to the street; iv. The adverse effects of the building intrusion into the street scene or reduction of screening on the outlook and

Activity	The Council's discretion shall be limited to the following matters:
	<p>privacy of people on adjoining sites;</p> <p>v. The relevance of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites.</p> <p>b. Activity Specific Standard (6) - Minimum building setbacks from internal boundaries: Whether the reduced setback will significantly detract from the outlook of occupants taking into account:</p> <ul style="list-style-type: none"> i. the need to enable an efficient, practical and/or pleasant use of the remainder of the site; ii. the need to protect significant trees, listed heritage buildings, or natural features on the site; iii. the need to provide opportunities for garden and tree plantings around buildings; iv. unique or exceptional site specific circumstances that would result in a situation where compliance with the standards would have an unduly restrictive impact on the ability to develop the site; v. the need to provide occupants with adequate levels of daylight and outlook, including impacts from the visual dominance by buildings on the outlook from adjoining sites and buildings, which is out of character with the local environment. <p>c. Activity Specific Standard (8) site coverage: Whether the infringement is appropriate to its context taking into</p>

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Activity		<p>The Council's discretion shall be limited to the following matters:</p> <p>account the balance of open space and buildings in the area and avoids a significant reduction in the open space character of the area.</p>
<p>RD2</p>	<p>Two or three <u>Residential Unit</u> on a <u>site</u> until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in a Residential, <i>Open Space (excluding Open Space - Natural and Open Space - Water)</i>, <i>Specific Purpose – Education Zone</i>, which do not comply with the Activity specific standards (5), (6), or (8) for P6.</p> <p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<p>As relevant to the breached standard;</p> <p>a. Activity Specific Standard (5) Street scene: Whether the reduced setback will significantly detract from the character of the street taking into account:</p> <ul style="list-style-type: none"> i. Necessity in order to allow more efficient, practical and/or pleasant use of the remainder of the site or the protection of significant trees, listed heritage buildings, or natural features on the site; ii. The ability to provide opportunities for garden and tree planting in the vicinity of road boundaries; iii. The openness of the site to the street; iv. The adverse effects of the building intrusion into the street scene or reduction of screening on the outlook and privacy of people on adjoining sites; v. The relevance of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites. <p>b. Activity Specific Standard (6) - Minimum building setbacks from internal boundaries: Whether the reduced setback will significantly detract from the outlook of occupants taking into account:</p> <ul style="list-style-type: none"> i. the need to enable an efficient,

Activity	The Council's discretion shall be limited to the following matters:
	<p>practical and/or pleasant use of the remainder of the site;</p> <ul style="list-style-type: none"> ii. the need to protect significant trees, listed heritage buildings, or natural features on the site; iii. the need to provide opportunities for garden and tree plantings around buildings; iv. unique or exceptional site specific circumstances that would result in a situation where compliance with the standards would have an unduly restrictive impact on the ability to develop the site; v. the need to provide occupants with adequate levels of daylight and outlook, including impacts from the visual dominance by buildings on the outlook from adjoining sites and buildings, which is out of character with the local environment. <p>c. 3. Activity Specific Standard (8) site coverage: Whether the infringement is appropriate to its context taking into account the balance of open space and buildings in the area and avoids a significant reduction in the open space character of the area.</p>

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Activity	The Council's discretion shall be limited to the following matters:
<p>RD3 Four or more <u>Residential Unit</u> on a <u>site</u> until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in a Residential, <i>Open Space (excluding Open Space - Natural and Open Space - Water)</i>, <i>Specific Purpose – Education Zone</i>. The activity may include ancillary structures including ablution blocks, kitchens, laundries, and site management offices which;</p> <ol style="list-style-type: none"> 1. complies with the Activity specific standards for P6; 2. includes a concept plan showing proposed structures, access, services, car parking and amenities, and 3. includes a site management plan or agreement outlining how day to day operations on site will be managed to minimise any potential nuisance on surrounding sites and areas. <p>The activity may include ancillary structures including ablution blocks, kitchens, laundries, and site management offices.</p> <p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<ol style="list-style-type: none"> a. Whether the design and layout of the proposal minimises any potential nuisance on surrounding sites and areas. b. Whether the site management plan or agreement, outlining how day to day operations on site will be managed, will minimise any potential nuisance on surrounding sites and areas.

6.4.2.2.3 Non-complying activities

Activity
<p>NC1 Any Activity listed in 6.4.2.2.1 that does not comply with the Activity Specific Standards set out in 6.4.2.2.1, or any Activity not listed in 6.4.2.2.1 or 6.4.2.2.2, unless otherwise specified in the District Plan as a permitted, restricted discretionary, discretionary, or prohibited activity.</p>

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

Note: All references to provisions shown in italics are being reviewed in Phase 2 of the District Plan review.

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

6.4.3.1 How to use these rules and duration of rules

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

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

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

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

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

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

6.4.3.2 Activity status tables

6.4.3.2.1 Permitted activities

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

Activities may also be restricted discretionary or noncomplying as specified in Rules [6.4.3.2.2](#) and [6.4.3.2.4](#).

Activity		Activity specific standards
P1	Any temporary activity established under either clause 7(3)(a) or 8(3) (a) of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011 that is in accordance with either: <ol style="list-style-type: none">a. the provisions of a Public Notice published on 9 April 2011, 21 December 2011 and 23 October 2013; orb. a public notice published for a site specific approval that would expire on 20 April 2016 are permitted activities up to 30 April 2018	<ol style="list-style-type: none">a. The activity shall comply with all standards specified in the relevant Public Notice
P2	<ol style="list-style-type: none">a. Office, education activity, preschool, health care facilities, places of assembly until the 30 April 2018, located in an Open Space, Cultural, Rural, Living, Small Settlement, Papakainga Area indicated in Appendix 6.1, but excluding sites within the "Residential Red Zone" Overlay.	<ol style="list-style-type: none">a. The activity moved from the land or building it occupied prior to the 2010 and 2011 Canterbury Earthquakes because that land or building could not be occupied due to:<ol style="list-style-type: none">i. the building becoming uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; orii. the building or land being evacuated to enable the repair of the land or building that was damaged by the 2010 and 2011 Canterbury Earthquakes; oriii. a risk to people and property from the continued use of the land

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b. Retail until the 30 April 2018, located in an Open Space, Cultural, Special Purpose (Ferryhead), or Rural Area indicated in Appendix 6.1, but excluding sites within the “Residential Red Zone” Overlay.

or **building** as a consequence of the 2010 and 2011 Canterbury Earthquakes, including risks from neighbouring properties.

- b. The activity shall be connected to or be serviced by:
 - i. a means of sanitary sewage disposal;
 - ii. a potable water supply that meets the standards of the Canterbury District Health Board and a water supply for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS4509:2008);
 - iii. a method of discharging stormwater that does not discharge stormwater on to adjoining properties or adversely affect water quality; and
 - iv. a power supply.
- c. New structures must be relocatable and must be relocated off the **site** by 30 April 2018, unless they comply with the District Plan rules. Existing structures must be remediated to their original state or a state in compliance with District Plan rules. All structures and **sites** must be left clean and tidy.
- d. Any new structures shall comply with the height and recession plane standards for the relevant zone.
- e. Any new structures must be set back at least 3m from any **road boundary** or must **comply with any setback from road boundary standards in the relevant** zone, whichever is the lesser.
- f. Any new structures shall be set back at least 3m from any **boundary** with a **site** in a Residential zone or Living Area identified in Appendix 6.1 or must comply with the **boundary setback** standards in the relevant zone, whichever is the lesser.
- g. The activity shall provide at least 50% of the car parks required by Table 7.2 and Table 7.3 in **Appendix 7.1** – Parking space requirements. Car parks shall be designed in accordance with the standards in **Appendix 7.1**. Manoeuvring for parking and loading areas shall be provided in compliance with **Rule 7.2.3.4**. Any additional vehicle **access** shall be designed in accordance with **Rule 7.2.3.7** and shall provide **vehicle crossings** that comply with **Rule 7.2.3.8**.
- h. The activity shall comply with Rule 7.2.3.10 High Trip Generators.
- i. The activity shall restrict its hours of operation to the following:

	Activity	Permitted hours of operation
i.	Office	7am9pm Monday to Friday; 7am 1pm Saturday, Sunday and public holidays.
ii.	Education activity	7am9pm Monday to Saturday; Closed on Sunday and public holidays.
iii.	Preschool	7am9pm Monday to Friday; 7am1pm Saturday, Sunday and
iv.	Health care facility	7am9pm Monday to Sunday and public holidays.

v.	Place of assembly	7am9pm Monday to Saturday Closed on Sunday and public holidays, except churches and church halls.
vi.	Retailing in Open Space, Rural or Specific Purpose (Education) zones	7am7pm Monday to Saturday 9am7pm Sunday and public holidays.
j.	The activity shall comply with all standards for that zone in the <i>Control of Noise</i> provisions.	
k.	The activity is not required to comply with any additional acoustic insulation requirements or standards for the Port Influences Overlay or Airport Noise Contours.	
l.	The activity shall comply with all standards for that zone in the <i>Control of Glare</i> provisions.	
m.	The activity shall comply with all standards for that zone in the <i>Hazardous Substances</i> provisions.	
n.	The activity must not result in the alteration or destruction of any <i>building or tree</i> scheduled in the District Plan.	
p.	The activity must have at least one access to an existing road that is not a driveway shared by more than one residential unit.	
p.	The activity must not involve subdivision of land.	
q.	Outdoor advertisements are restricted to a maximum area of 2m2 or the area and number provided for in the relevant zone, whichever is greater.	
r.	Any Outdoor advertisements shall not be internally or externally illuminated.	
s.	Any Outdoor advertisements shall be designed to comply with the <i>Traffic safety provisions for Outdoor advertisements</i> .	
t.	The activity shall accommodate a maximum of 10 staff and/or students (total), other than in the Cultural and Open Space Areas identified in Appendix 6.1, where new preschools may have a maximum of 60 staff and students total.	
u.	Preschools existing prior to the 2010 and 2011 Canterbury Earthquakes may accommodate a maximum increase of 30% (total) of children and staff in addition to the situation prior to the earthquakes.	
v.	Any outdoor storage area shall:	
	i.	not be located in a setback .
	ii.	if used for a continuous period of more than 1 year, shall be screened by fencing, landscaping or buildings so as not to be visible 1.8m above groundlevel on any adjoining road or residential property.
w.	There shall be only one office, education activity, preschool , health care facility , or place of assembly permitted under Rule 6.4.3 on any one site in a Living or Small Settlement Area identified in Appendix 6.1.	
x.	The activity and/or buildings shall be located greater than 12	

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		metres from the centre line of a National Grid transmission line and greater than 12 metres from the outer edge of the foundation of a National Grid line's support structure.
P3	Retail activity, office, guest accommodation, food and beverage outlets, entertainment facilities, education activity, health care facilities, preschools, and places of assembly until the 30 April 2018, located in a Boat Harbour or Specific Purpose (Airport) Area identified in Appendix 6.1.	<p>a. The activity moved from the land or building it occupied prior to the 2010 and 2011 Canterbury Earthquakes because that land or building could not be occupied due to:</p> <ul style="list-style-type: none"> i. the building being uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or ii. the building or land being evacuated to enable the repair of the land or building that was damaged by the 2010 and 2011 Canterbury Earthquakes; or iii. a risk to people and property from the continued use of the land or building as a consequence of the 2010 and 2011 Canterbury Earthquakes, including risks from neighbouring properties. <p>b. The activity shall be connected to or be serviced by:</p> <ul style="list-style-type: none"> i. a means of sanitary sewage disposal; ii. a potable water supply that meets the standards of the Canterbury District Health Board and a water supply for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS4509:2008); iii. a method of discharging stormwater that does not discharge stormwater on to adjoining properties or adversely affect water quality; and iv. a power supply. <p>c. New structures must be relocatable and must be relocated off the site by 30 April 2018, unless they comply with the District Plan rules. Existing structures must be remediated to their original state or a state in compliance with District Plan rules. All structures and sites must be left clean and tidy.</p> <p>d. Any new structures shall comply with the height and recession plane standards for the relevant zone.</p> <p>e. Any new structures must comply with any setback from road boundary standards in the relevant zone.</p> <p>f. Any new structures must comply with any setback from internal boundary standards in the relevant zone along boundaries with Residential Zone or Open Space or Living Area identified in Appendix 6.1.</p> <p>g. The activity shall provide at least 25% of the car parks required by Table 7.2 and Table 7.3 in Appendix 7.1 – Parking space requirements. Car parks shall be designed in accordance with the standards in Appendix 7.1. Manoeuvring for parking and loading areas shall be provided in compliance with Rule 7.2.3.4. Any additional vehicle accesses shall be designed in accordance with Rule 7.2.3.7 and shall provide vehicle crossings that comply with</p>

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		<p>Rule 7.2.3.8</p> <p>n. Any activity on a site adjoining a Residential Zone or Living Area identified in Appendix 6.1 shall comply with all standards for that zone in the <i>Control of Glare provisions</i>.</p> <p>i. The activity shall comply with all standards for that zone in the <i>Hazardous Substances provisions</i>.</p> <p>j. The activity must not result in the alteration or destruction of any building or tree scheduled in the District Plan.</p> <p>k. The activity must have at least one access to an existing road.</p> <p>l. The activity must not involve subdivision of land.</p> <p>m. Any Outdoor advertisements shall comply with all standards for that zone in the <i>Outdoor Advertisements provisions</i>.</p> <p>n. The activity shall not involve the sale of alcohol between 11pm and 7am within 75m of a Residential Zone or a Living Area identified in Appendix 6.1.</p> <p>o. Any outdoor storage area shall:</p> <ol style="list-style-type: none"> not be located in a required setback. if used for a continuous period of more than 1 year, shall be screened by fencing, landscaping or buildings so as not to be visible 1.8m above ground level on any adjoining road or residential property. <p>p. The activity and/or buildings shall be located greater than 12 metres from the centre line of a National Grid transmission line and greater than 12 metres from the outer edge of the foundation of a National Grid line's support structure.</p>
P4	<p>Industrial activity until the 30 April 2018, located in the Special Purpose (Airport) Area identified in Appendix 6.1.</p>	<p>a. The activity moved from the land or building it occupied prior to the 2010 and 2011 Canterbury Earthquakes because that land or building could not be occupied due to:</p> <ol style="list-style-type: none"> the building being uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or the building or land being evacuated to enable the repair of the land or building that was damaged by the 2010 and 2011 Canterbury Earthquakes; or a risk to people and property from the continued use of the land or building as a consequence of the 2010 and 2011 Canterbury Earthquakes, including risks from neighbouring properties. <p>b. The activity shall be connected to or be serviced by:</p> <ol style="list-style-type: none"> a means of sanitary sewage disposal; a potable water supply that meets the standards of the Canterbury District Health Board and a water supply for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS4509:2008);

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		<ul style="list-style-type: none"> iii. a method of discharging stormwater that does not discharge stormwater on to adjoining properties or adversely affect water quality; and iv. a power supply. <p>c. New structures must be relocatable and must be relocated off the site by 30 April 2018, unless they comply with the District Plan rules. Existing structures must be remediated to their original state or a state in compliance with District Plan rules. All structures and sites must be left clean and tidy.</p> <p>d. Any new structures shall comply with the height and recession plane standards for the relevant zone.</p> <p>e. Any new structures must be set back at least 3m from any road boundary or must comply with any setback from road boundary standards in the relevant zone, whichever is the lesser.</p> <p>f. Any new structures must be set back at least 3m from any boundary with a Residential Zone or Living Area identified in Appendix 6.1.</p> <p>g. The activity shall provide at least 25% of the car parks required by Table 7.2 and Table 7.3 in Appendix 7.1 – Parking space requirements. Car parks shall be designed in accordance with the standards in Appendix 7.1. Manoeuvring for parking and loading areas shall be provided in compliance with Rule 7.2.3.4. Any additional vehicle accesses shall be designed in accordance with Rule 7.2.3.7 and shall provide vehicle crossings that comply with Rule 7.2.3.8.</p> <p>h. The activity shall comply with Rule 7.2.3.10 High trip generators.</p> <p>i. The activity shall comply with all standards for that zone in the <i>Control of Noise provisions</i>.</p> <p>j. Any activity on a site adjoining a Residential Zone or a Living Area identified in Appendix 6.1 shall comply with all standards for that zone in the <i>Control of Glare provisions</i>.</p> <p>k. The activity shall comply with all standards for that zone in the <i>Hazardous Substances provisions</i>.</p> <p>l. The activity must not result in the alteration or destruction of any building or <i>tree scheduled</i> in the District Plan.</p> <p>m. The activity must have at least one access to an existing road.</p> <p>n. The activity must not involve subdivision of land.</p> <p>o. Any Outdoor advertisements shall comply with all standards for that zone in the Outdoor Advertisements provisions.</p> <p>p. The activity and/or buildings shall be located greater than 12 metres from the centre line of a National Grid transmission line and greater than 12 metres from the outer edge of the foundation of a National Grid line's support structure.</p>
P5	a. Storage facilities until the 30 April 2018, located in;	<p>a. The storage is for goods, machinery and vehicles either:</p> <ul style="list-style-type: none"> i. used for construction work (as defined in section 6 of the

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<p>b. an Open Space, Rural, or Special Purpose (Airport) Area indicated in Appendix 6.1; or</p> <p>c. the “Residential Red Zone” Overlay identified in Appendix 6.1 (excluding Conservation Areas within that Overlay).</p>	<p>Construction Contracts Act 2002) to repair or rebuild land, buildings, infrastructure or other facilities damaged by the Canterbury Earthquakes; or</p> <p>ii. relocated from land or buildings being repaired or rebuilt as a consequence of the Canterbury Earthquakes.</p> <p>b. The activity shall be connected to or be serviced by:</p> <p>i. a means of sanitary sewage disposal;</p> <p>ii. a potable water supply that meets the standards of the Canterbury District Health Board and a water supply for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS4509:2008);</p> <p>iii. a method of discharging stormwater that does not discharge stormwater on to adjoining properties or adversely affect water quality; and</p> <p>iv. a power supply.</p> <p>c. New structures must be relocatable and must be relocated off the site by 30 April 2018, unless they comply with the District Plan rules. Existing structures must be remediated to their original state or a state in compliance with District Plan rules. All structures and sites must be left clean and tidy.</p> <p>d. Any new structures shall comply with the height and recession plane standards for the relevant zone. With respect to the “Residential Red Zone” Overlay identified in Appendix 6.1, those standards for the Residential Suburban Zone shall apply.</p> <p>e. Any new structures must comply with any setback from road boundary standards in the relevant zone. With respect to the “Residential Red Zone” Overlay identified in Appendix 6.1, those standards for the Residential Suburban Zone shall apply.</p> <p>f. Any new structures must be set back at least 3m from the boundary with any Residential Zone or a Living Area identified in Appendix 6.1.</p> <p>g. The activity shall provide at least 25% of the car parks required by Table 7.2 and Table 7.3 in Appendix 7.1 – Parking space requirements. Car parks shall be designed in accordance with the standards in Appendix 7.1. Manoeuvring for parking and loading areas shall be provided in compliance with Rule 7.2.3.4. Any additional vehicle accesses shall be designed in accordance with Rule 7.2.3.7 and shall provide vehicle crossings that comply with Rule 7.2.3.8.</p> <p>h. The activity shall comply with Rule 7.2.3.10 High trip generators.</p> <p>i. In the Open Space, Rural, and Special Purpose (Airport) Areas identified in Appendix 6.1, the activity shall not cover greater than 50% or 5,000m² of the site.</p> <p>j. In the Open Space and Rural Areas and the “Residential Red Zone” Overlay identified in Appendix 6.1, hours of operation shall be restricted to between 7am and 7pm Monday to Sunday.</p>
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		<p>k. In the Open Space and Rural Areas and the “Residential Red Zone” Overlay identified in Appendix 6.1, the activity shall comply with the noise standards for the Industrial General Zone. In the Special Purpose (Airport) Area identified in Appendix 6.1, the activity shall comply with all standards for that zone in the <i>Control of Noise provisions</i>.</p> <p>l. The activity is not required to comply with any additional acoustic insulation requirements or standards arising from the Port Influences Overlay or Airport Noise Contours.</p> <p>m. Any activity on a site adjoining a Residential Zone or a Living Area identified in Appendix 6.1 shall comply with all standards for that zone in the <i>Control of Glare provisions</i>. Any activity adjoining a site with an occupied residential unit in the “Residential Red Zone” Overlay identified in Appendix 6.1, shall comply with the <i>Control of Glare provisions</i> as if the adjoining site were in a Residential Suburban Zone.</p> <p>n. The activity shall comply with all standards for that zone in the <i>Hazardous Substances provisions</i>. Any activity adjoining a site with an occupied residential unit in the “Residential Red Zone” Overlay identified in Appendix 6.1, shall comply with the <i>Hazardous Substances provisions</i> as if the adjoining site were in a Residential Suburban Zone.</p> <p>o. The activity must not result in the alteration or destruction of any building or <i>tree scheduled</i> in the District Plan.</p> <p>p. The activity must have at least one access to an existing road.</p> <p>q. The activity must not involve subdivision of land.</p> <p>r. Any Outdoor advertisements shall comply with all standards for that zone in the <i>Outdoor Advertisements provisions</i>. With respect to the “Residential Red Zone” Overlay identified in Appendix 6.1, those standards for the Residential Suburban Zone shall apply.</p> <p>s. Any outdoor storage area shall:</p> <p>t. not be located in a required setback.</p> <p>u. if used for a continuous period of more than 1 year, shall be screened by fencing, landscaping or buildings so as not to be visible 1.8m above groundlevel on any adjoining road or residential property.</p> <p>v. In an Open Space Area identified in Appendix 6.1 any storage facility must be used for the purpose of the repair of services or infrastructure within a 400m radius of the site.</p> <p>w. The activity and/or buildings shall be located greater than 12 metres from the centre line of a National Grid transmission line and greater than 12 metres from the outer edge of the foundation of a National Grid line's support structure.</p>
P6	One residential unit on a site until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in Living, Small	<p>a. The residential unit is for persons who moved from what was their normal place of residence prior to the 2010 and 2011 Canterbury Earthquakes because that building or land could not be occupied due to:</p>

Settlement, Papakainga or Rural Area (excluding Rural 5 and Rural Quarry Areas) identified in Appendix 6.1, but excluding sites within the "Residential Red Zone" Overlay.

- i. the **building** becoming uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or
 - ii. the **building** or land being evacuated to enable the repair of the land or **building** that was damaged by the 2010 and 2011 Canterbury Earthquakes; or
 - iii. a risk to people and property from the continued use of the land or **building** as a consequence of the 2010 and 2011 Canterbury Earthquakes, including risks from neighbouring properties.
- b. The activity shall be connected to or be serviced by:
 - i. a means of sanitary sewage disposal;
 - ii. a potable water supply that meets the standards of the Canterbury District Health Board and a water supply for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS4509:2008);
 - iii. a method of discharging stormwater
 - iv. a power supply.
- c. New structures must be relocatable and must be relocated off the **site** by 30 April 2018, unless they comply with the District Plan rules. Existing structures must be remediated to their original state or a state in compliance with District Plan rules. All structures and **sites** must be left clean and tidy.
- d. Any new structures shall comply with the height and recession plane standards for the relevant zone.
- e. Any new structures must be set back at least 3m from any **road boundary** or must **comply with any setback from road boundary standards in the relevant zone**, whichever is the lesser.
- f. Any new structures shall be set back at least 3m from any internal **boundary** or must comply with the **boundary setback** standards in the relevant zone, whichever is the lesser.
- g. Any new **residential unit** must be at least 1m from any other **building** on the **site**.
- h. **The maximum percentage of the net site area covered by building s shall be 60%,** excluding:
 - i. fences, walls and retaining walls;
 - ii. eaves and roof overhangs up to 600 millimetres in width from the wall of a **building**;
 - iii. uncovered swimming pools up to 800 millimetres in **height** above **ground level**; and
 - iv. decks, terraces, **balconies**, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - A are no more than 800 millimetres above **ground level** and are uncovered or unroofed; or
 - B where greater than 800 millimetres above **ground level** and/or covered or roofed, are in total no more than 6m² in

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		<p>area for any one site.</p> <p>i. The activity must not result in the alteration or destruction of any building or <i>tree scheduled</i> in the District Plan.</p> <p>j. The activity must have access to an existing road. Any additional vehicle accesses shall be designed in accordance with Rule 7.2.3.7 and shall provide vehicle crossings that comply with Rule 7.2.3.8.</p> <p>k. The activity must not involve subdivision of land.</p> <p>l. Any Outdoor advertisements shall comply with all standards for that zone.</p> <p>m. The activity and/or buildings shall be located greater than 12 metres from the centre line of a National Grid transmission line and greater than 12 metres from the outer edge of the foundation of a National Grid line's support structure.</p>
P7	Two or three residential units on a site until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in an Open Space, Living, Cultural 3 or Cultural 4 Area identified in Appendix 6.1, but excluding sites within the "Residential Red Zone" Overlay.	<p>a. The residential units are for persons who moved from what was their normal place of residence prior to the 2010 and 2011 Canterbury Earthquakes because that building or land could not be occupied due to:</p> <p>i. the building becoming uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or</p> <p>ii. the building or land being evacuated to enable the repair of the land or building that was damaged by the 2010 and 2011 Canterbury Earthquakes; or</p> <p>iii. a risk to people and property from the continued use of the land or building as a consequence of the 2010 and 2011 Canterbury Earthquakes, including risks from neighbouring properties.</p> <p>b. The activity shall be connected to or be serviced by:</p> <p>i. a means of sanitary sewage disposal;</p> <p>ii. a potable water supply that meets the standards of the Canterbury District Health Board and a water supply for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS4509:2008);</p> <p>iii. a method of discharging stormwater that does not discharge stormwater on to adjoining properties or adversely affect water quality; and</p> <p>iv. a power supply.</p> <p>c. New structures must be relocatable and must be relocated off the site by 30 April 2018, unless they comply with the District Plan. Existing structures must be remediated to their original state or a state in compliance with District Plan rules. All structures and sites must be left clean and tidy.</p> <p>d. Any new structures shall comply with the height and recession plane standards for the relevant zone.</p>

		<p>e. Any new structures must be set back at least 3m from any road boundary or must comply with any setback from road boundary standards in the relevant zone, whichever is the lesser.</p> <p>f. Any new structures shall be set back at least 3m from any internal boundary or must comply with the boundary setback standards in the relevant zone, whichever is the lesser.</p> <p>g. Any new residential unit must be at least 1m from any other building on the site, but where windows of one unit will face windows in another unit the windows must be at least 3m apart.</p> <p>h. The maximum percentage of the net site area covered by buildings shall be 60%, excluding:</p> <ul style="list-style-type: none"> i. fences, walls and retaining walls; ii. eaves and roof overhangs up to 600 millimetres in width from the wall of a building; iii. uncovered swimming pools up to 800 millimetres in height above ground level; and iv. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which: <ul style="list-style-type: none"> A are no more than 800 millimetres above ground level and are uncovered or unroofed; or B where greater than 800 millimetres above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site. <p>i. The activity must not result in the alteration or destruction of any building or tree scheduled in the District Plan.</p> <p>j. The activity must have at least one access to an existing road that is not a driveway shared by more than one residential unit. Any additional vehicle accesses shall be designed in accordance with Rule 7.2.3.7 and shall provide vehicle crossings that comply with Rule 7.2.3.8.</p> <p>k. The activity must not involve subdivision of land.</p> <p>l. Any Outdoor advertisements shall comply with all standards for that zone.</p> <p>m. One parking space must be provided for each additional unit. Car parks shall be designed in accordance with the standards in Appendix 7.1. Manoeuvring for parking and loading areas shall be provided in compliance with Rule 7.2.3.4.</p> <p>n. The activity and/or buildings shall be located greater than 12 metres from the centre line of a National Grid transmission line and greater than 12 metres from the outer edge of the foundation of a National Grid line's support structure.</p>
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6.4.3.2.2 Resitricted discretionary activities

Activities listed below are Restricted Discretionary Activities.

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

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table.

Activity	The Council's discretion shall be limited to the following matters:
<p>RD1 One Residential Unit on a site until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in a Living, Small Settlement, Papakainga or Rural Area (excluding Rural 5 and Rural Quarry Areas) identified in Appendix 6.1, but excluding sites within the "Residential Red Zone" Overlay, which does not comply with the Activity specific standards e, f or h P6.</p> <p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<p>As relevant to the breached standard;</p> <p>a. Activity Specific Standard e Street scene: Whether the reduced setback will significantly detract from the character of the street taking into account:</p> <ul style="list-style-type: none"> i. Necessity in order to allow more efficient, practical and/or pleasant use of the remainder of the site or the protection of significant trees, listed heritage buildings, or natural features on the site, ii. The ability to provide opportunities for garden and tree planting in the vicinity of road boundaries; iii. The openness of the site to the street; iv. The adverse effects of the building intrusion into the street scene or reduction of screening on the outlook and privacy of people on adjoining sites; v. The relevance of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites. <p>b. Activity Specific Standard f Minimum building setbacks from internal boundaries:</p> <p>Whether the reduced setback will significantly detract from the outlook of occupants taking into account:</p> <ul style="list-style-type: none"> i. the need to enable an efficient, practical and/or pleasant use of the remainder of the site, ii. the need to protect significant trees, listed heritage buildings, or natural features on the site; iii. the need to provide opportunities for garden and tree plantings around buildings; iv. unique or exceptional site specific circumstances that would result in a situation where compliance with the standards would have an unduly restrictive impact on the ability to develop the site; v. the need to provide occupants with adequate levels of daylight and outlook, including impacts from the visual dominance by buildings on the outlook from adjoining sites and buildings, which is out of character with the local environment. <p>c. Activity Specific Standard h site coverage:</p> <p>Whether the infringement is appropriate to its context taking into account the balance of open space and buildings in the area and avoids a significant reduction in the open space character of the area.</p>

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RD2	<p>Two or three Residential Units on a site until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in an Open Space, Living, Cultural 3 or Cultural 4 Area identified in Appendix 6.1, but excluding sites within the "Residential Red Zone" Overlay, which do not comply with the Activity specific standards e, f or h for P7. Any application will not require written approvals and shall not be limited or publicly notified.</p>	<p>As relevant to the breached standard;</p> <p>a. Activity Specific Standard e Street scene: Whether the reduced setback will significantly detract from the character of the street taking into account;</p> <ul style="list-style-type: none"> i. Necessity in order to allow more efficient, practical and/or pleasant use of the remainder of the site or the protection of significant trees, listed heritage buildings, or natural features on the site; ii. The ability to provide opportunities for garden and tree planting in the vicinity of road boundaries; iii. The openness of the site to the street; iv. The adverse effects of the building intrusion into the street scene or reduction of screening on the outlook and privacy of people on adjoining sites; v. The relevance of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites. <p>b. Activity Specific Standard f Minimum building setbacks from internal boundaries: Whether the reduced setback will significantly detract from the outlook of occupants taking into account:</p> <ul style="list-style-type: none"> i. the need to enable an efficient, practical and/or pleasant use of the remainder of the site; ii. the need to protect significant trees, listed heritage buildings, or natural features on the site; iii. the need to provide opportunities for garden and tree plantings around buildings; iv. unique or exceptional site specific circumstances that would result in a situation where compliance with the standards would have an unduly restrictive impact on the ability to develop the site; v. the need to provide occupants with adequate levels of daylight and outlook, including impacts from the visual dominance by buildings on the outlook from adjoining sites and buildings, which is out of character with the local environment. <p>c. Activity Specific Standard h site coverage: Whether the infringement is appropriate to its context taking into account the balance of open space and buildings in the area and avoids a significant reduction in the open space character of the area.</p>
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RD3	<p>Four or more Residential Units on a site until the 30 April 2018, additional to that otherwise permitted in the District Plan rules, located in an Open Space, Living, Cultural 3 or Cultural 4 Area identified in Appendix 6.1, but excluding sites within the "Residential Red Zone" Overlay, which;</p> <ol style="list-style-type: none"> 1. complies with the Activity specific standards for P7; 2. includes a concept plan showing proposed structures, access, services, car parking and amenities, and 3. includes a site management plan or agreement outlining how day to day operations on site will be managed to minimise any potential nuisance on surrounding sites and areas. <p>The activity may include ancillary structures including ablution blocks, kitchens, laundries, and site management offices.</p> <p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<ol style="list-style-type: none"> a. Whether the design and layout of the proposal minimises any potential nuisance on surrounding sites and areas. b. Whether the site management plan or agreement, outlining how day to day operations on site will be managed, and will minimise any potential nuisance on surrounding sites and areas.
RD4	<p>Any Activity listed in 6.4.3.2.1 that does not comply with any one or more of the Activity Specific Standards set out in Rule 6.4.3.2.1.</p>	<ol style="list-style-type: none"> a. the level of adverse effect on the amenity values of the immediate environment taking into account the length of time the adverse effect will be in place; and b. the types of mitigation available, their practicality to implement and their effectiveness to mitigate the adverse effect

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RD5	<p>Any activity listed in Rule 6.4.3.2.1 that cannot be a permitted activity due to all relevant standards not being operative.</p> <p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. the need for the activity to remain in its location for a longer period including: <ul style="list-style-type: none"> i. alternative locations available for the activity to relocate into and why these are not feasible or desirable options at this time; ii. how and in what timeframe the activity will transition to a permanent location; iii. the term of the consent; b. any significant adverse effects of temporary activity on its immediate environment, including consideration of any compliance issues or breaches of standards that have arisen in the operation of the temporary activity; c. any breach of the permitted activity or restricted discretionary standards relevant to the activity; d. any implications for the recovery of areas that the activity is anticipated to be located in, if the temporary activity is to remain for the period sought in the consent; and e. If necessary, the manner in which the site will be remediated following cessation of the activity.
RD6	<p>Any Activity listed in 6.4.3.2.1 or 6.4.3.2.2 (RD1, RD2 and RD3) after 30 April 2018 until 30 April 2022.</p> <p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. the need for the activity to remain in its location for a longer period including: <ul style="list-style-type: none"> i. alternative locations available for the activity to relocate into and why these are not feasible or desirable options at this time; ii. how and in what timeframe the activity will transition to a permanent location; iii. the term of the consent; b. any significant adverse effects of temporary activity on its immediate environment, including consideration of any compliance issues or breaches of standards that have arisen in the operation of the temporary activity; c. any breach of the permitted activity or restricted discretionary standards relevant to the activity; d. any implications for the recovery of areas that the activity is anticipated to be located in, if the temporary activity is to remain for the period sought in the consent; and e. If necessary, the manner in which the site will be remediated following cessation of the activity.

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RD7	<p>a. Construction depot until the 30 April 2018, located in a Rural Area or the "Residential Red Zone" Overlay indicated in Appendix 6.1 (excluding Conservation Areas within the "Residential Red Zone" Overlay), which is used for construction work (as defined in section 6 of the Construction Contracts Act 2002) to repair or rebuild land, buildings, infrastructure or other facilities damaged by the Canterbury Earthquakes.</p> <p>b. Any subdivision of land for a construction depot in a Rural Area or the "Residential Red Zone" Overlay indicated in Appendix 6.1 which is used for construction work (as defined in section 6 of the Construction Contracts Act 2002) to repair or rebuild land, buildings, infrastructure or other facilities damaged by the Canterbury Earthquakes.</p>	<p>a. Whether the activity will be adequately serviced by:</p> <ol style="list-style-type: none"> a means of sanitary sewage disposal; a potable water supply that meets the standards of the Canterbury District Health Board and a water supply for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS4509:2008); a method of discharging stormwater that does not discharge stormwater on to adjoining properties or adversely affect water quality; and a power supply. <p>b. The impact on nearby residential zones and residents in rural areas, or within the "Residential Red Zone" Overlay defined in Appendix 6.1, including noise, dust, glare, hazardous substances, shading, outlook, privacy, and effects on amenity values, taking into account the temporary nature of the activity, the hours of operation and other mitigation measures.</p> <p>c. The impact on listed trees, buildings, items, place or sites, including archaeological sites, or on natural features.</p> <p>d. The ability of all new structures to be relocated.</p> <p>e. The traffic and parking effects of the activity, including vehicle access and maneuvering.</p> <p>f. The location of the activity and buildings in relation to National Grid transmission lines and support structures.</p> <p>g. The impacts of a subdivision on the future use of the land for permitted activities and the impacts on the surrounding area.</p>
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6.4.3.2.3 Discretionary activities

There are no Discretionary Activities in Rule 6.4.3

6.4.3.2.4 Non-complying activities

Activity	
NC1	Activities P2 to P6 listed in 6.4.3.2.1 that do not comply with activity specific standards P2 x, P3 s, P4 p, P5 u, P6 m and P7 n (Setback from the National Grid line s and support structures).
NC2	Any Activity listed in 6.4.3.2.1 or 6.4.3.2.2 (RD1, RD2, RD3 and RD7) after 30 April 2022.

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

6.4.4.1 How to use these rules

6.4.4.1.1 These rules apply only to the Temporary Earthquake Recovery Areas identified in Appendix 6.1.

Note: The rules relating to the temporary lifting or moving of earthquake damaged buildings within the Central City are in Chapter 13. The rules relating to the temporary lifting or moving of earthquake damaged buildings in Residential Suburban, Residential

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Suburban Density Transition, Residential Medium Density, or Residential Banks Peninsula Zones are included in Chapter 14 under Clauses 14.2.2, 14.3.2, 14.4.2 and 14.5.2.

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

6.4.4.2 Activity status tables

6.4.4.2.1 Permitted activities

The activities listed below are permitted activities in any Area identified in Appendix 6.1 outside of the Central City, but not the zones in Appendix 6.1, if they comply with the Activity Specific Standards set out in this table.

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

Activity		Activity Specific Standards
P1	Temporary lifting or moving of earthquake damaged <u>buildings</u>	<p>a. <u>Buildings</u> shall not be:</p> <p>i. moved to within 1m of an internal <u>boundary</u> and/or within 3m of any <u>water body</u>, scheduled tree, listed heritage item, natural resources and Council owned structure, <u>archaeological sites</u>, heritage items, or the coastal marine area;</p> <p>ii. lifted to a <u>height</u> exceeding 3.0m above the <u>height</u> of the existing building.</p> <p>b. The <u>building</u> must be lowered back or moved back to its original position, or a position compliant with the <u>District Plan</u> or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced.</p> <p>c. In all cases of a <u>building</u> being moved or lifted, the owners/occupiers of land adjoining the <u>sites</u> shall be informed of the work at least seven days prior to the lift or move of the <u>building</u> occurring. The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move.</p> <p>d. The <u>Council's</u> Resource Consents Manager shall be notified of the lifting or moving the <u>building</u> at least seven days prior to the lift or move of the <u>building</u> occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>

6.4.4.2.2 Controlled activities

There are no controlled activities.

6.4.4.2.3 Restricted Discretionary Activities

The activities listed below are restricted discretionary activities.

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

Activity	The <u>Council</u> 's discretion shall be limited to the following matters:
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RD1	<p>Temporary lifting or moving of earthquake damaged buildings that does not meet the activity specific standards in Rule 6.4.4.2.1 P1.</p> <p>Any application arising from this rule will not require written approvals and shall not be publicly or limited notified.</p>	<p>Whether the temporary lifting or moving of the earthquake damaged building is appropriate taking into account:</p> <ol style="list-style-type: none">1. The effect of reduced proximity on the amenity and/or operation of any neighbouring sites, water bodies, coastal marine area, archaeological sites, natural resources, or protected heritage items or trees.2. The duration of time that the building will be lifted or moved;3. Any adverse effects on adjoining owners or occupiers relating to shading and building dominance; and4. Occupancy of the neighbouring properties for the duration of the works, the extent to which neighbouring properties are occupied for the duration of the works.
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6.4.5 Workers' Temporary Accommodation Outside the Central City

6.4.5.1 General Rules for Workers' Temporary Accommodation

6.4.5.1.1 These rules apply to activities specified in the Activity Status Tables in Rule 6.4.5.2.

6.4.5.1.2 The rules that apply to the activities specified in Rule 6.4.5 are:

- a. the Activity Specific Standards in Rule 6.4.5.2
- b. the rules in Chapter 5 Natural Hazards and Chapter 12 Hazardous Substances and Contaminated Land.

6.4.5.1.3 The rules in section 6.4.5 do not apply to the Central City.

Note: Rules for Central City Workers' Temporary Accommodation are in section 13.13.1.3.

6.4.5.1.4 Section 6.4.5 of the District Plan shall cease to have effect on 31st December 2022.

6.4.5.1.5 The provisions under clause 6.4.5 shall only have effect when all of the relevant provisions for the activities are operative.

6.4.5.1.6 Within 12 months of the cessation of any workers' temporary accommodation use, a previous use of the site no longer permitted under the District Plan may be reinstated provided that such reinstatement is in accordance with either:

- a. an existing use certificate issued under s 139A of the RMA; or
- b. a resource consent issued under s114 of the RMA; and
in relation to a. and b. above, the certificate or resource consent was issued prior to conversion to workers' temporary accommodation and was still valid at the time of conversion.

This reinstatement is permitted whether or not the certificate or resource consent would have otherwise lapsed or ceased to have effect.

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

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

6.4.5.2 Activity Status Tables

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6.4.5.2.1 Permitted Activities

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

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

Activity	Activity specific standards
<p>P1 Workers' temporary accommodation until 31 December 2022 provided in a permanent:</p> <p>a. <u>residential unit</u>;</p> <p>b. <u>guest accommodation</u> unit or facility;</p> <p>c. boarding or residential accommodation ancillary to an <u>education activity</u>;</p> <p>d. <u>elderly persons' housing</u>, <u>care facility</u> and/or <u>retirement village</u></p>	<p>a. The permanent activity and <u>building(s)</u> shall otherwise comply with all relevant District Plan requirements or consent conditions for its permanent use;</p> <p>b. The temporary use shall not result in an existing activity on the <u>site</u> failing to comply or increasing the degree of non-compliance with a rule in the District Plan or a resource consent condition;</p> <p>c. On-site management shall be provided for the workers' temporary accommodation. This shall include:</p> <ul style="list-style-type: none"> i. a live-in manager on <u>site</u>, or a nominated occupant where no more than 4 people are accommodated; ii. cleaning, maintenance and servicing; iii. security services; iv. communication procedures; and v. on-site rules and policies.
<p>P2 <u>Accessory buildings</u> to any workers' temporary accommodation until 31 December 2022</p>	<p>a. NIL</p>

6.4.5.2.2 Controlled Activities

The activities listed below are Controlled Activities.

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

Activity	The Council's control shall be limited to the following Matters:
<p>C1 Erection and use of temporary or <u>relocatable buildings</u>, including modular units, for workers' temporary accommodation until 31 December 2022 located in:</p> <p>a. a Residential Suburban Density Transition or Residential Medium Density Zone;</p> <p>b. a Commercial Zone;</p> <p>c. a Living 5 Area</p> <p>where:</p> <p>d. no more than 20 people are accommodated on any one <u>site</u>;</p> <p>e. temporary <u>buildings</u> comply with all built form</p>	<p>a. <u>Site</u> layout and <u>building</u> design;</p> <p>b. The decommissioning strategy and its implementation;</p> <p>c. Nature of on-site management;</p> <p>d. Car parking;</p> <p>e. <u>Financial contributions</u> (if applicable under the District Plan); and</p> <p>f. Monitoring.</p>

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standards in the relevant zone with respect to <u>setbacks</u> , recession planes and maximum <u>building height</u> ;	
f. on-site car parking is provided at a minimum of one space per four beds;	
g. there is no alteration of destruction of any <u>building</u> or tree scheduled or listed in the District Plan;	
h. a Decommissioning Strategy has been submitted to the Council. This shall include:	
i. a statement of how all workers' temporary accommodation <u>buildings</u> will be removed and the <u>site</u> reinstated for its anticipated permanent use;	
ii. timing and any phasing;	
iii. remediation works, including any clearance of services, landscaping or hard surfacing;	
iv. the use of any <u>buildings</u> or services to remain on site in accordance with the District Plan.	
i. On-site management shall be provided for the workers' temporary accommodation. This shall include:	
i. a live-in manager on <u>site</u> , or a nominated occupant where no more than 4 people are accommodated;	
ii. cleaning, maintenance and servicing;	
iii. security services; and	
iv. communication procedures; and	
v. on-site rules and policies.	
j. a Site Design Statement is provided outlining how the project has been designed and will operate in accordance with the relevant guidelines for <u>site</u> and <u>building</u> design in Appendix 6.2 Temporary Accommodation for Workers Guidelines.	
Any application arising from this rule shall not be publically or limited notified.	

6.4.5.2.3 Restricted Discretionary Activities

Activities listed below are Restricted Discretionary Activities.

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

Activity	The Council's discretion shall be limited to the following Matters:
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RD1	<p>Workers' temporary accommodation until 31 December 2022 provided in a permanent:</p> <ol style="list-style-type: none"> 1. <u>residential unit</u>; 2. <u>guest accommodation</u> unit or facility; 3. boarding or residential accommodation ancillary to an <u>education activity</u>; 4. <u>elderly persons' housing</u>, <u>care facility</u> and/or <u>retirement village</u>; <p>that does not comply with one of more of the activity specific standards in P2</p>	<ol style="list-style-type: none"> a. Location suitability; b. Period for which the <u>building</u> will be used for workers' temporary accommodation; c. Nature of the permanent use and the effects of the <u>site</u> or <u>building</u> not being available for that permanent use; d. Nature of on-site management; e. Change of use strategy and its implementation; f. Car parking; g. <u>Financial contributions</u> (if otherwise applicable under the District Plan); and h. Monitoring.
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<p>RD2</p>	<p>Worker's temporary accommodation until 31 December 2022 in a permanent <u>building</u> that is not specified in RD1, provided that any such accommodation:</p> <ul style="list-style-type: none"> a. is not located in: <ul style="list-style-type: none"> i. an Industrial Heavy Zone; ii. a Rural Area; iii. a Rural-Residential Area; iv. a Conservation Area; v. an Open Space 3A or 3D Area; vi. the Special Purpose (Airport) Area; vii. the Special Purpose (Landfill) Area; viii. the Special Purpose (Styx Mill Transfer Station) Area; or ix. the Lyttelton Port Area. <p>(see Appendix 6.1 for maps)</p> <ul style="list-style-type: none"> b. complies with all relevant District Plan requirements or resource consent conditions for its permanent use; c. provides on-site management including: <ul style="list-style-type: none"> i. a live-in manager on <u>site</u>, or a nominated occupant where no more than 4 people are accommodated; ii. cleaning, maintenance and servicing; iii. security services iv. communication procedures; and v. on-site rules and policies. d. provides car parking at a minimum of one space per four beds. e. provides a Change of Use Strategy to the Council. This shall include: <ul style="list-style-type: none"> i. a statement of how the use of the <u>building</u> as workers' temporary accommodation will be reinstated back to its permanent use. ii. timing and any phasing of changes iii. alterations required to the <u>site</u>, <u>building</u> or services. <p>Any application arising from this rule shall not be publically or limited notified.</p>	<ul style="list-style-type: none"> a. Location suitability; b. Period for which the <u>building</u> will be used for workers' temporary accommodation; c. Nature of the permanent use and the effects of the <u>site</u> or <u>building</u> not being available for that permanent use; d. Nature of on-site management; e. The Change of Use strategy and its implementation; f. Car parking and transport network effects; g. <u>Financial contributions</u> (if otherwise applicable under the District Plan); and h. Monitoring.
<p>RD3</p>	<p>Erection and use of temporary or <u>relocatable</u> <u>buildings</u>, including modular units, for workers' temporary accommodation until 31 December</p>	<ul style="list-style-type: none"> a. Location suitability; b. Number of units proposed;

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2022, except as provided for by C1; and

- a. not located in:
 - i. an Industrial Heavy Zone;
 - ii. a Business 5 Area;
 - iii. a Rural Area;
 - iv. a Rural-Residential Area;
 - v. a Conservation Area;
 - vi. an Open Space 3A or 3D Area;
 - vii. the Special Purpose (Airport) Area;
 - viii. the Special Purpose (Landfill) Area;
 - ix. the Special Purpose (Styx Mill Transfer Station) Area; or
 - x. the Lyttelton Port Area.
 (see Appendix 6.1 for maps) and where:
- b. there is no alteration or destruction of any scheduled or listed building or tree;
- c. on-site management is provided including:
 - i. a live-in manager or a nominated occupant where no more than 4 people are accommodated;
 - ii. cleaning, maintenance and servicing;
 - iii. security services
 - iv. communication procedures; and
 - v. on-site rules and policies.
- d. a Decommissioning Strategy has been submitted to the Council prior to buildings being located on site. This shall include:
 - i. a statement of how all temporary workers accommodation buildings will be removed and the site reinstated for its anticipated permanent use;
 - ii. timing and any phasing;
 - iii. remediation works, including any clearance of services, landscaping or hard surfacing;
 - iv. the use of any buildings or services to remain on site in accordance with the District Plan.
- e. a Site Design Statement is provided outlining how the project has been designed and operated in accordance with the relevant guidelines for site and

- c. Site layout and building design;
- d. The decommissioning strategy and its implementation;
- e. Nature of on-site management;
- f. Car parking and transport network effects;
- g. Financial contributions (if otherwise applicable under the District Plan); and
- h. Monitoring.

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	<p><u>building</u> design in Appendix 6.2</p> <p>Temporary Accommodation for Workers Guidelines</p> <p>Any application arising from this rule shall not be publically notified. Applications for temporary accommodation for up to 200 people shall not be limited notified.</p>	
RD4	<p>Erection and use of a temporary or <u>relocatable building</u>, including a modular unit, for workers' temporary accommodation until 31 December 2022 accommodating no more than 4 people living as a single household unit with shared facilities, located in any zone; except as provided for by C1; and provided that:</p> <ol style="list-style-type: none"> the <u>building</u> does not result in an existing activity on the <u>site</u> failing to comply or increasing the degree of non-compliance with the District Plan or any resource consent with respect to any rules except <u>site</u> density; <u>buildings</u> comply with the built form standards for the relevant zone with respect to setbacks, recession planes and maximum <u>building height</u>; on-site car parking is provided at a minimum of one space per four beds; on-site management is provided. This shall include: <ol style="list-style-type: none"> a live-in manager on site or a nominated occupant; cleaning, maintenance and servicing; security services communication procedures; and on-site rules and policies. a Decommissioning Strategy shall be submitted to the Council prior to <u>buildings</u> being located on <u>site</u>. This shall include: <ol style="list-style-type: none"> a statement of how all temporary workers accommodation <u>buildings</u> will be removed and the <u>site</u> reinstated for its anticipated permanent use; timing and any phasing remediation works, including any clearance of services, landscaping or hard surfacing; 	<ol style="list-style-type: none"> Location suitability; <u>Site</u> layout and <u>building</u> design; The decommissioning strategy and its implementation; Nature of on-site management; Car parking; <u>Financial contributions</u> (if otherwise applicable under the District Plan); and Monitoring.

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<p>iv. the use of any <u>buildings</u> or services to remain on <u>site</u> in accordance with the District Plan.</p> <p>f. there is no alteration or destruction of any <u>building</u> or tree scheduled or listed in the District Plan;</p> <p>g. a Site Design Statement is provided outlining how the project has been designed and operated in accordance with the relevant guidelines for <u>site</u> and <u>building</u> design in Appendix 6.2 Workers' Temporary Accommodation – Design Guide</p> <p>Any application arising from this rule shall not be publically or limited notified.</p>	
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6.4.5.2.4 Non-Complying Activities

Activity	
NC1	Any workers' temporary accommodation including any temporary <u>buildings</u> established under these rules continuing after 31 December 2022.
NC2	Any workers' temporary accommodation that alters or destroys a <u>building</u> or tree scheduled or listed in the District Plan.
NC3	<p>Erection and use of temporary or <u>relocatable buildings</u>, including modular units, for workers' temporary accommodation except:</p> <ol style="list-style-type: none"> as provided for as a permitted, controlled or restricted discretionary activity in 6.4.5 above; where the activity would be permitted, controlled, restricted discretionary, discretionary or prohibited under the zone rules or any other plan rules. <p>Any application arising with respect to this rule shall not be publically notified.</p>
NC4	Workers' temporary accommodation in the "Residential Red Zone" Overlay.

6.4.5.2.5 Prohibited Activities

Activity	
PR1	Any subdivision activity creating an allotment on a <u>site</u> occupied by workers' temporary accommodation.

Appendix 6.2 Workers' Temporary Accommodation - Design Guide

1.1 Introduction

- a. Why has this guide been developed?
 - i. This guide has been developed because special provision needs to be made to accommodate the additional workers and their families who will be in greater Christchurch for the rebuild. Housing demand analysis suggests additional accommodation will be needed for this substantial number of workers, many of whom will be coming from outside the region. Some will be accommodated in permanent housing (either existing or new), some in other types of accommodation such as motels, and others will be accommodated in temporary housing buildings or complexes developed specifically to accommodate construction workers.
 - ii. An important part of meeting this housing demand will be to offer options for temporary accommodation. For example,

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bulk unit complexes may be desirable for the large construction gangs who are expected to temporarily migrate to greater Christchurch. The demand for this type of development, particularly at the numbers anticipated, is unique in New Zealand.

- iii. This imperative for workers' accommodation is for the short term only. At the same time, this accommodation still needs to be of high quality and suitably located, have minimal if any impacts on surrounding neighbourhoods, and be effectively operated. This guide therefore responds to the gap in current guidance on this unique type of accommodation.
- iv. The purpose of this guide is to:
 - A outline considerations for planning and designing workers' temporary accommodation in a way that encourages innovative and high-quality development
 - B provide guidance to applicants and councils on the key considerations in determining resource consent applications
 - C provide information to existing residents and communities on critical considerations for workers' temporary accommodation.
- b. How to use the guide
 - i. This guide complements District Plan provisions for workers' temporary accommodation in section 6.4.5. It sets out considerations and good practice examples. However, as each case will be different, the various considerations and examples may be more relevant in some situations than in others.
- c. Other consents and approvals
 - i. This guide is specifically about design and planning considerations for workers' temporary accommodation. It is to assist in assessments by Christchurch City Council under the Resource Management Act. It is not intended to apply to building consents or other regulatory assessments. In addition to resource consent, a workers' accommodation project may require consent or approval under the Building Act, Health Regulations, or under the Resource Management Act from Environment Canterbury. A separate information sheet is available on broader regulatory requirements.
- d. Principles
 - i. This guide has four overarching principles for the development of workers' temporary accommodation.
 - A Workers' temporary accommodation is designed to respond to the characteristics of the locality and avoid, remedy or mitigate significant adverse effects on the characteristics of local neighbourhoods.
 - B Workers' temporary accommodation provides high-quality accommodation with good on-site amenity.
 - C On-site management and operation of workers' temporary accommodation effectively contribute to high-quality accommodation for occupants and minimise impacts on surrounding neighbourhoods.
 - D Workers' temporary accommodation is genuinely temporary in place no longer than 31 December 2022.

1.2 Guidelines for location suitability

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

Location suitability considerations	Examples of good practice
Consideration 1: Location suitability	<ul style="list-style-type: none">1. Key measures<ul style="list-style-type: none">a. Location in the Christchurch central city is encouraged.

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

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

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

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<p>Consideration 4: Unit and building design</p> <p>a. The appearance and design of workers' temporary units and buildings is not expected to be to the standard anticipated for permanent accommodation. However, the choice of materials, type of construction, building size, design, and layout can contribute to a development that minimises impact on the neighbourhood while providing quality living space for occupants.</p>	<p>1. Other considerations</p> <p>a. Where communal facilities are provided (for example, cooking, dining, showers or recreational facilities), individual units can be small, for example a floor area of 14m² may be appropriate.</p> <p>b. Where units are completely self-contained with no communal or on-site facilities, individual units should be larger to provide more living space within each unit.</p> <p>c. Buildings that are highly visible from adjoining residential sites can use materials, finishes, designs and techniques to minimise effects. For example, large continuous walls could be broken, or changes in building height and scale could be used to be more compatible with the building bulk anticipated by the District Plan.</p> <p>d. The design and appearance of large communal facility buildings are of particular importance as these buildings are often a focus and significant visual feature of a site.</p> <p>e. There may be location-specific considerations relevant to building design. For example, design, construction and operation to reduce noise may be relevant in some locations near the airport or heavy industry for noise insulation. Another example of location-specific considerations would be effects relevant to a special amenity area identified in the district plan.</p> <p>f. Providing weather protection at unit and building entrances is encouraged.</p> <p>g. Units can be designed, constructed and located to make the most of the sun and to provide a warm and dry living environment.</p> <p>h. Building design should facilitate building removal or relocation as proposed in the decommissioning strategy.</p>
<p>Consideration 5: On-site facilities and services</p> <p>a. The need for on-site facilities and services will be identified on a case-by-case basis depending on the nature and size of the development. On-site facilities will help to improve the quality of accommodation, contribute to the successful operation of the site, and reduce any impact beyond the site.</p>	<p>1. Other considerations</p> <p>a. Sites should either be connected to council water, stormwater and wastewater networks, or be self-contained. Each site will need to determine the expected demand on services and how that demand will be met.</p> <p>b. Communal facilities and services provided on-site will depend on the needs of the occupants. For example, a recreation facility may be warranted on a site of more than 100 workers. Alternatively, on-site facilities may not be necessary where public services and facilities are operating close by.</p> <p>c. Where communal recreation or open space is provided, it is not necessary to provide open space with each unit, but this design is encouraged.</p> <p>d. There needs to be servicing arrangements and adequate space for this. For example, the site may manage its own solid waste or may rely on the council service. The site may offer laundry service or laundry facilities may be contained in each unit.</p>

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

1.4 Guidelines for on-site management and operation

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

On-site management considerations	Examples of good practice
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<p>Consideration 8: On-site management arrangements</p> <p>a. Effective on-site management contributes significantly to the quality and successful operation of accommodation, and minimises potential impacts on the local community.</p> <p>b. On-site management linked to employment arrangements can be most effectively maintained and administered on an on-going basis.</p>	<p>1. Key measures</p> <p>a. On-site management arrangements should be in place. The type of on-site management involved will depend on the size and nature of the complex. For example, for accommodation for less than 10 people, a nominated occupant could provide the on-site management role. For medium sized complexes, an appointed professional property manager could provide management services. For larger complexes a full time live-in manager would be required.</p> <p>2. Other considerations</p> <p>a. Depending on the size and nature of the project, a written management plan will set out all site management procedures and 'rules' including:</p> <ul style="list-style-type: none"> i. roles and responsibilities ii. procedures for communication with neighbours and community iii. servicing, cleaning and maintenance arrangements iv. security and crime prevention measures v. drug and alcohol policy vi. management of transport of workers vii. health and safety measures viii. emergency management ix. animal control x. catering arrangements xi. noise management xii. on-site behaviour expectations xiii. management of disturbances xiv. parking management xv. public facility management xvi. management of requests and complaints. xvii. linking the on-site 'rules' to employment arrangements increases the status of those rules. It is possible to make this more formal link if occupancy is arranged through a specific employer.
<p>Consideration 9: Support services</p> <p>a. Providing workers with broader support will help to improve the overall quality of accommodation and help to integrate them into the local community.</p>	<p>1. Other considerations</p> <p>a. Providing appropriate support services - for example, pastoral care and migrant support - is encouraged.</p>

1.5 Guidelines for decommissioning

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

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Decommissioning considerations	Examples of good practice
<p>Consideration 10: Decommissioning strategy</p> <p>a. Workers' temporary accommodation will be assessed on the basis that it does not become permanent accommodation.</p> <p>b. An enforceable decommissioning strategy is a critical component of any workers' temporary accommodation project.</p>	<p>1. Key measures</p> <p>a. A decommissioning strategy should be in place to confirm the long-term plan for buildings, phasing of decommissioning and removal of buildings and how the site will be reinstated ready for its anticipated permanent use.</p> <p>b. All temporary units must be removed by 31 December 2022, or earlier.</p> <p>2. Other considerations</p> <p>a. Building design should be a consideration in the decommissioning strategy to ensure design does not inhibit the implementation of the strategy.</p> <p>b. Use of legal instruments to assist make future owners aware of the removal requirement or provide an additional means of assuring removal are encouraged, for example an encumbrance may be registered.</p> <p>c. After it has been used for workers' temporary accommodation, a site may need to be remediated to make it suitable for its anticipated long-term use.</p> <p>d. If landscaping of the site has been completed, it may be possible to retain some or all of the landscaping at the reinstatement stage.</p>

1.6 Guidelines for communicating with neighbours

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

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

1.7 References for further information and guidance

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

Council information on planning and resource consent applications

Christchurch City Council:

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

Selwyn District Council:

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

Waimakariri District Council:

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

Information about the New Zealand Building Code

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

CPTED guidelines

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

Part 1: Seven Qualities of Safer Places:

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

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Part 2: National Guidelines for Crime Prevention through Environmental Design in New Zealand Part 2: Implementation Guide:
<http://www.justice.govt.nz/publications/global-publications/n/national-guidelines-for-crime-prevention-through-environmental-design-in-new-zealand-part-2-implementation-guide>

Other design guides

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

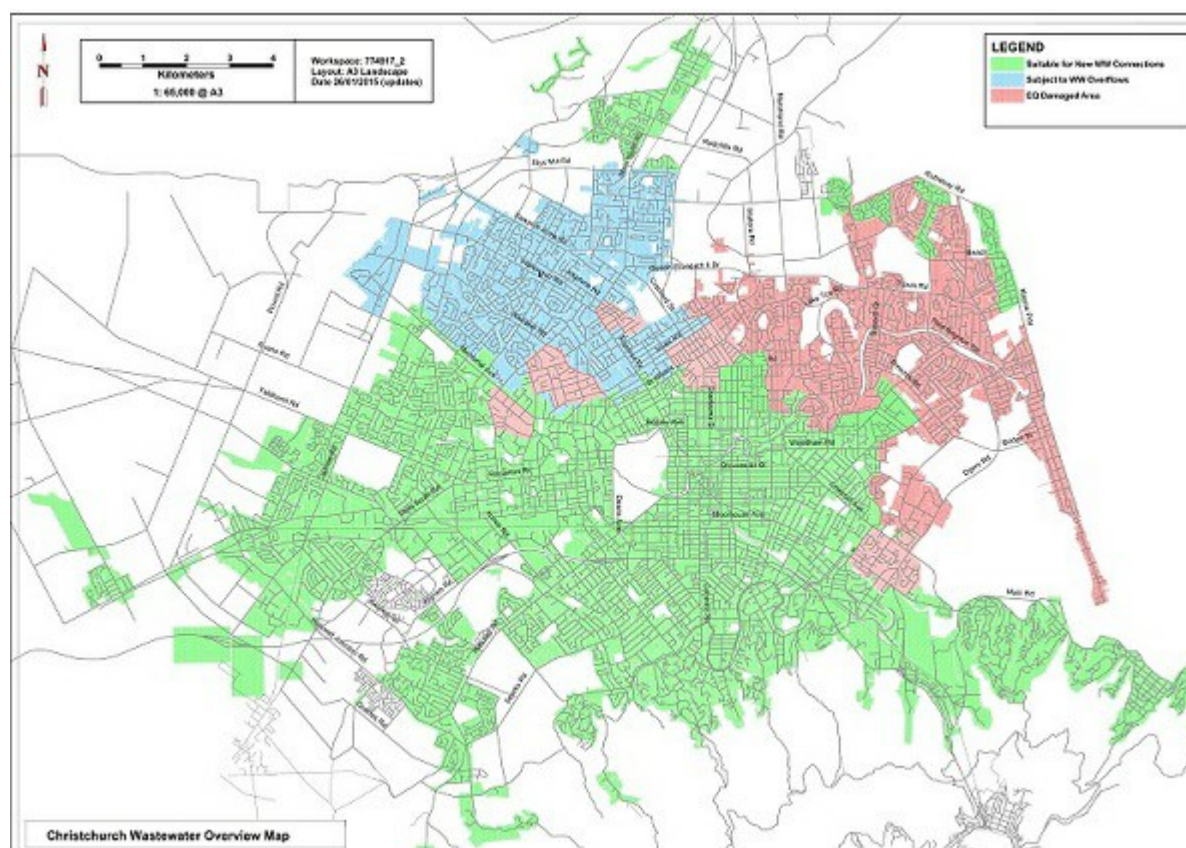
http://www.ulda.qld.gov.au/01_cms/details.asp?ID=157

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

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

1.8 Christchurch Wastewater Overview Map

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



6.5 Scheduled Activities

6.5.1 Objectives and policies

6.5.1.1 Objective -Scheduled activities

- Recognise the community benefits provided by specific established activities that require distribution or location outside of commercial centres and enable them to operate and expand on their historic sites in a way that maintains or enhances the amenity values, character and natural values of the adjoining residential, rural or open space environment.

6.5.1.1.1 Policy - Manage effects and expansion of scheduled activities

- a. Enable the ongoing operation and limited expansion of established scheduled activities that provide a community benefit where any adverse effects and expansion can be managed so as not to undermine other plan objectives including residential and rural amenity, residential coherence, and the focusing of commercial and community activities in centres.

6.5.2 Rules

6.5.2.1 How to use the rules

6.5.2.1.1 On sites listed in the schedule in 6.5.4, the rules in this section of the Plan replace the zone rules for those sites with respect to the scheduled activity only. Any activity other than the scheduled activity shall be subject to the provisions of the zone indicated by the schedule in 6.5.4 and shown on the Planning Maps.

6.5.2.1.2 The rules that apply to the activities scheduled in 6.5.4 are contained in:

- a. the Activity Status Tables in 6.5.2.2; and
- b. the Built Form Standards in 6.5.2.3.

6.5.2.1.3 The provisions in the following chapters also apply to scheduled activities (where relevant):

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

6.5.2.2 Activity status tables

6.5.2.2.1 Permitted activities

On the sites identified in 6.5.4, the activities listed in the schedule are permitted activities if they comply with all relevant Activity Specific Standards set out in this table and all relevant Built Form Standards in 6.5.2.3.

Activities may also be Restricted Discretionary as specified in Rule 6.5.2.2.3.

Activity		Activity specific standards
P1	Scheduled fire station	a. NIL

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Activity		Activity specific standards
P2	Scheduled public utilities	a. NIL
P3	Scheduled service centres and community centres	a. NIL
P4	Scheduled <u>spiritual facilities</u>	a. NIL
P5	Scheduled <u>cultural facilities</u>	<p>a. Only one residential unit on any <u>site</u> for caretaker and site management purposes is permitted</p> <p><i>Additional for Ferrymead Heritage Park</i></p> <p>b. Car parking shall be provided consistent with the requirements for reserves in Table 7.2, unless Rule 7.2.3.10 (High Traffic Generators) applies to any new activity on the <u>site</u></p>
P6	Scheduled service stations	a. NIL
P7	Scheduled <u>guest accommodation</u>	a. NIL
P8	Scheduled taverns	a. NIL

6.5.2.2.2 Controlled activities

There are no Controlled activities.

6.5.2.2.3 Restricted discretionary activities

The Activities listed below are Restricted Discretionary Activities. Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion as set out in the following table:

Activity	The Council's discretion shall be limited to the following Matters:
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RD1	Any Permitted Activity that does not comply with Built Form Standard 6.5.2.3.1 - Maximum Building Height	<ul style="list-style-type: none"> a. Distribution of commercial and community activities – 6.5.3.1 b. Bulk and scale – 6.5.3.2
RD2	Any Permitted Activity that does not comply with Built Form Standard 6.5.2.3.2 – Site Coverage	<ul style="list-style-type: none"> a. Distribution of commercial and community activities – 6.5.3.1 b. Bulk and scale – 6.5.3.2
RD3	Any Permitted Activity that does not comply with Built Form Standard 6.5.2.3.3 – Minimum building setback from road boundaries	<ul style="list-style-type: none"> a. Minimum setback from road boundaries – 6.5.3.3
RD4	Any Permitted Activity that does not comply with Built Form Standard 6.5.2.3.4 – Minimum building setback from internal boundaries	<ul style="list-style-type: none"> a. Minimum setback from internal boundaries – 6.5.3.4
RD5	Any Permitted Activity that does not comply with Built Form Standard 6.5.2.3.5 – Sunlight and outlook at boundaries with residential zones	<ul style="list-style-type: none"> a. Sunlight and outlook at boundaries with residential zones – 6.5.3.5
RD6	Any Permitted Activity that does not comply with Built Form Standard 6.5.2.3.6 – Outdoor storage areas	<ul style="list-style-type: none"> a. Outdoor storage areas – 6.5.3.6
RD7	Any Permitted Activity that does not comply with Built Form Standard 6.5.2.3.7 – Trees	<ul style="list-style-type: none"> a. Bulk and scale – 6.5.3.2 b. Trees, planting and landscaping – 6.5.3.7
RD8	Any Permitted Activity that does not comply with Built Form Standard 6.5.2.3.8 –Planting and landscaping	<ul style="list-style-type: none"> a. Bulk and scale – 6.5.3.2 b. Trees, planting and landscaping – 6.5.3.7

6.5.2.2.4 Discretionary activities

There are no Discretionary activities.

6.5.2.2.5 Non-complying activities

There are no Non-complying activities.

6.5.2.2.6 Prohibited activities

There are no Prohibited activities.

6.5.2.3 Built form standards

6.5.2.3.1 Maximum building height

- a. The maximum height of any building on the site shall be:

	Scheduled activity	Zone(s)	Permitted
i.	Fire station (except Woolston Training Centre)	All	9m
ii.	Fire station (Woolston Training Centre)	Residential Suburban	20m
iii.	Public utility	Residential Suburban	9m
iv.	Service centres and community centres	Residential Suburban; Residential Suburban Density Transition	9m
v.	<u>Spiritual facility</u>	All Residential zones, except as below	9m or 12m for spires or towers
vi.	<u>Spiritual facility</u>	Residential Medium Density	11m or 14m for spires or towers
vii.	<u>Cultural facility</u>	Open Space Community Park; Rural Urban Fringe	10m
viii.	Service station	Residential Suburban; Residential Suburban Density Transition; Residential Medium Density	9m
ix.	<u>Guest accommodation</u>	Residential Suburban; Rural Urban Fringe	9m
x.	<u>Guest accommodation</u>	Residential Medium Density	11m

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xi.	Tavern	Residential Suburban; Residential Suburban Density Transition	9m
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6.5.2.3.2 Site coverage

a. The maximum percentage of the net site area covered by buildings shall be:

	Scheduled activity	Zone(s)	Permitted
i.	Fire station	All	40%
ii.	Public utility (Mairehau Depot)	Residential Suburban	40%
iii.	Service centres and community centres	Residential Suburban; Residential Suburban Density Transition	50%
iv.	<u>Spiritual facility</u>	All Residential zones	50%
v.	<u>Cultural facility</u> (Yaldhurst Science and Transport Museum)	Rural Urban Fringe	40%
vi.	Service station (including canopy)	Residential Suburban; Residential Suburban Density Transition; Residential Medium Density	50%
vii.	<u>Guest accommodation</u>	Residential Suburban; Rural Urban Fringe	45%
viii.	<u>Guest accommodation</u>	Residential Medium Density	50%
ix.	Tavern	Residential Suburban; Residential Suburban Density Transition	40%

6.5.2.3.3 Minimum building setback from road boundaries

a. The minimum building setback from any road boundary shall be:

	Scheduled activity	Zone(s)	Permitted
i.	Fire station	All	3m
ii.	Public utility	Residential Suburban	6m
iii.	Service centres and community centres	Residential Suburban; Residential Suburban Density Transition	6m

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iv.	<u>Spiritual facility</u>	All Residential zones except as below	6m
v.	<u>Cultural facility</u>	Rural Urban Fringe	3m
vi.	<u>Cultural facility</u>	Open Space Community Park	5m
vii.	Service station (excluding canopy)	Residential Suburban; Residential Suburban Density Transition	10m
viii.	<u>Guest accommodation</u> (except Top 10 Holiday Park)	Residential Suburban; Residential Medium Density	3m
ix.	<u>Guest accommodation</u> (Top 10 Holiday Park)	Residential Suburban; Rural Urban Fringe	4.5m
x.	Tavern	Residential Suburban; Residential Suburban Density Transition	6m

6.5.2.3.4 Minimum building setback from internal boundaries

a. The minimum building setback from any internal boundary shall be:

	Scheduled activity	Zone(s)	Permitted
i.	Fire station	All	3m
ii.	Public utility	Residential Suburban	3m
iii.	Service centres and community centres	Residential Suburban; Residential Suburban Density Transition	3m
iv.	<u>Spiritual facility</u>	All Residential zones	5m
v.	<u>Cultural facility</u>	Open Space Community Park; Rural Urban Fringe	3m
vi.	Service station	Residential Suburban; Residential Suburban Density Transition; Residential Medium Density	6m
vii.	<u>Guest accommodation</u>	Residential Suburban; Residential Medium Density; Rural Urban Fringe	3m
viii.	Tavern	Residential Suburban; Residential Suburban Density Transition	6m

6.5.2.3.5 Sunlight and outlook at boundaries with residential zones

a. Scheduled activities adjacent to the zones specified below shall not include buildings projecting above the following recession planes:

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	Scheduled activity	Zone(s)	Permitted
i.	All where adjoining the zones specified	All Residential zones	<p>A. 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.</p> <p>B. 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 adjoining south <u>site boundary</u>.</p>

6.5.2.3.6 Outdoor storage areas

- a. Any outdoor storage area ancillary to a scheduled activity shall comply with the following standards:

	Scheduled activity	Zone(s)	Permitted
i.	All	All	<p>A. Any <u>outdoor storage area</u> shall be screened by <u>buildings</u>, fencing or <u>landscaping</u> so as to not be visible from 1.8m above ground level on any <u>adjoining road</u> or <u>adjoining site</u>;</p> <p>B. Where screening is by way of <u>landscaping</u>, it shall be of a minimum depth of 1.5m; and</p> <p>C. <u>Outdoor storage areas</u> shall not be located within the <u>setbacks</u> specified in Rules 6.5.2.3.3 and 6.5.2.3.4.</p>

6.5.2.3.7 Trees

- a. Sites shall include at least the minimum tree planting set out in the table below:

	Scheduled activity	Zone(s)	Permitted
i.	All	All	A. On boundaries adjoining a Residential, Open Space, Rural or Specific Purpose (Schools, Hospital, Cemeteries, Tertiary Education) Zone, trees shall be provided and evenly spaced at a ratio of at least 1 tree for every 10m of the boundary.
ii.	All	Open Space Community Park; Commercial Banks Peninsula	A. In addition to any planting required by rule 6.5.2.3.7(a)(i) above, one tree shall be planted within or adjacent to the car parking area for every 5 car parking spaces.

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- b. All trees required by this rule shall comply with the requirements in Appendix 6.11.6 Part A.

6.5.2.3.8 Planting and landscaping

- a. The minimum percentage of the site to be set aside as a landscaped area shall be:

	Scheduled activity	Zone(s)	Permitted
i.	<u>Cultural facility</u> (Ferrymead Heritage Park)	Open Space Community Park	50%

- b. All trees required by this rule shall comply with the requirements in Appendix 6.11.6 Part A.

6.5.3 Matters of discretion

6.5.3.1 Distribution of commercial and community activities

- a. The extent to which any proposed extension or expansion of the activity:
- serves primarily local demand or, if serving a larger catchment:
 - requires a form and scale that would not be consistent with any commercial centres in that catchment; or
 - serves a primarily community or cultural function.
 - is consistent with the function of commercial centres as the primary focus of commercial and community activity.

6.5.3.2 Bulk and scale

- a. The extent to which an increased amount of building height or site coverage:
- is consistent with the function and character of neighbouring sites.
 - affects the amenity of adjoining sites or public spaces due to:
 - visual dominance;
 - loss of privacy;
 - shading; or
 - lack of visual interest or architectural variation.
 - is visually mitigated by the design and appearance of the building, the quality and scale of any landscaping and tree planting proposed, site topography or the location of buildings within the site or any other factors.
 - improves outcomes on the remainder of the site; for example, by allowing for the retention of mature trees or other features, naturalisation of water bodies, or reducing visual dominance of buildings on the boundaries of the site.
 - provides adequate area for site access, manoeuvring and other activities.

6.5.3.3 Minimum setback from road boundaries

- a. The extent to which the proposed setback of the building from the street and the design of any building facades visible from a public area:

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- i. are consistent with the function and character of surrounding zones and existing buildings on the site;
- ii. provide visual interest appropriate to the context and character of the site and its surroundings;
- iii. incorporate architectural variation into the façade and building form to provide interest and to break up the bulk of the building;
- iv. maintains clear and visible visual and physical connections between the interior of any buildings and the road and other public spaces;
- v. provides opportunities for landscaping along road boundaries;
- vi. allows a more efficient, practical and higher amenity use of the remainder of the site or enables the protection of significant trees or other natural or heritage features on the site.

6.5.3.4 Minimum setback from internal boundaries

- a. The extent to which the proposed setback of the building from any boundary with a Residential, Open Space or Specific Purpose (Schools, Tertiary Education, Cemeteries, Hospitals) Zone
 - i. maintains adequate levels of privacy, daylight and outlook for occupants and neighbours;
 - ii. is adjacent to less sensitive areas on neighbouring sites such as driveways, parking or service areas;
 - iii. provides opportunities for landscaping along internal boundaries;
 - iv. allows a more efficient, practical and higher amenity use of the remainder of the site or enables the protection of significant trees or other natural or heritage features on the site.

6.5.3.5 Sunlight and outlook at boundaries with residential zones

- a. The extent to which any building intrusion into a recession plane:
 - i. overshadows and impacts on the outdoor living spaces and main living areas of residential buildings, and/or activities undertaken within the space affected, while having regard to the time of year that overshadowing is expected to occur;
 - ii. visually impacts on the adjoining residential zones;
 - iii. impacts on the privacy of an adjoining site;
 - iv. is mitigated by the extent and quality of any landscaping proposed;
 - v. is necessary in order to avoid, remedy or mitigate adverse effects on the building resulting from a natural hazard including inundation or flooding;
 - vi. allows a more efficient, practical and higher amenity use of the remainder of the site or enables the protection of significant trees or other natural or heritage features on the site.

6.5.3.6 Outdoor storage areas

- a. The extent to which:
 - i. the quality and form of any fencing, landscaping or other screening minimises the visual effects of outdoor storage areas as viewed from the street or an adjoining property;
 - ii. the materials or goods stored within the setback have an adverse visual effect or generate dust or odour nuisance;
 - iii. outdoor storage areas are adjacent to less sensitive areas on neighbouring sites such as driveways, parking or service areas

6.5.3.7 Trees, planting and landscaping

- a. The extent to which the proposed tree planting or landscaping:
- achieves a high level of on-site amenity while minimising the visual impact of activities and buildings on the surroundings;
 - supports the growth of vegetation and its protection through the provision of adequate space and light, or other methods (e.g. barriers);
 - utilises species suitable to the site conditions (relevant guidance is provided in Appendix 6.11.6).

6.5.4 Schedule of activities

ID	Name	Address	Legal Description	Underlying Zone	Map No
Scheduled Fire Stations					
FS2	St Albans Fire Station	276 Cranford Street	Lot 3 DP 38681	Residential Suburban	25
FS3	Woolston Fire Station and Training Centre	929 Ferry Road	Lot 1 DP 72727	Residential Suburban	40
FS4	New Brighton Fire Station	82 Hawke Street	Lot 1 DP 23006	Residential Suburban Density Transition	26
FS5	Addington Fire Station	77 Simeon Street	Lot 1 DP 29485	Residential Suburban Density Transition	38
FS6	Sumner Fire Station	6 Wiggins Street	Lot 1 DP 48338	Residential Suburban	48
FS7	Sockburn Fire Station	35 Mustang Avenue	Lot 315 DP 434068	Residential Suburban	37
FS8	Governors Bay Fire Station	1 Ernest Adams Drive	Lot 21 DP 57247	Residential Small Settlement	57
FS9	Diamond Harbour Fire Station	89 Marine Drive	Lot 38 DP 10949	Residential Banks Peninsula	59

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ID	Name	Address	Legal Description	Underlying Zone	Map No
FS10	Little River Fire Station	44 Western Valley Road	RS 41527	Open Space Community Park	69
FS11	Akaroa Fire Station	49 Beach Road	Lot 1 DP 46053	Commercial Banks Peninsula	77
Scheduled Public Utilities					
PU1	Beckenham Water Services Yard and Pumping Station	54 Colombo Street	Pt RS 138 Canterbury Dist, Pt Lots 13,14,15,16,17,18DP 2527	Residential Suburban	46
PU2	Mairehau Depot	280 Westminster Street	Pt Lot 65 DP 13198	Residential Suburban	25
Scheduled Service Centres and Community Centres					
SC1	Fendalton Community Centre	170 Clyde Road	Lot 1 DP 25574	Residential Suburban	31
SC2	Beckenham Service Centre	66 Colombo Street	Pt Lots 1,2 DP 24288, Pt Lots 10,11,12,13,14,6,7,8,9 DP 2527	Residential Suburban	46
SC3	Fendalton Service Centre	4 Jeffreys Road	Lot 1 DP 81683	Residential Suburban	31
SC4	Linwood Service Centre	180 Smith Street	Lot 16 DP 23797	Residential Suburban Density Transition	39; 40
Scheduled <u>Spiritual Facilities</u>					
-	All <u>spiritual facilities</u> in Residential zones established before 24 June 1995	Various	Various	Various Residential	-

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ID	Name	Address	Legal Description	Underlying Zone	Map No
Scheduled <u>Cultural Facilities</u>					
CU1	Yaldhurst Transport and Science Museum	26 School Road	Pt RS 1482 Canterbury Dist	Rural Urban Fringe	29
CU2	Ferrymead Heritage Park	50 Ferrymead Park Drive; 275 Bridle Path Road	Lots 1 & 2 DP 75787; Lot 3 DP 75788; Lot 1 DP 75789; PT LOT 5 DP 860; PT RS 8 (BM 341); Lots 1 & 2 DP 28250; PT RS 8 (A 6402, BM 341); Lots 6-7 & 9 DP 814; PT Lots 8 & 34 DP 814; PT RS 43; Lots 1 & 2 DP 40605; Lots 1-3 DP 28401; RS 38893 (SO 9125)	Open Space Community Park	47
Scheduled <u>Service Stations</u> Note: 1. For the purposes of the scheduled activities rules, " <u>service stations</u> " include - in addition to those activities listed in the definition - mechanics, tyre shops and inspection centres that do not sell motor vehicle fuels as their primary function.					
SS2	Z Energy Barrington	253 Barrington Street	Lot 1 DP 44640	Residential Suburban Density Transition	45
SS3	Beach Road Tyre and Auto Centre	89-91 Beach Road	Lots 1 & 2 DP 25521	Residential Suburban	26
SS5	On the Go Middleton	324 Blenheim Road	Lot 12 DP 13576	Residential Suburban	38
SS6	Blighs Road Service Station	64 Blighs Road	Lot 1 DP 28218 Lots 3 & 6 DP 1978	Residential Suburban	24

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ID	Name	Address	Legal Description	Underlying Zone	Map No
SS7	Bromley Auto Services	427 Breezes Road	Lot 1 DP 16645	Residential Suburban	33
SS8	Z Energy Ferry Road	417-419 Ferry Road	Lots 1-3 DP 9049; Lot 4 DP 198	Residential Suburban Density Transition	39
SS9	Mobil Ferry Road	619 Ferry Road	Pt Lot 9 DP 10453, Pt Lot 1 DP 39	Residential Suburban	40
SS10	BP Halswell	244 Halswell Road	Lot 5 DP 18615, Lots 10,7,8,9 DP 20563	Residential Suburban	44
SS11	Challenge! Halswell	345 Halswell Road	Lot 2 DP 339018, Lot 2 DP 46884	Residential Suburban	49
SS12	Z Energy Bishopdale	208-210 Harewood Road	Lots 40-41 DP 17536 Pt Lot 1 DP 12609	Residential Suburban	24
SS13	Z Energy New Brighton	38-40 Hawke Street	Lot 1 DP 25884 Pt Lot 79 DP 140 Lot 1 DP 44932	Residential Suburban Density Transition	26; 27
SS14	BP Mairehau	435 Innes Road	Lots 4 & 5 DP 18127	Residential Suburban	25
SS15	Z Energy Addington	250 Lincoln Road	Lots 1,2,3 DP 42678	Residential Medium Density	38
SS16	BP Linwood	457 Linwood Avenue	Lot 1 DP 75853	Residential Suburban	40
SS17	BP Redcliffs	172 Main Road	Lot 1 & Pt Lot 2 DP 10599	Residential Suburban	48
SS18	Caltex Redwood	315 Main North Road	Pt Lot 2 DP 19040, Lot 1 DP 27253	Residential Suburban	18
SS19	Z Energy Belfast	713 Main North Road	Lot 1 DP 15151 Lot 1 DP 71863	Residential Suburban	12
SS20	Challenge Milton Street	115 Milton Street	Lots 3-5 DP 6505	Residential Suburban Density Transition	39

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ID	Name	Address	Legal Description	Underlying Zone	Map No
SS21	JD Motors	129 North Avon Road	Pt Lot 1 DP 2702, Lot 2 DP 2702	Residential Suburban	32
SS22	Mobil Aranui	336 Pages Road	Pt Lots 1 & 2 DP 60189	Residential Suburban	33
SS23	Z Energy Riccarton	33 Riccarton Road	Lot 4 DP 63363	Residential Medium Density	31
SS24	Caltex Russley Service Station	4 Russley Road	Pt Lot 1 DP 79303	Residential Suburban	30
SS25	BP Sawyers Arms Road	262 Sawyers Arms Road	Lot 2 DP 42741	Residential Suburban	18
SS26	Springs Road Auto Services Ltd	101 Springs Road	Lot 14 DP 15897	Residential Suburban	37
SS27	Goodyear Auto Service Centre Shirley	49 Warrington Street	Lot 2 DP 378413	Residential Suburban Density Transition	25
SS28	Caltex Withells Road	202 Withells Road	Lot 1 DP 23721	Residential Suburban	30
Scheduled <u>Guest Accommodation</u> Note: 1. For the purposes of the scheduled activities rules, " <u>guest accommodation</u> " includes - in addition to those activities listed in the definition - ancillary offices, meeting and conference facilities, fitness facilities and the provision of goods and services for the convenience of guests.					
GA10	Top 10 Holiday Park	39 Meadow Street	Lot 2 DP 334194; Lot 2 DP 369252; Lot 5 DP 17113; Lot 1 DP 334194	Residential Suburban; Rural Urban Fringe	24
GA11	Black Horse Hotel	33 Lincoln Road	Lots 1,3 DP 80912	Residential Suburban	38

ID	Name	Address	Legal Description	Underlying Zone	Map No
GA12	Belfast Hotel	899 Main North Road	Lot 1 DP 331273, Lot 1 DP 334238, Lot 1 DP 76408	Residential Suburban	12
GA13	Sandridge Hotel	30 Huxley Street	Lot 10 DP 117, Pt Lots 6,6 DP 117, Lots 8,9 DP 117, Lot 1 DP 60813	Residential Medium Density	39
GA14	Redwood Hotel	340 Main North Road	Lot 10 DP 60941	Residential Suburban	18
GA15	Racecourse Hotel	116-118 Racecourse Road	Lot 1 DP 301568, Lot 2 DP 301568	Residential Suburban	37
Scheduled Taverns					
TN1	Blenheim Road Tavern	280 Blenheim Road	Lot 1 DP 77136	Residential Suburban; Residential Suburban Density Transition	38
TN2	Valley Inn Tavern	2 Flavell Street	Lot 1 DP 398266	Residential Suburban	47
TN3	Parklands Tavern	6 Inwoods Road	Lot 1 DP 81181	Residential Suburban	20
TN4	Avonhead Tavern	120 Withells Road	Pt Lot 2 DP 29243	Residential Suburban	30

6.6 Water Body Setbacks

Note: Wording in ***bold italics*** is shown for context only and will be notified and open for submission at a later date (to be confirmed).

6.6.1 Objectives and policies

6.6.1.1 Objective - Protection of water body margins from inappropriate use

- a. Water body margins are protected from activities that have adverse effects on flood management; water quality; riparian or aquatic ecosystems; the natural amenity and character of the water body; heritage or cultural values; and access for recreation or maintenance; and where possible these values or functions are enhanced.

6.6.1.1.1 Policy - Naturalisation of water body margins

- a. Take a catchment-wide approach to protecting and enhancing the natural form, function and ecology of water body margins to improve water quality, flood control, biodiversity, bank stability and amenity values, while:
 - i. in City and Settlement areas, recognising provisions for ecological corridors and public access may not be fully achievable for some classifications of water body because of historic development patterns or adjoining land uses.
 - ii. in Rural areas, providing for rural activities that will not adversely affect water bodies and recognising that protecting or improving water quality is a priority matter.
 - iii. in Natural areas, minimising development in water body setbacks.

6.6.1.1.2 Policy - Setbacks from water bodies

- a. Avoid, remedy or mitigate adverse effects of activities on water bodies and their margins within setbacks consistent with the classification of water body.

	Water body classification (see Appendix 6.11.5.1 for characteristics)	Functions of the water body setback
i.	All	<p>A. Providing a buffer zone for natural erosion, sedimentation and land movement in the weak saturated soils that border water bodies; and minimising the risk that these processes pose to buildings or other structures.</p> <p>B. Minimising flood risk and damage by providing flood storage capacity, dispersal and effective land drainage; and avoiding, remedying or mitigating structures that transfer flood hazard.</p> <p>C. Improving water quality and catchment-wide ecosystem health by filtering potential contaminants.</p> <p>D. Allowing space for riparian planting to improve ecological values, and bank and slope stability.</p> <p>E. Providing access for the maintenance of water bodies and any associated hazard protection works.</p>
ii.	Downstream waterway	<p>A. Providing habitat for a wide range of terrestrial, aquatic and plant species.</p> <p>B. Allowing space for the establishment, retention and maintenance of significant location-appropriate riparian vegetation.</p> <p>C. Contributing to the open space character and amenity of the surrounding area.</p> <p>D. Sustaining cultural associations and providing opportunities for mahinga kai and customary use of native plants, animals and traditional materials.</p> <p>E. Providing recreational opportunities for the public where this is consistent with the other functions of the setback.</p>
iii.	Upstream waterway	
iii.	Environmental asset waterway	<p>A. Providing habitat for terrestrial, aquatic and plant species.</p> <p>B. Encouraging the establishment, retention and maintenance of location-appropriate riparian vegetation.</p> <p>C. Contributing to the open space character and amenity of the immediate area.</p>
iv.	Network waterway	<p>A. Where feasible, creating or enhancing ecological corridors for terrestrial, aquatic and plant species.</p>

	Water body classification (see Appendix 6.11.5.1 for characteristics)	Functions of the water body setback
v.	Hill waterway	A. Contributing to the open space character and amenity of the surrounding area.
vi.	Environmental asset standing water body	<p>A. Providing habitat for a wide range of terrestrial, aquatic and plant species.</p> <p>B. Encouraging the establishment, retention and maintenance of location-appropriate riparian vegetation.</p> <p>C. Contributing to the open space character and amenity of the surrounding area.</p> <p>D. Sustaining cultural associations and providing opportunities for mahinga kai and customary use of native plants, animals and traditional materials.</p> <p>E. Providing recreational opportunities for the public where this is consistent with the other functions of the setback.</p>

6.6.1.1.3 Policy - Management of activities in water body setbacks

- a. Where buildings, earthworks or other activities are permitted within a water body setback, manage the activity so that:
- any cultural significance of the water body to tangata whenua is appropriately recognised and provided for;
 - water quality, biodiversity, and mahinga kai values are maintained or enhanced;
 - connectivity between land, natural freshwater systems and the coast are retained or enhanced;
 - the stability of water body banks and adjacent land is maintained and sedimentation and erosion minimised;
 - maintenance access is enabled;
 - the ability of water body margins, channels, or ponding areas to store and/or convey surface water safely and efficiently is not impeded;
 - flood events are not exacerbated;
 - adverse effects are not transferred to another site;
 - amenity and landscape values, including riparian planting, are retained or enhanced;
 - Placeholder for policy on effects of development or use in the setbacks on**
 - Sites of Ecological Significance;**
 - Outstanding Natural Features and Landscapes;**
 - Significant Features and Landscapes;**
 - Areas of Outstanding, Very High or High Natural Character;**
 - Important Ridgelines;**
 - Heritage Items or Settings;**
 - Significant Trees or Groups of Trees;**
 - Silent File areas;**
 - significant indigenous vegetation;**

{This section of the policy will be notified and open for submissions at a later date to be confirmed.}
 - provision is made for public access appropriate to the classification and location of the water body and having regard to:
 - the relationship of tangata whenua with their ancestral lands, water and sites;
 - protection of Sites of Ecological Significance;**

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- C residential amenity;
- D **Outstanding Natural Features and Landscapes;**
- E bank and land stability;
- F public safety;
- G the operational or security requirements of infrastructure.

{These sections of the policy will be notified and open for submissions at a later date to be confirmed.}

6.6.2 Rules

6.6.2.1 How to use the rules

6.6.2.1.1 The rules that apply within the water body setbacks are contained in:

	Area	Zones	Provisions
a	City and settlement	All Commercial; All Industrial; All Residential (except as below); Papakainga; All Specific Purpose; Open Space – Metropolitan Facilities; Open Space – Community Parks; Open Space – Water and Margins (where adjacent to the above zones); Transport (where adjacent to the above zones)	Activity Status Tables in 6.6.2.2
b	Rural	All Rural; Residential Large Lot; Open Space McLeans Island; Open Space – Water and Margins (where adjacent to the above zones); Transport (where adjacent to the above zones)	Activity Status Tables in 6.6.2.3
c	Natural	Open Space Natural; Open Space – Water and Margins (except as above); Transport (where adjacent to the above zones)	Activity Status Tables in 6.6.2.4

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6.6.2.1.2 The Activity Status Tables and Standards in the following chapters also apply to activities in water body setbacks where relevant:

5	Natural Hazards;
8	Subdivision, Development and Earthworks;
9	Natural and Cultural Heritage;
11	Utilities, Energy and Infrastructure;
12	Hazardous Substances and Contaminated Land
19	Coastal Environment

6.6.2.1.3 ***The Specific Purpose (Flat Land Recovery) Zone is exempt from section 6.6.2.
{This section of the rule will be notified and open for submissions at a later date to be confirmed.}***

6.6.2.1.4 The following activities are exempt from section 6.6.2, the Water Body Setback rules:

- a. post holes for the erection of permitted fences;
- b. planting holes for trees or other vegetation;
- c. excavation for any approved wells;
- d. filling or excavation permitted pursuant to an approved building consent, except filling or excavation for building foundations;
- e. bridges or culverts with a regional consent;
- f. filling or excavation permitted pursuant to the repair of earthquake damaged land;
- g. filling or excavation associated with permitted utilities, or their replacement, repair or maintenance;
- h. ***filling or excavation associated with the maintenance of flood or bank protection works undertaken by any territorial or regional authority, the Department of Conservation or the Crown;***
- i. park management activities undertaken or coordinated by any territorial or regional authority, the Department of Conservation or Te Rūnanga o Ngāi Tahu;
- j. otherwise permitted vegetation management along water bodies and existing tracks, cycleways, roads or paths in the setback, except as restricted in the rules below.
- k. pervious surfaces;
- l. Permitted Activities in the Open Space – Water and Margins zone except for buildings;
- m. ***Construction of defences against water permitted by or consented under the Regional Plan.
{These sections of the rule will be notified and open for submissions at a later date to be confirmed.}***

6.6.2.1.5 Land use consents or water or discharge permits may also be required from the Regional Council for activities in, on, under or over the bed of water bodies or within close proximity to them.

6.6.2.1.6 The Building Act requires that land and other property be protected from erosion, falling debris, slippage, subsidence, inundation, alluvion or avulsion notwithstanding any other consent required for the proposed activity.

6.6.2.1.7 Attention is drawn to District and Regional Council bylaws relating to earthworks and stormwater management.

6.6.2.2 Activity status tables - City and settlement water body setbacks

6.6.2.2.1 Area of effect

- a. The rules for city and settlement water body setbacks in section 6.6.2.2 apply within the following areas:

	Water body classification	Setback width	Area of effect	Activities controlled
i.	Downstream waterway (except Mona Vale)	30m	Measured from the banks of waterways indicated on the Planning Maps (see Appendix 6.11.5.3 for interpretation of “bank”)	Earthworks; Buildings and other structures; Maintenance
ii.	Downstream waterway (Mona Vale)	15m		
iii.	Upstream waterway	10m		
iv.	Environmental asset waterway	7m		
v.	<u>Network waterway</u>	5m	Measured from the banks of waterways falling under the definition of “ <u>network waterway</u> ”	
vi.	<u>Hill waterway</u>	10m	Measured from the centreline of waterways falling under the definition of “ <u>hill waterway</u> ”	
vii.	Environmental asset standing water body	7m	Measured from the banks of standing water bodies indicated on the Planning Maps (see Appendix 6.11.5.2 and 6.11.5.3 for interpretation of “bank”)	

- b. Where more than one water body setback apply to the same area, the rules for the larger setback apply.

6.6.2.2.2 Permitted activities

- a. Within the setbacks indicated in s.6.6.2.2.1, the following activities are permitted activities for the purposes of s6.6 if they comply with all relevant Activity Specific Standards set out in this table.
- b. Activities may also be Restricted Discretionary, Discretionary, or Non-Complying specified in Rules 6.6.2.2.4, 6.6.2.2.5, and 6.6.2.2.6.

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Activity		Activity Specific Standards
Earthworks For the purposes of these rules “ earthworks ” excludes quarrying		
P1	Test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment	a. Land subject to any such testing shall be reinstated within two working days of the conclusion of the testing period.
Buildings and other structures For the purposes of these rules “ building ” includes “ accessory building ”. The definition of building includes decks.		
P2	Use, maintenance or repair of lawfully-established buildings existing at the time of notification of this plan for activities otherwise permitted by the Plan	a. NIL
P3	Extensions or alterations to existing buildings at least 1.8m above ground level	a. Where any such extensions or alterations increase the floor area of any building , they shall have a maximum additional area of 10m ² within the setback . b. Any such extensions or alterations shall not include any struts, supports or other structures that come within 1.8m of the ground.
P4	Removal or demolition of any building or part of a building including associated earthworks	a. No lawfully established flood protection or erosion or bank stability control structures shall be removed. b. No parts of the structure shall remain in the setback that could catch debris or otherwise affect land drainage.
P5	Impervious surfacing Any application arising from non-compliance with this rule in the setback of a network waterway or hill waterway will not require written approvals and shall not be limited or publicly notified.	a. Impervious surfaces shall not exceed 10% of the water body setback area within any site in any zone except an Open Space Zone or the Transport Zone where impervious surfaces are not restricted. Note: 1. Standard (a) above controls the percentage of the water body setback on a site that may be covered with impervious surfaces . It does not permit additional surfacing.

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P6	<p>Fences</p> <p>Any application arising from non-compliance with this rule in the setback of a <u>network waterway</u> or <u>hill waterway</u> will not require written approvals and shall not be limited or publicly notified.</p>	<p>a. Fences shall not be built over any part of a water body.</p> <p>b. Any fence shall allow access to the <u>water body</u> for maintenance purposes.</p> <p>c. Any fence shall not be located closer to the <u>water body</u> bank than 3m or 1/3 of the normal <u>setback</u> distance whichever is the greater.</p> <p>d. Any fence shall consist of no greater than 20% solid structure.</p> <p><i>Exceptions:</i></p> <p>1. Temporary fencing or construction hoarding remaining on a <u>site</u> for less than three months are exempt from the Activity Specific Standards.</p> <p>2. Where a legal road, esplanade reserve or esplanade strip exists between the <u>water body</u> and the fence, the Activity Specific Standards shall not apply.</p>
P7	<p>Culverts for <u>network waterways</u></p> <p>Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.</p>	<p>a. Culverts for <u>network waterways</u> shall be designed in accordance with Christchurch City Council's Waterways, Wetlands and Drainage Guide.</p>
Maintenance		
P8	<p><u>Water body bank maintenance or enhancement works</u> where undertaken by any territorial or regional authority, the Department of Conservation or Te Rūnanga o Ngāi Tahu;</p>	<p>a. Works shall not prevent the passage of fish.</p> <p>b. Works shall not be undertaken in the flowing channel at spawning sites for trout and inanga.</p> <p>c. Erosion and sediment controls in accordance with the Christchurch City Council's "Waterways and Drainage Guide 2003" and the Canterbury Regional Council's "Erosion and Sediment Control Guideline 2007" shall be installed on all <u>earthworks</u>.</p>

6.6.2.2.3 Controlled activities

There are no Controlled activities.

6.6.2.2.4 Restricted discretionary activities

- a. The activities listed below are Restricted Discretionary Activities. Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in 6.6.3 for each standard, as set out in the following table.

Activity	The Council's discretion shall be limited to the following Matters:
<p>RD1</p> <p><u>Earthworks</u> in a city and settlement <u>water body setback</u> not exempted by 6.6.2.1.4 or that exceed the Activity Specific Standards in P1.</p> <p>Note:</p> <p>1. Council shall consult with tangata whenua upon any application being required under these rules in respect to upstream or downstream rivers.</p>	<p><i>All water body classifications</i></p> <ul style="list-style-type: none"> a. Natural Hazards – 6.6.3.1 b. Natural Values – 6.6.3.2 c. Maintenance Access – 6.6.3.5 <p><i>Additional for Downstream Waterways, Upstream Waterways and Environmental Asset Standing Water Bodies</i></p> <ul style="list-style-type: none"> d. Amenity and Character – 6.6.3.3 e. Cultural Values – 6.6.3.4 f. Public / Recreational Access – 6.6.3.6 <p><i>Additional for Environmental Asset Waterways</i></p> <ul style="list-style-type: none"> g. Amenity and Character – 6.6.3.3 h. Cultural Values – 6.6.3.4 <p><i>Additional for <u>Hill Waterways</u></i></p> <ul style="list-style-type: none"> i. Cultural Values – 6.6.3.4 <p><i>Exception for <u>sites</u> adjoining downstream waterways with features intervening between the <u>site</u> and the waterway</i></p> <ul style="list-style-type: none"> j. Where a: <ul style="list-style-type: none"> i. legal road; or ii. esplanade reserve; or iii. esplanade strip wider than 10m <p>exists between a downstream waterway and a <u>site</u> being assessed, Council's discretion with respect to that part of the <u>site</u> separated from the waterway is restricted to:</p> iv. Natural Hazards – 6.6.3.1

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RD2	<p>New <u>buildings</u> or other structures in a city and settlement <u>water body setback</u>; and <u>buildings</u> or other structures that exceed the activity specific standards in P2-P7.</p> <p>Note:</p> <p>1. Council shall consult with tangata whenua upon any application being required under these rules in respect to upstream or downstream rivers.</p>	<p><i>All water body classifications</i></p> <ul style="list-style-type: none"> a. Natural Hazards – 6.6.3.1 b. Natural Values – 6.6.3.2 c. Maintenance Access – 6.6.3.5 <p><i>Additional for Downstream and Upstream Waterways and Environmental Asset Standing Water Bodies</i></p> <ul style="list-style-type: none"> d. Amenity and Character – 6.6.3.3 e. Cultural Values – 6.6.3.4 f. Public / Recreational Access – 6.6.3.6 <p><i>Additional for Environmental Asset Waterways</i></p> <ul style="list-style-type: none"> g. Amenity and Character – 6.6.3.3 h. Cultural Values – 6.6.3.4 <p><i>Additional for Hill Waterways</i></p> <ul style="list-style-type: none"> i. Cultural Values – 6.6.3.4 <p><i>Exception for <u>sites</u> adjoining downstream waterways with features intervening between the <u>site</u> and the waterway</i></p> <ul style="list-style-type: none"> j. Where a: <ul style="list-style-type: none"> i. legal road; or ii. esplanade reserve; or iii. esplanade strip wider than 10m <p>exists between a downstream waterway and a <u>site</u> being assessed, Council's discretion with respect to that part of the <u>site</u> separated from the water body is restricted to:</p> iv. Natural Hazards – 6.6.3.1
RD3	<p><u>Water body bank maintenance or enhancement works</u> not meeting the standards in P8</p>	<ul style="list-style-type: none"> a. Natural Hazards – 6.6.3.1 b. Natural Values – 6.6.3.2

6.6.2.2.5 Discretionary activities

Activity

D1	<i>Placeholder for rule relating to water body setbacks in Sites of Ecological Significance or in silent file areas. This section of the rules will be notified and open for submissions at a later date to be confirmed.</i>
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6.6.2.2.6 Non-complying activities

- a. The activities listed below are non-complying activities:

Activity	
NC1	<p>The extension or widening, except for maintenance purposes, of any existing roadway, adjacent footpath, or parking area directly adjoining the Open Space Water and Margins Zone along:</p> <ul style="list-style-type: none"> a. the Avon River (Estuary – Fendalton Road) excluding the Central City; b. the Heathcote River (Estuary – Cashmere Stream Confluence) <p>in a way that reduces the distance between the edge of the roadway, adjacent footpath, or parking area and the waterway.</p> <p>Note:</p> <ul style="list-style-type: none"> 1. This rule does not apply to footpaths independent of the roadway corridor.

6.6.2.2.7 Prohibited activities

There are no Prohibited activities.

6.6.2.3 Activity status tables - Rural water body setbacks

6.6.2.3.1 Area of effect

- a. The rules for rural water body setbacks in section 6.6.2.3 apply within the following areas:

	Water body classification	Setback width	Area of effect	Activities controlled
i.	Downstream waterway	30m	Measured from the banks of waterways indicated on the Planning Maps (see Appendix 6.11.5.3 for interpretation of “bank”)	Earthworks; Buildings and other structures; Indigenous vegetation clearance ; Plantation forestry
ii.	Upstream waterway	20m		Earthworks; Buildings and other structures; Indigenous vegetation clearance ; Plantation forestry

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	Water body classification	Setback width	Area of effect	Activities controlled
iii.	Environmental asset waterway	10m		Earthworks; Buildings and other structures; Indigenous vegetation clearance ; Plantation forestry
iv.	<u>Network waterway</u>	5m	Measured from the banks of waterways falling under the definition of " <u>network waterway</u> "	Earthworks; Buildings and other structures
v.	<u>Hill waterway</u>	10m	Measured from the centreline of waterways falling under the definition of " <u>hill waterway</u> "	Earthworks; Buildings and other structures; Indigenous vegetation clearance ; Plantation Forestry
vi.	Environmental asset standing water body	20m	Measured from the banks of water bodies indicated on the Planning Maps (see Appendix 6.11.5.2 and 6.11.5.3 for interpretation of "bank")	Earthworks; Buildings and other structures; Plantation Forestry; Indigenous vegetation clearance (except as below)
vii.	Environmental asset standing water body – additional for Waihora (Lake Ellesmere)	100m		Indigenous vegetation clearance
viii.	Environmental asset standing water body – additional for Wairewa (Lake Forsyth)	50m		Indigenous vegetation clearance

{These sections of the rules will be notified and open for submissions at a later date to be confirmed.}

- b. Where more than one water body setback apply to the same area, the rules for the larger setback apply.

6.6.2.3.2 Permitted activities

- a. Within the setbacks indicated in 6.6.2.3.1, the following activities are permitted activities for the purposes of section 6.6 if they comply with all relevant Activity Specific Standards set out in this table.
- b. Activities may also be Restricted Discretionary, Discretionary, or Non-Complying as specified in Rules 6.6.2.3.4, 6.6.2.3.5, and 6.6.2.3.6.

Activity	Activity Specific Standards
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Earthworks Note: For the purposes of these rules “ <u>earthworks</u> ” excludes quarrying		
P1	Any test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment	a. Land subject to any such testing shall be reinstated within two working days of the conclusion of the testing period.
Buildings and other structures For the purposes of these rules “ <u>building</u> ” includes “ <u>accessory building</u> ”. The definition of <u>building</u> includes decks.		
P2	Use, maintenance or repair of lawfully-established <u>buildings</u> existing at the time of notification of this plan for activities otherwise permitted by the Plan	a. NIL
P3	Extensions or alterations to existing <u>buildings</u> at least 1.8m above ground level	a. Where any such extensions or alterations increase the floor area of any <u>building</u> , they shall have a maximum additional area of 10m ² within the <u>setback</u> . b. Any such extensions or alterations shall not include any struts, supports or other structures that come within 1.8m of the ground.
P4	Removal or demolition of any <u>building</u> or part of a <u>building</u> including associated <u>earthworks</u>	a. No lawfully established flood protection or erosion or bank stability control structures shall be removed. b. No parts of the structure shall remain in the <u>setback</u> that could catch debris or otherwise affect land drainage.
P5	Impervious surfacing Any application arising from non-compliance with this rule in the setback of a <u>network waterway</u> or <u>hill waterway</u> will not require written approvals and shall not be limited or publicly notified.	a. <u>Impervious surfaces</u> shall not exceed 10% of the <u>water body setback</u> area within any <u>site</u> in any zone except an Open Space Zone or the Transport Zone where impervious surfaces are not restricted. Note: 1. Standard (a) above controls the percentage of the <u>water body setback</u> on a <u>site</u> that may be covered with <u>impervious surfaces</u> . It does not permit additional surfacing.

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P6	<p>Fences</p> <p>Any application arising from non-compliance with this rule in the setback of a <u>network waterway</u> or <u>hill waterway</u> will not require written approvals and shall not be limited or publicly notified.</p>	<p>a. Fences built over any part of a water body shall be no more than 20% solid structure.</p> <p>b. Any fence shall allow access to the <u>water body</u> for maintenance purposes.</p> <p>c. Any fence shall not be located closer to the <u>water body</u> bank than 3m or 1/3 of the normal <u>setback</u> distance whichever is the greater.</p> <p>d. Any fence shall consist of no greater than 20% solid structure.</p> <p><i>Exceptions:</i></p> <p>1. Temporary fencing or construction hoarding remaining on a <u>site</u> for less than three months are exempt from the Activity Specific Standards.</p> <p>2. Where a legal road, esplanade reserve or esplanade strip exists between the <u>water body</u> and the fence, the Activity Specific Standards shall not apply.</p>
P7	<p>Water storage tanks up to 30,000 litres; water troughs; pumps and pump sheds under 10m² and associated power poles or pipes</p>	<p>a. NIL</p>
P8	<p>Culverts for <u>network waterways</u></p> <p>Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.</p>	<p>a. Culverts for <u>network waterways</u> shall be designed in accordance with Christchurch City Council's Waterways, Wetlands and Drainage Guide.</p>
Vegetation Clearance		
P9	<p><i>Placeholder for rule relating to indigenous vegetation clearance in water body setbacks. This section of the rules will be notified and open for submissions at a later date to be confirmed.</i></p>	
Maintenance		

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P10	<p><u>Water body bank maintenance or enhancement works</u> where undertaken by any territorial or regional authority, the Department of Conservation or Te Rūnanga o Ngāi Tahu;</p>	<p>a. Works shall not prevent the passage of fish.</p> <p>b. Works shall not be undertaken in the flowing channel at spawning sites for trout and inanga.</p> <p>c. Erosion and sediment controls in accordance with the Christchurch City Council's "Waterways and Drainage Guide 2003" and the Canterbury Regional Council's "Erosion and Sediment Control Guideline 2007" shall be installed on all <u>earthworks</u>.</p>
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6.6.2.3.3 Controlled activities

There are no Controlled activities.

6.6.2.3.4 Restricted discretionary activities

- a. The Activities listed below are Restricted Discretionary Activities. Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [6.6.3](#) for each standard, as set out in the following table.

Activity	The Council's discretion shall be limited to the following Matters:
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RD1	<p><u>Earthworks</u> in a city and settlement <u>water body setback</u> not exempted by 6.6.2.1.4; or that exceed the Activity Specific Standards in P1.</p> <p>Note:</p> <p>1. Council shall consult with tangata whenua upon any application being required under these rules in respect to upstream or downstream rivers.</p>	<p><i>All water body classifications</i></p> <ul style="list-style-type: none"> a. Natural Hazards – 6.6.3.1 b. Natural Values – 6.6.3.2 c. Maintenance Access – 6.6.3.5 <p><i>Additional for Downstream Waterways, Upstream Waterways, and Environmental Asset Standing Water Bodies</i></p> <ul style="list-style-type: none"> d. Amenity and Character – 6.6.3.3 e. Cultural Values – 6.6.3.4 f. Public / Recreational Access – 6.6.3.6 <p><i>Additional for Environmental Asset Waterways</i></p> <ul style="list-style-type: none"> g. Amenity and Character – 6.6.3.3 h. Cultural Values – 6.6.3.4 <p><i>Additional for Hill Waterways</i></p> <ul style="list-style-type: none"> i. Cultural Values – 6.6.3.4 <p><i>Exception for <u>sites</u> adjoining downstream waterways with features intervening between the <u>site</u> and the waterway</i></p> <ul style="list-style-type: none"> j. Where a: <ul style="list-style-type: none"> i. legal road; or ii. esplanade reserve; or iii. esplanade strip wider than 10m exists between a downstream waterway and a <u>site</u> being assessed, Council's discretion with respect to that part of the <u>site</u> separated from the water body is restricted to: iv. Natural Hazards – 6.6.3.1
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RD2	<p>New <u>buildings</u> or other structures in a city and settlement <u>water body setback</u>; and <u>buildings</u> or other structures that exceed the activity specific standards in P2-P8.</p> <p>Note:</p> <p>1. Council shall consult with tangata whenua upon any application being required under these rules in respect to upstream or downstream rivers.</p>	<p><i>All water body classifications</i></p> <ul style="list-style-type: none"> a. Natural Hazards – 6.6.3.1 b. Natural Values – 6.6.3.2 c. Maintenance Access – 6.6.3.5 <p><i>Additional for Downstream Waterways, Upstream Waterways, and Environmental Asset Standing Water Bodies</i></p> <ul style="list-style-type: none"> d. Amenity and Character – 6.6.3.3 e. Cultural Values – 6.6.3.4 f. Public / Recreational Access – 6.6.3.6 <p><i>Additional for Environmental Asset Waterways</i></p> <ul style="list-style-type: none"> g. Amenity and Character – 6.6.3.3 h. Cultural Values – 6.6.3.4 <p><i>Additional for <u>Hill Waterways</u></i></p> <ul style="list-style-type: none"> i. Cultural Values – 6.6.3.4 <p><i>Exception for <u>sites</u> adjoining downstream waterways with features intervening between the <u>site</u> and the waterway</i></p> <ul style="list-style-type: none"> j. Where a: <ul style="list-style-type: none"> i. legal road; or ii. esplanade reserve; or iii. esplanade strip wider than 10m exists between a downstream waterway and a <u>site</u> being assessed, Council's discretion with respect to that part of the <u>site</u> separated from the water body is restricted to: iv. Natural Hazards – 6.6.3.1
RD3	<p><i>Placeholder for rule relating to indigenous vegetation clearance in water body setbacks. This section of the rules will be notified and open for submissions at a later date to be confirmed.</i></p>	
RD4	<p><u>Plantation forestry</u></p>	<p>In addition to the Matters of Discretion for Plantation Forestry in 17.8.2.4:</p> <ul style="list-style-type: none"> a. Natural Hazards – 6.6.3.1

RD5	Water body bank maintenance or enhancement works not meeting the standards in P7	a. Natural Hazards – 6.6.3.1 b. Natural Values – 6.6.3.2
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6.6.2.3.5 Discretionary activities

Activity	
D1	<i>Placeholder for rule relating to water body setbacks in Sites of Ecological Significance or in silent file areas. This section of the rules will be notified and open for submissions at a later date to be confirmed.</i>

6.6.2.3.6 Non-complying activities

- a. The activities listed below are non-complying activities:

Activity	
NC1	<i>Placeholder for rule relating to buildings or additions around the Waimakariri River stopbanks. This section of the rules will be notified and open for submissions at a later date to be confirmed.</i>
NC2	<i>Placeholder for rule relating to indigenous vegetation clearance in water body setbacks. This section of the rules will be notified and open for submissions at a later date to be confirmed.</i>

6.6.2.3.7 Prohibited activities

There are no Prohibited activities.

6.6.2.4 Activity status tables - Natural area water body setbacks

6.6.2.4.1 Area of effect

- a. The rules for Natural area water body setbacks in Rule [6.6.2.4](#) apply within the following areas:

	Water body classification	Setback width	Area of effect	Activities controlled
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i.	Downstream waterway	30m	Measured from the banks of waterways indicated on the Planning Maps (see Appendix 6.11.5.3 for interpretation of “bank”)	Earthworks; Buildings and other structures; <i>Indigenous vegetation clearance</i>
ii.	Upstream waterway	20m		Earthworks; Buildings and other structures; <i>Indigenous vegetation clearance</i>
iii.	Environmental asset waterway	20m		Earthworks; Buildings and other structures; <i>Indigenous vegetation clearance</i>
iv.	<u>Network waterway</u>	5m	Measured from the banks of waterways falling under the definition of “ <u>network waterway</u> ”	Earthworks; Buildings and other structures
v.	<u>Hill waterway</u>	20m	Measured from the centreline of waterways falling under the definition of “ <u>hill waterway</u> ”	Earthworks; Buildings and other structures; <i>Indigenous vegetation clearance</i>
vi.	Environmental asset standing water body	20m	Measured from the banks of water bodies indicated on the Planning Maps (see Appendix 6.11.5.2 and 6.11.5.3 for interpretation of “bank”)	Earthworks; Buildings and other structures; <i>Indigenous vegetation clearance</i>
vii.	Environmental asset standing water body – additional for Waihora (Lake Ellesmere)	100m		<i>Indigenous vegetation clearance</i>
viii.	Environmental asset standing water body – additional for Wairewa (Lake Forsyth)	50m		<i>Indigenous vegetation clearance</i>

{This section of the rules will be notified and open for submissions at a later date to be confirmed.}

- b. Where more than one water body setback apply to the same area, the rules for the larger setback apply.

6.6.2.4.2 Permitted activities

- a. Within the setbacks indicated in s.6.6.2.4.1, the following activities are permitted activities for the purposes of s6.6 if they comply with all relevant Activity Specific Standards set out in this table.
- b. Activities may also be Restricted Discretionary, Discretionary, or Non-Complying as specified in Rules 6.6.2.4.4, 6.6.2.4.5, and 6.6.2.4.6.

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Activity		Activity Specific Standards
Earthworks For the purposes of these rules “ <u>earthworks</u> ” excludes quarrying		
P1	Any test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment	a. Land subject to any such testing shall be reinstated within two working days of the conclusion of the testing period.
Buildings and other structures For the purposes of these rules “ <u>building</u> ” includes “ <u>accessory building</u> ”. The definition of <u>building</u> includes decks.		
P2	Use, maintenance or repair of lawfully-established <u>buildings</u> existing at the time of notification of this plan for activities otherwise permitted by the Plan	a. NIL
P3	Removal or demolition of any <u>building</u> or part of a <u>building</u> including associated <u>earthworks</u>	a. No lawfully established flood protection or erosion or bank stability control structures shall be removed. b. No parts of the structure shall remain in the <u>setback</u> that could catch debris or otherwise affect land drainage.
P4	Fences Any application arising from non-compliance with this rule in the setback of a <u>network waterway</u> or <u>hill waterway</u> will not require written approvals and shall not be limited or publicly notified.	a. Fences shall not be built over any part of a <u>water body</u> . b. Any fence shall allow access to the <u>water body</u> for maintenance purposes. c. Any fence shall not be located closer to the <u>water body</u> than 3m or 1/3 of the normal <u>setback</u> width, whichever is the lesser. d. Any fence shall consist of no greater than 20% solid structure. <i>Exceptions:</i> 1. Temporary fencing or construction hoarding remaining on a <u>site</u> for less than three months are exempt from the Activity Specific Standards. 2. Where a legal road, esplanade reserve or esplanade strip exists between the <u>water body</u> and the fence, the Activity Specific Standards shall not apply.

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P5	<p>Culverts for <u>network waterways</u></p> <p>Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.</p>	<p>a. Culverts for <u>network waterways</u> shall be designed in accordance with Christchurch City Council's Waterways, Wetlands and Drainage Guide.</p>
Vegetation clearance		
P6	<p>Placeholder for rule relating to indigenous vegetation clearance in water body setbacks. This section of the rules will be notified and open for submissions at a later date to be confirmed.</p>	
Maintenance		
P7	<p><u>Water body bank maintenance or enhancement works</u> where undertaken by any territorial or regional authority, the Department of Conservation or Te Rūnanga o Ngāi Tahu;</p>	<p>a. Works shall not prevent the passage of fish.</p> <p>b. Works shall not be undertaken in the flowing channel at spawning sites for trout and inanga.</p> <p>c. Erosion and sediment controls in accordance with the Christchurch City Council's "Waterways and Drainage Guide 2003" and the Canterbury Regional Council's "Erosion and Sediment Control Guideline 2007" shall be installed on all <u>earthworks</u>.</p>

6.6.2.4.3 Controlled activities

There are no Controlled activities.

6.6.2.4.4 Restricted discretionary activities

- a. The activities listed below are Restricted Discretionary Activities. Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in 6.6.3 for each standard, as set out in the following table.

Activity	The Council's discretion shall be limited to the following Matters:
<p>RD1</p> <p><u>Earthworks</u> in a Natural area <u>water body setback</u> not exempted by 6.6.2.1.4 or that exceed the Activity Specific Standards in P1.</p> <p>Note:</p> <p>1. Council shall consult with tangata whenua upon any application being required under these rules in respect to upstream or downstream rivers.</p>	<p><i>All water body classifications</i></p> <p>a. Natural Hazards – 6.6.3.1</p> <p>b. Maintenance Access – 6.6.3.5</p> <p>c. Natural Values – 6.6.3.2</p> <p>d. Amenity and Character – 6.6.3.3</p> <p>e. Cultural Values – 6.6.3.4</p> <p>f. Public / Recreational Access – 6.6.3.6</p>

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RD2	<p>New <u>buildings</u> or other structures in a city and settlement <u>water body setback</u>; and <u>buildings</u> or other structures that exceed the activity specific standards in P2-P5.</p> <p>Note: 1. Council shall consult with tangata whenua upon any application being required under these rules in respect to upstream or downstream rivers.</p>	<p><i>All water body classifications</i></p> <ul style="list-style-type: none"> a. Natural Hazards – 6.6.3.1 b. Maintenance Access – 6.6.3.5 c. Natural Values – 6.6.3.2 d. Amenity and Character – 6.6.3.3 e. Cultural Values – 6.6.3.4 f. Public / Recreational Access – 6.6.3.6
RD3	<p><i>Placeholder for rule relating to indigenous vegetation clearance in water body setbacks. This section of the rules will be notified and open for submissions at a later date to be confirmed.</i></p>	
RD4	<p><u>Water body bank maintenance or enhancement works</u> not meeting the standards in P7</p>	<ul style="list-style-type: none"> a. Natural Hazards – 6.6.3.1 b. Natural Values – 6.6.3.2

6.6.2.4.5 Discretionary activities

Activity	
D1	<p><i>Placeholder for rule relating to water body setbacks in Sites of Ecological Significance or in silent file areas. This section of the rules will be notified and open for submissions at a later date to be confirmed.</i></p>

6.6.2.4.6 Non-complying activities

- a. The activities listed below are non-complying activities:

Activity	
NC1	<p><i>Placeholder for rule relating to buildings or additions around the Waimakariri River stopbanks. This section of the rules will be notified and open for submissions at a later date to be confirmed.</i></p>
NC2	<p><i>Placeholder for rule relating to indigenous vegetation clearance in water body setbacks. This section of the rules will be notified and open for submissions at a later date to be confirmed.</i></p>

6.6.2.4.7 Prohibited activities

There are no Prohibited activities.

6.6.3 Matters of discretion

6.6.3.1 Natural hazards

All activities

- a. Any adverse effects on surface drainage.
 - i. Earthworks, buildings, or other structures including fences, decks, posts and struts, located in water body setbacks shall not impede the capability of waterway channels or ponding areas to store or convey surface water.
 - ii. Adverse effects shall not be displaced to adjacent properties.
- b. The cumulative effect of developments adjacent to the water body on land drainage or flood risk.
- c. Any adverse effects likely as a result of tidal influences during flood periods including the potential for exacerbation of effects with sea level rise.
- d. The likely effects on the natural functioning of the water body, including any likelihood of work undertaken exacerbating inundation, erosion, alluvion or avulsion whether upstream or downstream of the site.
- e. Any adverse effects on access to and along the water body for maintenance of natural hazard protection works.
- f. Any beneficial effects of the proposal for the function of the water body such as decreased likelihood of blockage or improved surface drainage where these effects remain consistent with protecting the ecological health of the water body.

Additional for buildings

- g. The risk of damage to buildings and property posed by natural hazards including flooding, liquefaction (including lateral spread) and slumping and the scale and likelihood of that potential damage.

Additional within a Floor Level and Fill Management Area:

- h. Refer also to the Matters of Discretion for filling, excavation and building in a Floor Level and Fill Management Area (5.8.1.2).

6.6.3.2 Natural values

- a. Any beneficial or adverse effects on the natural qualities of the water body and the ecology of areas within and adjacent to the water body including cumulative effects.
- b. The degree of protection, enhancement and provision for diverse habitats of indigenous plants and animals.
- c. The extent to which naturalisation of the water body is achieved at the time of development or potential for naturalisation in the future is retained.
- d. The extent to which the water body is part of an established ecological corridor or has the potential to connect with existing ecological corridors.
- e. Any adverse effects of discharge of sediment to the water body and the downstream receiving environment.
- f. The timing and duration of any proposed earthworks or construction and its implication for seasonal and long-term natural cycles in the water body habitat.
- g. Proximity of any proposed earthworks or buildings to significant trees.
- h. The extent to which the proposal is consistent with any relevant operative Council-approved master plans or management plans.

Placeholder for matters of discretion relating to sites of ecological significance. This section of the rules will be notified and open for submissions at a later date to be confirmed.

6.6.3.3 Amenity and character

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- a. Any beneficial or adverse visual impacts on the natural form and character of the water body including landscape treatment, screening, site layout and design and preservation of viewing opportunities of the water body from adjoining sites.
- b. ***Placeholder for matters of discretion relating to proximity of any buildings to significant landscape features including areas of Outstanding, Very High and High Natural Character. This section of the rules will be notified and open for submissions at a later date to be confirmed.***
- c. The degree to which the proximity or bulk of any structure dominates or otherwise detracts from the spaciousness and open character of the water body.
- d. The extent to which the proposal is consistent with any relevant operative Council-approved master plans or management plans.

6.6.3.4 Cultural values and practices

- a. Any beneficial or adverse effects on mahinga kai or customary harvesting.
- b. Any beneficial or adverse effects on wahi tapu or wahi taonga.
- c. The degree to which the proposal has regard to the objectives and policies of the Mahaanui Iwi Management Plan.
- d. Any adverse effects on sites of archaeological significance or historic heritage.

6.6.3.5 Maintenance access

- a. Any adverse effects on access to or along the water body for maintenance.

6.6.3.6 Public/Recreational access

- a. Any beneficial or adverse effects on legal public or recreational access to or along the water body.

6.7 Aircraft Protection

6.7.1 Objectives and policies

6.7.1.1 Objective - Safe and efficient aircraft operation

- a. Aircraft are able to safely and efficiently approach, land, take-off and depart from airports, airfields or helipads.

6.7.1.1.1 Policy - Avoidance of physical obstructions

- a. Avoid physical obstructions that are not essential to aircraft operations in take-off, approach, landing or departure paths and in runway end protection areas (REPAs).

6.7.1.1.2 Policy - Avoidance or mitigation of navigational or operational impediments

- a. Avoid or mitigate the potential effects of activities that could interfere with the safe navigation and control of aircraft including activities that could interfere with visibility or increase the possibility of bird strike.

6.7.1.1.3 Policy - Risk minimisation

- a. Avoid or mitigate activities at the ends of runways that would significantly exacerbate the effects of an aircraft accident.

6.7.2 Rules

6.7.2.1 How to use the rules

- 6.7.2.1.1 The Rules that apply to areas covered by Christchurch International Airport's protection surfaces, Runway End Protection Areas (REPAs) and Bird Strike Management Areas are contained in the Activity Status Tables in Rule [6.7.2.2](#).
- 6.7.2.1.2 The Rules that apply to Defence Wigram's protection surfaces are contained in the Activity Status Tables in Rule [6.7.2.3](#).

6.7.2.2 Rules - Christchurch International Airport

6.7.2.2.1 Activity status tables - Protection surfaces

6.7.2.2.1.1 Permitted activities

Within areas covered by Christchurch International Airport's protection surfaces as set out in [6.7.2.2.4](#) and shown on the diagrams in Appendix [6.11.7.1](#) and [6.11.7.2](#), the activities listed below are Permitted.

Activities may also be Prohibited as specified in Rule [6.7.2.2.1.6](#) below.

Activity		Activity specific standards
P1	Any activity, <u>building</u> , structure or vegetation that does not penetrate the protection surfaces and that would otherwise be a Permitted activity	a. NIL

6.7.2.2.1.2 Controlled activities

There are no Controlled activities.

6.7.2.2.1.3 Restricted discretionary activities

There are no Restricted Discretionary activities.

6.7.2.2.1.4 Discretionary activities

There are no Discretionary activities.

6.7.2.2.1.5 Non-complying activities

There are no Non-complying activities.

6.7.2.2.1.6 Prohibited activities

The activities listed below are Prohibited within areas covered by Christchurch International Airport's protection surfaces as set out in 6.7.2.2.4 and shown on the diagrams in Appendix 6.11.7.1 and 6.11.7.2.

Activity	
PR1	Any part of a <u>building</u> , structure, tree or <u>utility</u> that penetrates the protection surfaces excluding: <ul style="list-style-type: none"> a. navigational aids for aircraft; b. structures associated with upgrades for State Highway 1; c. maintenance or repair works on any existing permitted <u>building</u> or <u>utility</u>; and d. enclosed walkways associated with vehicle parking areas which are no greater than 2.4m in <u>height</u> and 1.8m in width.

6.7.2.2.2 Activity status tables - Runway end protection areas (REPAs)

6.7.2.2.2.1 Permitted activities

Within the Runway End Protection Areas (REPAs) as shown in Appendix 6.11.7.3, the activities listed below are permitted.

Activities may also be Discretionary or Prohibited as specified in Rule 6.7.2.2.2.4 or 6.7.2.2.2.6 below.

Activity		Activity specific standards
P1	Any activity, <u>building</u> , structure or vegetation not specified as a Discretionary or Prohibited activity below and that would otherwise be a Permitted activity	a. NIL

6.7.2.2.2.2 Controlled activities

There are no Controlled activities.

6.7.2.2.2.3 Restricted discretionary activities

There are no Restricted Discretionary activities.

6.7.2.2.2.4 Discretionary activities

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Within the Runway End Protection Areas (REPAs) as shown in Appendix 6.11.7.3, the activities listed below are Discretionary activities.

Activity	
D1	<u>Mass assembly of people</u>

6.7.2.2.2.5 Non-complying activities

There are no Non-complying activities.
--

6.7.2.2.2.6 Prohibited activities

Within the Runway End Protection Areas (REPAs) as shown in Appendix 6.11.7.3, the activities listed below are Prohibited activities.

Activity	
PR1	Any <u>building</u> or <u>utility</u> excluding: a. navigational aids for aircraft b. structures associated with upgrades for State Highway 1 c. maintenance or repair works on any existing permitted <u>building</u> or <u>utility</u> ; and d. enclosed walkways associated with vehicle parking areas which are no greater than 2.4m in <u>height</u> and 1.8m in width
PR2	Notwithstanding any zone provisions, the use or <u>storage</u> of <u>hazardous substances</u> in excess of the Permitted Standard for Group 3 zones in Rule 12.1.2.
PR3	Production of direct light beams or reflective glare that could interfere with the vision of a pilot excluding: a. normal operational reflection from glass and mirrors used in motor vehicles; and b. normal operational light from motor vehicles Note: 1. Refer also to Rule 6.3.2.2.5 with regard to Outdoor Lighting and Glare restrictions within a 500m distance of the runway thresholds.

6.7.2.2.3 Activity status tables - Bird strike management areas

6.7.2.2.3.1 Permitted activities

In the Bird Strike Management Areas shown in Appendix 6.11.7.5, the activities listed below are Permitted.

Activities may also be Restricted Discretionary or Discretionary as specified in Rule 6.7.2.2.3.3 or 6.7.2.2.3.4 below.

Activity	Activity specific standards
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P1	Any activity in the Bird Strike Management Areas shown in Appendix 6.11.7.5 not specified as a Restricted Discretionary or Discretionary activity below and that would otherwise be a Permitted activity	a. NIL
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6.7.2.2.3.2 Controlled activities

There are no Controlled activities.
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6.7.2.2.3.3 Restricted discretionary activities

In the Bird Strike Management Areas shown in Appendix 6.11.7.5, the Activities listed below are Restricted Discretionary Activities.

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

	Activity	The Council's discretion shall be limited to the following matters
RD1	<p>Within 3km of the thresholds of the runways at Christchurch International Airport as shown on the map in Appendix 6.11.7.5:</p> <ol style="list-style-type: none"> 1. creation of new water bodies (excluding swimming pools or landscape ponds); 2. new stormwater management facilities; and 3. any other <u>excavation</u> or <u>quarrying</u> (excluding <u>excavation</u> authorised by a building consent), which could lead to ponding of 100m² or more of open water, for more than 48 hours. 	<ol style="list-style-type: none"> a. A bird strike hazard assessment of the design, operation and management of the water body or stormwater management system, with a level of detail corresponding to the scale of the proposal. b. If bird strike hazard is possible or likely, evidence of operation and management procedures that will deter birds which could pose a birdstrike risk from feeding or roosting. c. Any expert ornithological advice, and evidence of consultation with Christchurch International Airport Ltd.

6.7.2.2.3.4 Discretionary activities

In the Bird Strike Management Areas shown in Appendix 6.11.7.5, the activities listed below are Discretionary activities.

	Activity	Assessment Matters
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D1	Within 8km of the thresholds of the runways of Christchurch International Airport, establishment of new landfills or rubbish dumps	<ul style="list-style-type: none"> a. Design of the proposed facility, including size, characteristics and plantings, in terms of potential to attract birds which could pose a bird strike risk; b. A bird strike hazard assessment, with evidence provided by a person with ornithological expertise, on operation and management procedures which will deter birds which could pose a bird strike risk from feeding or roosting. c. Extent of consultation with Christchurch International Airport Ltd.
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6.7.2.2.3.5 Non-complying activities

There are no Non-complying activities.

6.7.2.2.3.6 Prohibited activities

There are no Prohibited activities.

6.7.2.2.4 Explanation of protection surfaces for Christchurch International Airport

6.7.2.2.4.1 General Explanation

- a. The environs of Christchurch International Airport are protected by a series of protection surfaces - defined surfaces in the airspace above and adjacent to the aerodrome (see Figure 6.7.1 below).
- b. These protection surfaces are necessary to enable aircraft to maintain a satisfactory level of safety while manoeuvring at low altitude in the vicinity of the aerodrome.
- c. These surfaces are in accordance with the Civil Aviation Authority of New Zealand Rule Part 139 Appendix E with surface dimensions as noted in Advisory Circular 139-6 (AC 139-6).

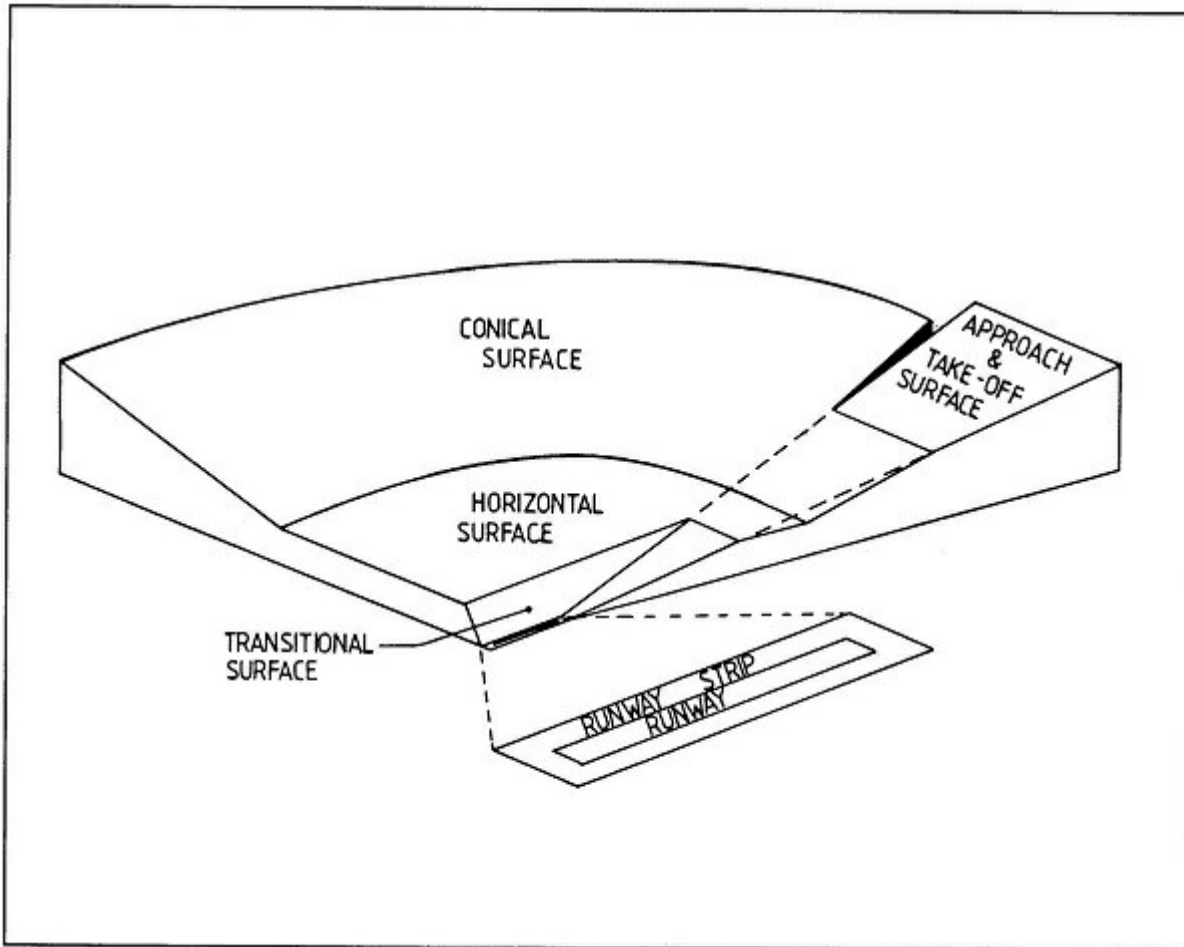


Figure 6.7.1: Illustration of categories of airport protection surfaces. From Civil Aviation Authority Advisory Circular Aerodrome Design AC139-6 Revision 4 (2011) p.55.

- d. Horizontal surface for Christchurch International Airport
 - i. The horizontal surface consists of a surface located in a horizontal plane above the aerodrome and its environs and having its outer limits at a locus of 4000m measured from the periphery of the runway strip.
 - ii. The inner horizontal surface is located 83m AMSL (45m above the aerodrome elevation datum (RL 38.00 AMSL)).
- c. Conical surface for Christchurch International Airport
 - i. The conical surface is a surface sloping upwards and outwards from the periphery of the horizontal surface.
 - ii. The lower edge is coincident with the periphery of the horizontal surface and rises upwards and outwards at a gradient of 1:20 to an elevation of 150m above the aerodrome datum level (RL 38.00 AMSL).
 - iii. The slope is measured in a vertical plane perpendicular to the periphery of the horizontal surface i.e. 5%.
- d. Approach surfaces for Christchurch International Airport
 - i. Each runway has an inclined approach surface. The approach path is located within a defined area called the approach fan.
 - ii. The origin of the approach fan is an inclined plane originating at the end of the strip. The coordinates of the centre-line of the strip are shown in Appendix [6.11.7.1](#).
 - iii. The fan is essentially a truncated triangle with a cut-off apex line called the inner edge. The width of this inner edge is 300m.

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- iv. The expanding sides of the approach fan diverge at a constant rate of 1:6.6 (15%, 8° 31' 51") related to the distance from the end of the strip, and extend to a distance of 15,000m from the origin except that at any point on the Port Hills where the distance between the ground and the protection surface is less than 10m, the protection surface will be assumed to be at 10m.
- v. The elevation of the inner edge of the approach fan is equal to the elevation of the midpoint of the threshold.
- vi. The slope of the approach surface is 1:50 (2%, 1° 8' 45") and is measured in the vertical plane containing the centre line of the runway.

g. Transitional surfaces for Christchurch International Airport

- i. Transitional surfaces originate along the side of the strip and part of the side of the approach surface that slopes upwards and outwards to the horizontal surface.
- ii. From the sides of the strip and the approach surfaces, the transitional surfaces slope upwards and outwards at a gradient of 1:7, extending until they reached the horizontal surface.

c. Take-off surfaces for Christchurch International Airport

- i. Each runway has a take-off surface. The take-off path is located within a defined area called the take-off fan which originates from the end of the runway strip.
- ii. The take-off fan is essentially a truncated triangle with the cut-off apex line called the inner edge. The width of this inner edge is 180m. The distance from the inner edge to the runway ends is:

Runway end 02 (north)	432m
Runway end 11 (east)	60m
Runway end 20 (south)	60m
Runway end 29 (west)	300m

- iii. The expanding sides of the take-off fan diverge at a constant rate of 1:8 (12.5%, 7° 07' 30") related to the distance from the origin. It expands to a maximum width of 1,200m and then the sides remain parallel for a distance of 15,000m except that at any point on the Port Hills where the distance between the ground and the protection surface is less than 10m, the protection surface will be assumed to be at 10m.
- iv. The elevation of the inner edge of the take-off fan is equal to the elevation of the midpoint of the threshold.
- v. The slope of the take-off climb is 1:62.5 (1.6%) and is measured in the vertical plane containing the centre line of the runway.

6.7.2.3 Rules - Defence Wigram

6.7.2.3.1 Activity status tables - Protection surfaces

6.7.2.3.1.1 Permitted activities

Within areas covered by the Wigram Airfield protection surfaces as described in [6.7.2.3.2](#) and shown on the diagrams in Appendix [6.11.2.4](#), the activities listed below are permitted. Activities may also be Prohibited as specified in Rule [6.7.2.3.1.6](#) below.

Activity	Activity specific standards
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P1	Any activity, <u>building</u> , structure or vegetation under the protection surfaces not specified as a Prohibited activity below and that would otherwise be a Permitted activity	a. NIL
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6.7.2.3.1.2 Controlled activities

There are no Controlled activities.

6.7.2.3.1.3 Restricted discretionary activities

There are no Restricted Discretionary activities.

6.7.2.3.1.4 Discretionary activities

There are no Discretionary activities.
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6.7.2.3.1.5 Non-complying activities

There are no Non-complying activities.
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6.7.2.3.1.6 Prohibited activities

Within areas covered by the Wigram Airfield protection surfaces as described in 6.7.2.3.2 and shown on the diagrams in Appendix 6.11.2.4, the activities listed below are Prohibited.

Activity	
PR1	Any part of a <u>building</u> , <u>utility</u> or tree that penetrates the protection surfaces with the exception of navigational aids for aircraft.

6.7.2.3.2 Explanation of protection surfaces for Defence Wigram

- a. General explanation
 - i. The environs of the New Zealand Defence Force (NZDF) land at Wigram are protected by two protection surfaces associated with the helipad safety area. The protection surfaces for the NZDF land at Wigram include two inclined approach and take-off climb surfaces with alignments suitable to different conditions (a northwest approach for use in strong northwest winds and a southwest approach that provides for safe operations during the predominant northeast wind).
 - ii. The protection surfaces are defined surfaces in the airspace above and adjacent to the helipad. These protection surfaces are necessary to enable helicopters to maintain a satisfactory level of safety while manoeuvring at low altitude in the vicinity of the helipad.
 - iii. These surfaces are in accordance with the Civil Aviation Authority of New Zealand Advisory Circular 139-8 (Revision 2, 2007), Chapter 4, paragraphs 4.1.1 to 4.1.2.

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b. Approach and take-off climb surfaces for Wigram Airfield

- i. The origin of the approach fans is an inclined plane originating at the edge of the helipad. The fan is essentially a truncated triangle with the cut-off apex line called the inner edge.
- ii. The elevation of the inner edge of the protection surface is the same as the highest point on the helipad.
- iii. The slope of the approach protection surfaces rise upwards at 1.8 (12.5%) from the centre edge of the helipad to an elevation of 152.4 metres.

Northwest Approach and Take-off Climb Surface

- iv. The expanding sides of the northwest protection surface diverge at a constant rate of 1:6.6 (15° 31' 51") from the helipad and extend to a distance of 1225m.

Southwest Approach and Take-off Climb Surface

- v. The southwest protection surface expands outwards at a gradient of 1:10 (day) and 1:6 (night) until it reaches the widths of 114.1m (day) and 163m (night). Beyond that point the sides extend parallel to a distance of 1225m from the helipad.

6.8 Signs

6.8.1 Objectives and policies

6.8.1.1 Objective 1

- a. Signs which collectively contribute to Christchurch's vitality and recovery by supporting business and communities should be allowed so long as they do not compromise public safety, visual amenity values and character of the area, buildings or structures.

6.8.1.1.1 Policy 1

- a. To ensure that the size, number, height, location, shape and form of signs do not detract from, and where possible contribute to, the character and visual amenity of the area in which they are sited.
- b. To ensure that the character and amenity of residentially zoned areas is protected from inappropriate or large scale signage.

6.8.1.1.2 Policy 2

- a. To ensure that signage does not detract from the integrity of the building design, historic character, structure or setting of buildings and that buildings remain the primary visual elements.

6.8.1.1.3 Policy 3

- a. To ensure that signs do not cause obstruction and/or distraction for motorists and pedestrians and other road users.

6.8.1.1.4 Policy 4

- a. To encourage signs that contribute to the public realm through their design, size and content.

6.8.1.1.5 Policy 5

- a. To enable temporary signs and signs that are permitted through other statutes, subject to meeting basic activity and built

form standards.

6.8.2 How to use the rules

- 6.8.2.1 The rules that apply to activities in the General Rules and Procedures (Signs) Zone are contained in:
- The Activity Status Tables (incl. Activity Specific Standards) in Rule 6.8.3; and
 - Built Form Standards in 6.8.4.

- 6.8.2.2 The Activity Status Tables and Standards in the following Chapters also apply to activities in all areas of the Specific Purpose (Signs) Zone (where relevant):

5	Natural Hazards;
6	General Rules and Procedures;
7	Transport;
9	Natural and Cultural Heritage;
11	Utilities and Energy;
12	Hazardous Substances and Contaminated Land; and
14	Residential.

6.8.3 Activity Status Tables

6.8.3.1 Permitted activities

In the relevant land use zones, the activities listed below are permitted activities if they comply with relevant activity specific standards set out in this table and the Built Form Standards in Rule 6.8.4.

Activities may also be restricted discretionary, discretionary or non-complying in Rules 6.8.3.2 - 6.8.3.4 below.

	Activity	Activity specific standards
P1	All <u>signs</u> permitted by Council bylaws, NZTA bylaws and all <u>signs</u> controlled by the Electoral (Advertisements of a Specified Kind) Regulations 2005.	a. NIL
P2	Any <u>sign</u> in any zone controlled and authorised by relevant government ministries/departments or any other controlling authorities such as Maritime New Zealand, WorkSafe, Canterbury Regional Council, Department of Conservation.	a. NIL
P3	Temporary <u>signs</u> advertising events permitted by Rule 6.2.3.1 P3, P4 and P11.	a. Duration of such signs shall be up to 12 weeks from the day of erection. b. Signs to be removed within one week of the event ending.
P4	Temporary <u>signs</u> or other notices for the purposes of providing information necessary to the public about any rebuilding or recovery work occurring on or otherwise affecting that site.	a. Temporary signs or notices shall be removed within one month of completion of the project.

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P5	Temporary <u>signs</u> advertising real estate or <u>development</u> projects.	a. Shall last for the duration of the activity but shall be removed immediately after completion of sale or completion of the development project.
P6	Business and building identification <u>signs</u> made of three dimensional letters and/or symbols in Residential, Visitor Accommodation, Papakainga, Small Settlement, Open Space, Rural and Specific Purpose (school) zones (See Note 1, below).	a. Maximum symbol/lettering height is no more than 200mm; b. No more than two consecutive lines of text c. Letters and/or symbols shall be applied with no visible mounting structure d. The background shall not be differentiated from the fabric and colour of the rest of the facade
P7	Business and building identification <u>signs</u> made of three dimensional letters and/or symbols in Commercial, Scheduled Activities, Industrial, Hospital, Transfer Stations, Specific Purpose (Wigram), Specific Purpose (Airport) and Tertiary Institution Zones (See Note 1, below).	a. Letters and symbols shall not exceed a height of 500mm. b. No more than two consecutive lines of text. c. Letters and/or symbols shall be applied with no visible mounting structure. d. The background shall not be differentiated from the fabric and colour of the rest of the facade.
P8	<u>Signs on utilities</u>	a. The total number of signs per utility shall not exceed 10m ² per mast, utility pole or utility structure
P9	All <u>signs</u> not specifically identified restricted discretionary, discretionary or non-complying and which comply with the relevant Built Form Standards in 6.8.4	a. NIL

Explanatory Notes:

- Business and building identification signs made of three dimensional letters and/or symbols shall be exempt from total maximum area and height above ground standards where they comply with lettering height and number of lines given in the above table. Where a greater letter height or number of lines is proposed, all of the sign shall be subject to the maximum total area and height standards.
- The National Environmental Standards for Electricity Transmission Activities Regulations 2009 manages the size and location of signs on a transmission line support structure of existing transmission lines identifying a structure or owner, or helping with navigation or safety.

6.8.3.2 Restricted discretionary activities

Activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in [6.8.5](#) for each standard as set out in the following table.

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	Activity	Council's discretion shall be limited to the following matters:
RD1	Any <u>sign</u> listed as permitted activity which but does not comply with any one of the activity specific standards or one or more of the Built Form Standards in 6.8.4 , and which is not specifically provided for as discretionary or non-complying activity.	Relevant Matters of Discretion as in 6.8.5.1
RD2	Flashing <u>signs</u> , illuminated <u>signs</u> and <u>signs</u> with moving components or changing images in the Commercial and Industrial Zones, which comply with the relevant Built Form Standards in 6.8.4 .	Matters of Discretion in 6.8.5.2

6.8.3.3 Discretionary activities

The activities listed below are discretionary activities

	Activity
D1	<u>Signs</u> in all zones attached to or located on the same site as historic building, structure or historic site.
D2	Off-site <u>signs</u> in Commercial, Industrial, Open Space and Rural Zones.
D3	Captive balloons or blimps in Commercial, Industrial and Rural Zones.
D4	Billboards in Commercial, Industrial Zones and Specific Purpose Zones.
D5	Any <u>sign</u> not specifically provided for as a permitted, restricted discretionary, discretionary or non-complying activity

Explanatory Note:

Off-site signs are those signs advertising goods, services, or activities located on buildings or within sites other than the building or site where the goods, services or activities are taking place.

6.8.3.4 Non-complying activities

The activities listed below are non-complying activities

	Activity
NC1	The following <u>signs</u> in Residential, Papakainga, Small Settlement, Rural, Open Space and Visitor Accommodation Zones: a. Flashing signs b. Illuminated signs, including intermittently illuminated signs c. Signs with moving components d. Billboards e. Captive balloons or blimps
NC2	Off-site <u>signs</u> in Residential, Small Settlements, Visitor Accommodation and Papakainga Zones.

Explanatory Note:

Off-site signs are those signs advertising goods, services, or activities located on buildings or within sites other than the building or site where the goods, services or activities are taking place.

6.8.4 Built Form Standards

Explanatory Notes:

- Total area of a sign is that area of an imaginary rectangle enclosing the sign (see diagram 1 in 6.11.8 [Appendix A](#)).
- For the purposes of measuring the area of any sign, a double-sided sign shall be measured as the area of one side only, being the largest of any one side (see diagram 2 in 6.11.8 [Appendix A](#)).

6.8.4.1 Traffic safety - applies to all signs

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- a. Any sign shall be located so as not to be likely to obscure or to detract from the interpretation of any traffic sign or controls.
- b. Where a sign will adjoin a State Highway or an arterial road with a speed restriction of 70km per hour or over, it must be at least 100m in urban areas and 200m in rural areas from an official sign or traffic signal

6.8.4.2 Signs attached to buildings

1. Maximum area and height

	Total maximum area of signs per building	Maximum <u>height</u> above ground level at top of sign	Additional controls
Residential Zones	0.5m2 OR as specified in activity status table for permitted non-residential activities in Chapter 14 Residential Zones .	4m or facade <u>height</u> , whichever is lower	a. Any <u>sign</u> displayed on wall surfaces, including individual lettering, shall be integrated with the design of the building (e.g placed wholly between projecting features such as fins) and shall not obscure any window, door or architectural feature, visible from the exterior of the building (See diagram 3 in 6.11.8 Appendix A). b. Where a <u>sign</u> , including a flag, extends over part of a Transport Zone the lowest part of the sign shall be located minimum 2.6m above ground.
Visitor Accommodation Zone			
Papakainga			
Small Settlements			
Open Space - Community Parks	2 m2		
Open Space - Water and Margins			
Open Space - Natural			
Open Space - Metropolitan Facilities	3 m2		
Open Space - McLeans Island			
Rural Zones	4 m2		
Commercial Banks Peninsula	Building length along primary frontage (m) x 0.5m. See also Note 1 below.	6m or facade <u>height</u> , whichever is lower	
Commercial Local			
Commercial Fringe			
Commercial Core			
All Scheduled Activities (Rule 6.5.6) except Service Stations			
Industrial Park	Building length along	9m or	

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Commercial Retail Park	primary frontage (m) x 1m. See also Note 1 below.	facade <u>height</u> , whichever is lower	
Industrial General			
Industrial Heavy			
Service Stations			

Explanatory Note:

- For retail premises, where there is more than one primary frontage or the primary frontage has a visible side elevation due to the adjacent building being set back, the total maximum sign area can be increased to include an additional allowance of 10% of the area of any glazing (windows and doors) in that elevation.

6.8.4.3 Projecting signs and signs attached to or on verandas

In addition to the standards set out in [6.8.4.2](#), projecting signs and signs attached to or on verandas shall also comply with the following standards:

- Signs mounted and affixed to verandas (see 6.11.8 [Appendix A](#) - diagrams 4 & 5)

Maximum projection into any Transport zone	2.5m
Minimum <u>height</u> above ground level for the lowest part of the sign	2.6m
Maximum distance from veranda top surface	1.2m
Minimum <u>setback</u> from the face of the kerb	0.5m

- Signs mounted to the face of verandas (see 6.11.8 [Appendix A](#) - Diagram 4)

Maximum <u>height</u> of sign display	0.5m
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- Signs projecting from the face of a building (see 6.11.8 [Appendix A](#) - Diagrams 6 & 7)

Signs Parallel to the Building Face		Maximum Projection	0.2m
Signs Perpendicular to the Building Face	Maximum Projection from the Face of the Building	Above 2.6m from ground level	1.2m
		Within 2.6m from ground level	0.2m
	Minimum <u>setback</u> from the Face of the Kerb		0.5m

Explanatory Notes:

- Signs shall not project forward of the face of the veranda on which they are located.
- Projecting signs shall only be at right angles to the building face they are fixed to.

6.8.4.4 Free-standing signs

- Maximum number, area, width and height table

Residential, Visitor Accommodation, Open Space and Rural Zones	Number of Signs per Site	Area	Maximum Height above ground level	Additional Controls

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Residential Zones	1	0.2m ² (OR as specified in activity status table for permitted non-residential activities in Chapter 14 Residential zones).			4m			Where a free-standing <u>sign</u> , including a flag, extends over part of a Transport Zone the lowest part of the sign shall be located minimum 2.6m above ground.		
Visitor Accommodation										
Papakainga										
Small Settlements										
Open Space - Community Parks										
Open Space - Water and Margins	1 for each formed <u>vehicle access</u> (see Notes 1 and 2 below) and 1 for each formed pedestrian entrance (see Note 2 below).	1m ²								
Open Space - Natural										
Open Space - Metropolitan Facilities										
Open Space - McLeans Island										
Rural Zones										
Commercial and Industrial Zones and Scheduled Activities		Relating to Pedestrian Entrances			Relating to Vehicle Entrances					
		Width	Area	Maximum Height above ground level at top of sign	Width	Area	Maximum Height above ground level at top of sign			
Commercial Banks Peninsula	1 for each formed <u>vehicle access</u> (see Notes 1 and 2 below) and 1 for each formed pedestrian entrance (see Note 2 below).	1 m	2m ²	2m	2m	9m ²	6m			
Commercial Local										
Commercial Fringe										
All Scheduled Activities (Rule 6.5.6) except Service Stations										
Commercial Core										
Industrial Park									18m ²	9m
Commercial Retail Park										
Industrial General										
Industrial Heavy										
Scheduled Service Stations										

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Explanatory Notes:

1. Signs relating to vehicle access do not need to be located at the vehicle entrance they relate to.
2. Pedestrian and vehicle access in this rule refer to entrances to sites not to building for example a vehicle crossing from the road to a carpark, or a pedestrian entrance from the footpath into a site. Building entry and garage doors etc are not considered to be vehicle or pedestrian entrances when considering free-standing sign allowances under this rule.
3. Free-standing signs are defined as a sign which is fixed to the ground rather than a building (See 6.11.8 [Appendix A](#), diagram 8). It may be erected on a pole or other support structure. It does not include signs which are erected on or over a transport zone as these are controlled by Bylaws.

6.8.4.5 Specific Purpose Zones

a. Maximum Area and Height for signs attached to Buildings

	Total maximum area per site or building	Maximum height above ground level at top of sign	Additional controls
Hospital	5% x road frontage (m) x 1 m	6m or facade <u>height</u> , whichever is lower	All <u>signs</u> shall be contained within the building façade on which they are displayed and shall not obstruct any part of windows, doors or architectural features. Where a sign extends over part of a Transport Zone the lowest part of the sign shall be located a minimum of 2.6m above ground.
Transfer Station			
Wigram		4m or facade <u>height</u> , whichever is lower	
Tertiary Institutions	Building length along primary frontage (m) x 0.5m. See also note 2 below	6m or facade <u>height</u> , whichever is lower	
Schools	4 m ²	4m or facade <u>height</u> , whichever is lower	
Airport - Aviation Precinct	No limit on signs provided they are related solely to airport safety and operational activities		
Airport - Development Precinct	Building length along primary frontage (m) x 1m.	9m or facade <u>height</u> , whichever is lower	

Explanatory Notes for Specific Purpose Zones (except Airport):

1. There shall be no limit to the number of signs per site and no limit to the size of a single sign as long as the total area of all signs per site does not exceed the maximum allowable area.
- b. Maximum area, width and height for free-standing signs – all Specific Purpose Zones except Airport

	Number of Signs per site	Relating to Pedestrian Entrances			Relating to <u>Vehicle Access</u>			Additional Controls
		Width	Area	Max Height above Ground Level	Width	Area	Max Height above Ground Level	

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Hospital	1 for each formed vehicle entrance in addition to 1 for each formed pedestrian entrance (See note 2 below).	1m	2m ²	2m	2m	18m ²	6m	Where a free-standing <u>sign</u> , including a flag, extends over part of a Transport Zone the lowest part of the <u>sign</u> shall be located a minimum of 2.6m above ground.
Transfer Stations								
Wigram						9m ²	6m	
Tertiary Institutions								
Schools								

Explanatory Notes for free-standing signs:

- For the purposes of this rule, building entry doors and garage doors are not considered to be vehicle or pedestrian entrances. Pedestrian and vehicle entrances in this rule refer to entrances to larger sites, not to building entrances that connect directly to roads and other public spaces.
- c. Free-standing sign controls for Specific Purpose (Airport) Zone

	Number of Signs per site							Additional Controls		
Airport - Aviation Precinct	No limit on <u>signs</u> provided they are related solely to airport safety and operational activities									
		Relating to Pedestrian Entrances			Relating to <u>Vehicle Access</u>					
	Number of Signs per site	Width	Area	Max Height above ground level	Width	Area	Max Height above ground level			

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Airport - Development Precinct	1 for each formed vehicle access in addition to 1 for each formed pedestrian entrance (See note 1 below).	1 m	2 m ²	2 m	2 m	18 m ²	9 m	<ol style="list-style-type: none"> Where free-standing <u>signs</u>, including a flag, extends over part of a Transport Zone the lowest part of the sign shall be located a minimum 2.6m above ground. All freestanding <u>signs</u> and billboards must comply with the requirements of Built Form Standard 6.8.4.1 Traffic Safety. The content of any free-standing <u>signs</u> shall be related solely to activities within the Specific Purpose Airport Zone. Signs shall not advertise activities outside the Special Airport Zone, unless they are a sign permitted by 6.8.3.1. Any freestanding <u>sign</u> shall be set back at least 10m within the Special Purpose Airport Zone boundary from the road reserve boundaries of the perimeter of the zone (including Memorial Avenue, exclusive of any required road widening; and along the combined length of Russley Road, Johns Road, McLeans Island Road, Jessons Road, Pound Road). The total number of <u>signs</u> exceeding 1m² in area shall be no more than 5 (excluding temporary signs). <u>Signs</u> relating to an activity on the site shall be located on the same internal road frontage as that activity.
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Explanatory Notes for free-standing signs:

For the purposes of this rule, building entry doors and garage doors are not considered to be vehicle or pedestrian entrances. Pedestrian and vehicle entrances in this rule refer to entrances to larger sites, not to building entrances that connect directly to roads and other public spaces.

6.8.5 Matters of Discretion

In considering whether or not to grant consent, the Council shall have regard to the following assessment matters.

6.8.5.1 All signs and support structures

- Any special circumstances relating to the activity, building, site or surroundings, including the length of the road frontage of the site or the size of the building.
- The extent to which the proposed sign relates to the business or activity on the site and the necessity for the business or activity to identify and promote itself, balanced with the need to consider wider safety and amenity concerns.
- The visual effect of the sign compared to a complying one.
- Whether the visual impact is increased or lessened due to the colour, design and nature of the sign or support structure.
- The level of visibility of the sign, particularly if visible beyond 50 metres.
- The visual amenity and character of the surrounding area (including anticipated changes in the area) and the effect of the signage on visual coherence.
- The proximity of dwellings and the visual effect of the proposed display on or from those dwellings.
- Whether the sign or support structure will be seen in the same field of vision as heritage buildings, open spaces, protected

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trees or areas possessing significant natural values.

9. The characteristics of the building and the verandah (including historic or architectural merit, design, size and colour), on which the signage is displayed and its ability to accommodate the signage.
0. The amount and nature of existing signage on the building and/or site and whether the proposed signage will harmonise with it to provide an orderly and co-ordinated display.
1. Whether the nature of the signage is such that it will combine with existing signage on the building, the site or in the vicinity, to create visual clutter or set a precedent for further similar signage.
2. Whether the visual intrusion of the sign or support structure is lessened by vegetation or intervening structures.
3. The ability of the signage to enliven a space or screen unsightly activities
4. The potential of the sign to cause distraction, or confusion to motorists and/or adversely affect traffic safety due to its location, visibility, and/or content including size of lettering, symbols or other graphics.

6.8.5.2 Illuminated, moving, changing, flashing or retro-reflective displays

1. The frequency and intensity of intermittent or flashing light sources, and the proposed periods of illumination and frequency of image changes.
2. The prominence of the sign due to its illuminated or animated nature and ability to draw the eye.
3. The nature of surrounding land use activities.
4. The proximity of the display to other properties and the likely effects of such intermittent or flashing lights or changing images upon those properties and their occupants.
5. The potential of the sign to cause distraction, or confusion to motorists in their observance of traffic conditions, directions or controls.

6.9 Sale of Alcohol

6.9.1 Objectives and policies

6.9.1.1 Objective - Late-night sale and supply of alcohol

- a. The adverse effects of late-night sale or supply of alcohol on residential amenity, particularly sleep disturbance and alcohol-related anti-social behaviour, are avoided, remedied or mitigated.

6.9.1.1.1 Policy - Entertainment and hospitality precincts

- a. Late-night sale of alcohol from on-licences should be located within entertainment and hospitality precincts and avoided or its effects remedied or mitigated when located in close proximity to residential areas outside of those precincts.

6.9.2 Rules

6.9.2.1 How to use the rules

- 6.9.2.1.1 The rules that apply to Sale of Alcohol are contained in the Activity Status Tables in [6.9.2.2](#).

6.9.2.2 Activity status tables

6.9.2.2.1 Permitted activities

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The activities listed below are permitted.

Activities may also be Restricted Discretionary as specified in Rule [6.9.2.2.3](#) below.

Activity		Activity specific standards
P1	Legal sale and supply of alcohol except as restricted by RD1	a. NIL

6.9.2.2.2 Controlled activities

There are no Controlled activities.

6.9.2.2.3 Restricted discretionary activities

The Activities listed below are Restricted Discretionary Activities.

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

Activity		The Council's discretion shall be limited to the following Matters:
RD1	Sale or supply of alcohol between the hours of 11pm and 7am from any <u>site</u> located within 75m of a Residential zone except for sale or supply of alcohol: <ol style="list-style-type: none">1. to any person residing on the premises;2. for consumption off the premises;3. authorised by a special licence;4. accompanying a meal served by a <u>guest accommodation</u> premises.	<ol style="list-style-type: none">a. Amenity – 6.9.3.1b. Compliance Issues – 6.9.3.2

6.9.2.2.4 Discretionary activities

There are no Discretionary activities.

6.9.2.2.5 Non-complying activities

There are no Non-complying activities.

6.9.2.2.6 Prohibited activities

There are no Prohibited activities.

6.9.3 Matters of discretion

6.9.3.1 Amenity

- a. The extent to which the sale or supply of alcohol during restricted hours:
- is of a character, duration, scale and intensity consistent with residential amenity particularly with regard to:
 - noise;
 - traffic generation;
 - public intoxication and associated anti-social behaviour;
 - is consistent with other existing and/or permitted uses in the area;
 - can be managed in a way that mitigates adverse effects by means such as the provision of screening, buffer areas, local topography, or site layout including location of point of sale.

6.9.3.2 Compliance issues

- a. Whether there have been issues or complaints with respect to effects from sale or provision of alcohol on the site; the nature, severity, frequency, and dates of those issues or complaints; and any remediating actions taken in response to them.

6.10 Public Safety and Emergency Services

6.10.1 Rules - Access and water supply for firefighting purposes

6.10.1.1 How to use the rules

- 6.10.1.1.1 These rules apply to the activities specified in the Activity Status Tables in Rule [6.10.1.2](#).
- 6.10.1.1.2 The Rules that apply to the activities specified in Rule [6.10.1.2](#) are the Activity Specific Standards in Rule [6.10.1.2](#).

6.10.1.2 Activity status tables

6.10.1.2.1 Permitted activities

The Activities below are Permitted Activities if they comply with any Activity Specific Standards set out in this table. Activities may also be Discretionary activities as set out in [6.10.1.2.4](#).

Activity		Activity specific standards
P1	<u>Buildings</u> , excluding <u>accessory buildings</u> that are not <u>habitable buildings</u>	1. <u>Buildings</u> shall provide sufficient access for firefighting appliances and supply of water for firefighting consistent with the New Zealand Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008)

6.10.1.2.2 Controlled activities

There are no Controlled activities

6.10.1.2.3 Restricted discretionary activities

There are no Restricted discretionary activities

6.10.1.2.4 Discretionary activities

Activities listed below are Discretionary activities

Activity

D1 Any activity listed in [6.10.1.2.1](#) that does not comply with the Activity Specific Standards

6.10.1.2.5 Non-complying activities

There are no Non-complying activities

6.10.1.2.6 Prohibited activities

There are no Prohibited activities

6.11 Appendices

6.11.1 Temporary Earthquake Recovery Activities - Maps

Appendix 6.11.1 was notified on 7 February 2015 as an extension to Stage 1 in accordance with directions from the Independent Hearings Panel.

Appendix 6.11.1 was notified on 7 February 2015 as an extension to Stage 1 in accordance with directions from the Independent Hearings Panel.

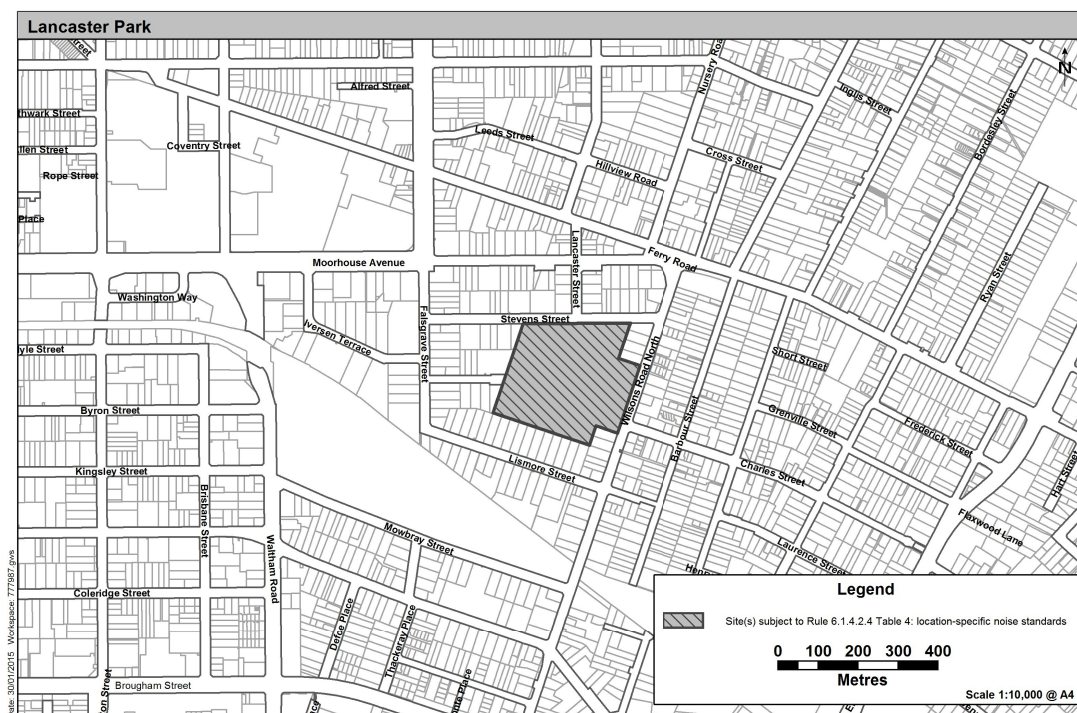
6.11.2 Workers' Temporary Accommodation - Design Guide

Appendix 6.11.2 was notified on 7 February 2015 as an extension to Stage 1 in accordance with directions from the Independent Hearings Panel.

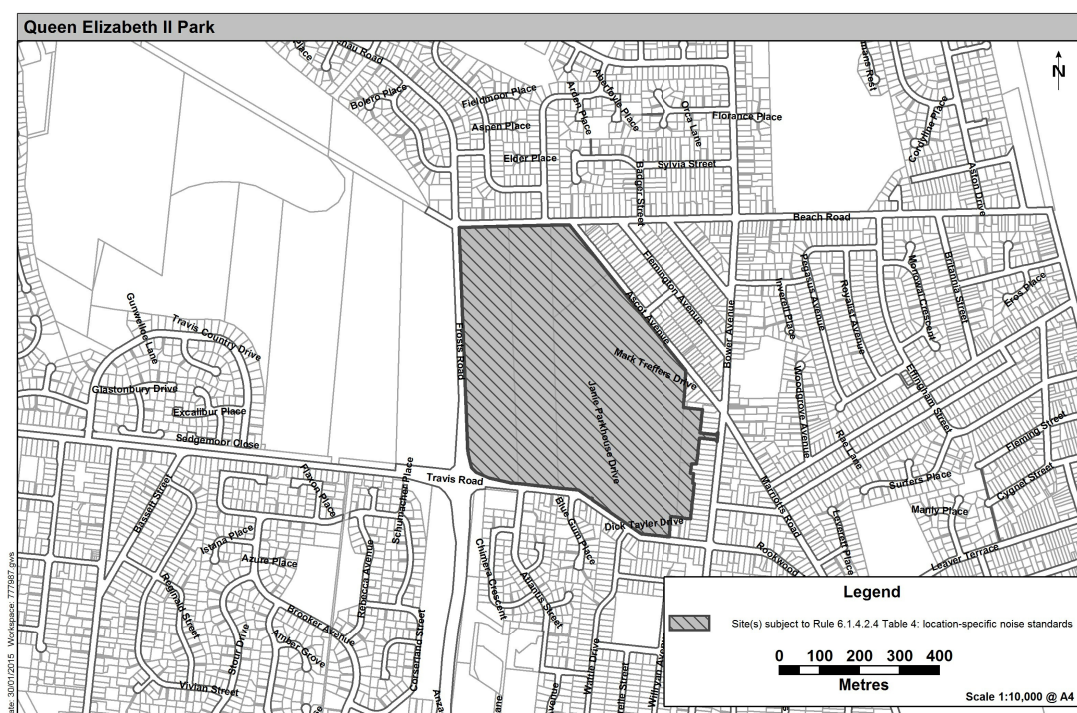
6.11.3 Sites with Location-Specific Noise Rules - Maps

6.11.3.1 Lancaster Park

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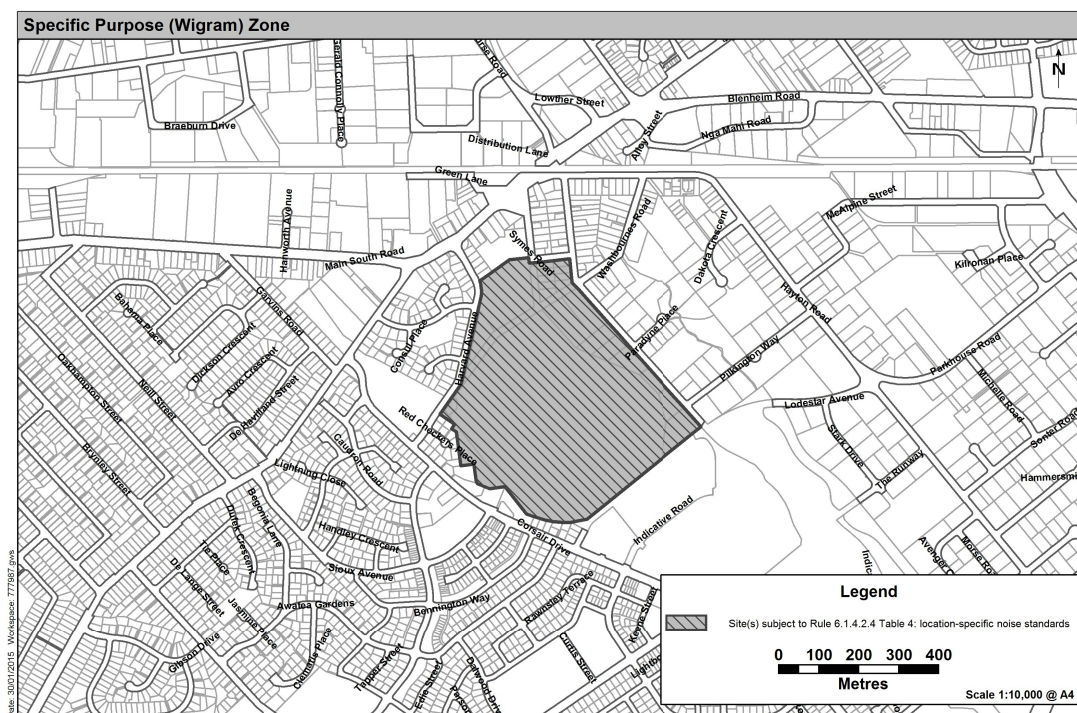


6.11.3.2 Queen Elizabeth II Park

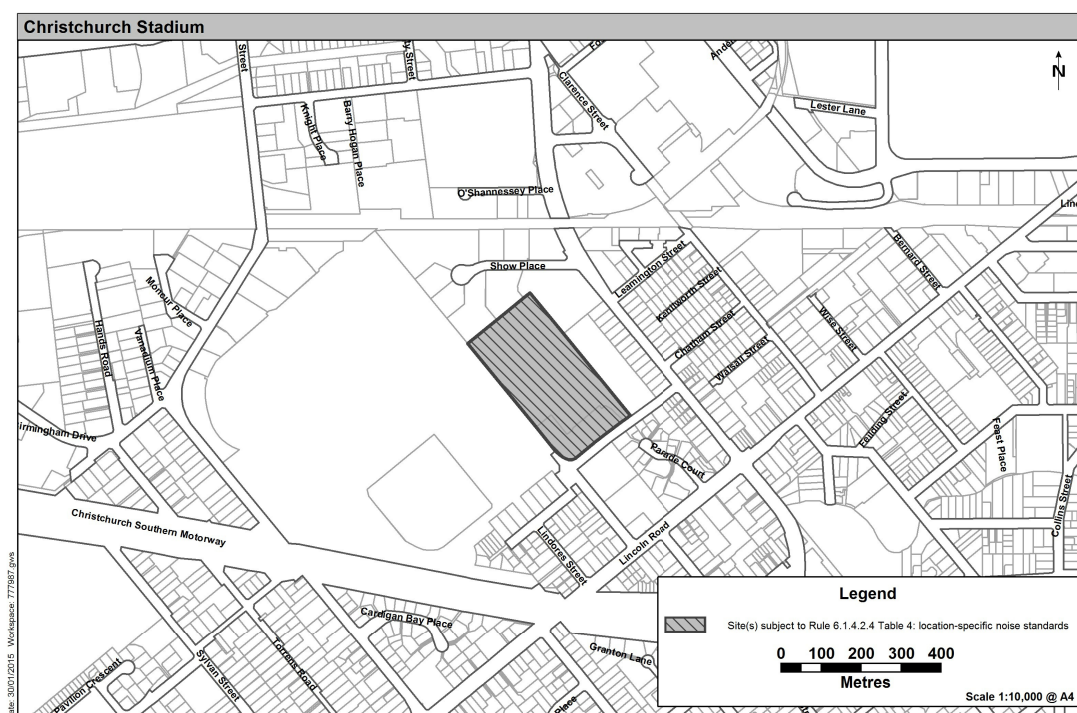


6.11.3.3 Specific Purpose (Wigram) Zone

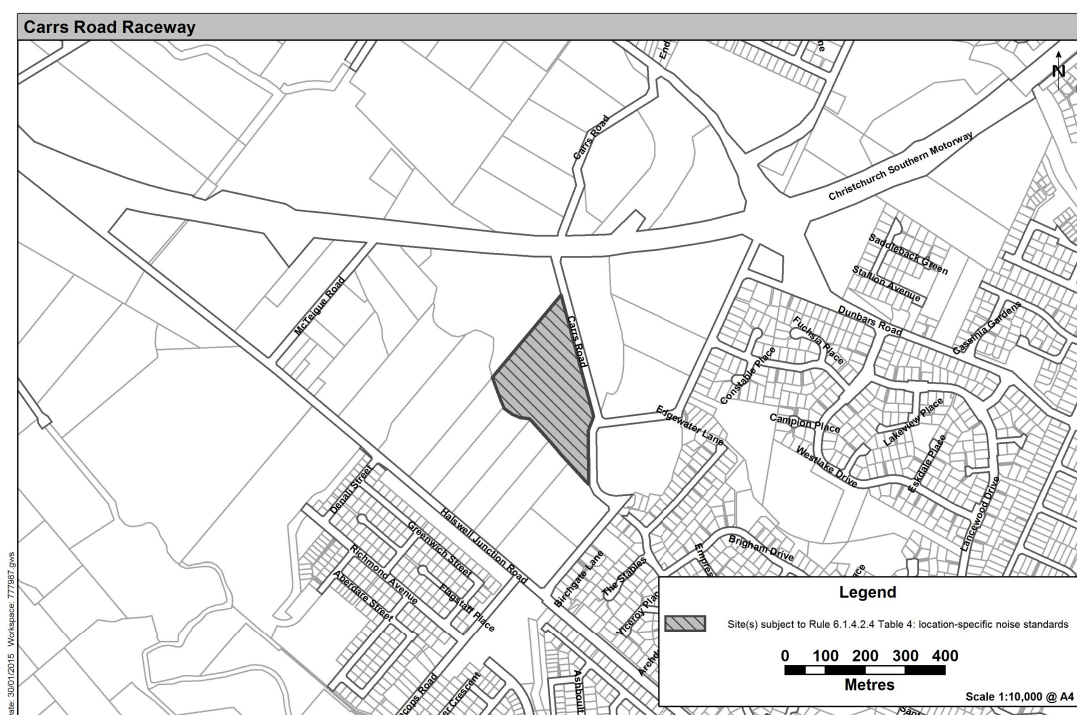
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6.11.3.4 Christchurch Stadium



6.11.3.5 Carrs Road Raceway



6.11.3.6 Ruapuna Motorsport Park - Specific Purpose (Motorsport) Zone

- a. For Ruapuna Motorsport Park – Specific Purpose (Motorsport) Zone, refer to Planning Maps 29 and 36.

6.11.4 Noise Attenuation Construction Requirements

6.11.4 Noise Attenuation Construction Requirements to achieve 30 dB Dtr,2m,nT,w + Ctr

Building Element	Minimum Construction Requirement
External walls of habitable rooms	Walls with cladding: Minimum not to be less than 25 kg/m ² being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs). Assumes minimum 100mm wall cavity. Minimum exterior cladding to be 20mm timber or 9mm compressed fibre cement sheet over timber frame (100mm x 200mm). Fibrous acoustic blanket (Batts or similar) required in cavity for all exterior walls. Interior: One layer of 13mm gypsum plasterboard.* Mass walls: 190mm concrete block, strapped and lined internally with 9.5mm gypsum plaster board OR 150mm concrete wall.
Windows of habitable rooms	Windows of up to 35% of floor area: 10/12/6 double glazing or 14 mm laminate glass or glazing systems of equivalent acoustic performance. Window areas greater than 35% of floor area will require a specialist acoustic report to show conformance with the insulation rule. Frames to be new aluminium window frames with compression seals or equivalent.
Pitched roof	Cladding: 0.55mm profiled steel or tiles or 6mm corrugated fibre cement. Frame: Timber truss with 100mm acoustic blanket. Fibrous acoustic blanket (Batts or similar) required for all ceilings with combined mass of less than 25 kg/m ² . Ceiling: 13mm gypsum plaster board.

Skillion roof	Cladding: 0.55mm profiled steel of 6mm fibre cement Sarking: 20mm particle board (no gaps). Frame: 100mm gap with acoustic blanket. Ceiling: two layers of 9.5mm gypsum plaster board (no through ceiling lighting penetrations unless correctly acoustically rated). Fibrous acoustic blanket (Batts or similar) required for all ceilings with combined mass 25kg/m ² .
External Door to habitable rooms	Solid core door (min 24kg/m ²) with weather seals (where the door is exposed to exterior noise).
Notes:	
1. * Where exterior wall cladding has a mass of greater than 25kg/m ² (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard	
2. Ventilation requirements shall be in compliance with Rule 6.1.4.2.6.	
3. In determining the insulation performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the jointing, capping and guttering detail used in normal construction.	

6.11.5 Water Body Classifications and Interpretation

6.11.5.1 Characteristics of water body classifications

	Classification	Characteristics of water body
i.	Downstream waterway	<ul style="list-style-type: none"> Downstream sections of large rivers with wide beds, continuous flow, extensive floodplains and, in many cases, tidal reaches. Significant ecological values; or part of a catchment with significant ecological values and capable of enhancement or restoration. Contribute significantly to the character and amenity of the surrounding area and the district for the benefit of both the general public and private property owners. This contribution could include: landscape values; sense of openness and spaciousness; and recreational opportunities. In many cases, significant cultural values and associations and either existing or the potential for mahinga kai and customary use.
ii.	Upstream waterway	<ul style="list-style-type: none"> The upper to middle reaches of rivers and major streams with wide floodplains. The upper reaches may be intermittently dry but the middle reaches have continuous flow. High ecological values including significant riparian planting; or part of a catchment with high ecological values and capable of enhancement or restoration. High amenity and landscape values providing a sense of openness and spaciousness; and, in some instances, recreational opportunities. Potential cultural values and associations and opportunities for mahinga kai or customary use.
iii.	Environmental asset waterway	<ul style="list-style-type: none"> Tributary or engineered waterways with some identifiable ecological and amenity values and/or a strong potential for enhancement. Some are intermittently dry. Most environmental asset waterways have identifiable floodplains and may be susceptible to flood risk. Moderate amenity values including spaciousness, privacy, tranquillity and natural landscape values.

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iv.	Network waterway	<ul style="list-style-type: none"> • Generally engineered or modified waterways with limited existing ecological values but some potential for enhancement. • Flooding of surrounding land is generally a result of obstruction of the waterway rather than a significant natural floodplain. • Amenity values for property owners and immediate neighbours are generally incidental to the drainage functions of the waterway.
v.	Hill waterway	<ul style="list-style-type: none"> • See also the definition of "<u>hill waterway</u>". • Steep waterways sometimes with seasonally dry channels. • Wildlife values may be limited because of the steep gradient and rapid and ephemeral flow of many of these waterways, however, well-developed riparian planting is necessary to control erosion. • Provides an ecological corridor to downstream receiving environments. • Hill waterways contribute to the open space and natural landscape character of the Port Hills.
vi.	Environmental asset standing water body	<ul style="list-style-type: none"> • Lakes or ponds with significant existing ecological values (or part of a catchment with significant ecological values and capable of restoration). • High amenity and landscape values for the general public as well as private landowners, providing a sense of openness and spaciousness and recreational opportunities. • Potential cultural values and associations including opportunities for mahinga kai or customary use. • Provides water treatment, and therefore ecosystem functioning to immediate and downstream receiving environments

6.11.5.2 Measurement of water body setbacks

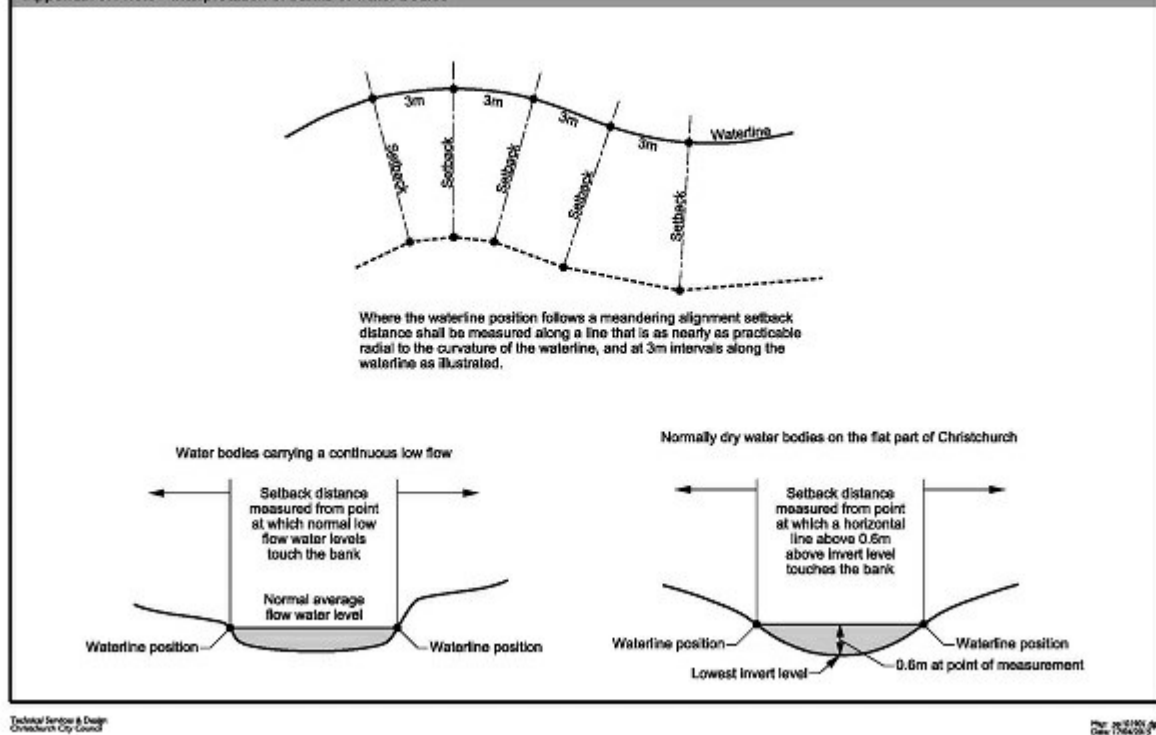
All setbacks specified shall be measured from:

	Water body classification	Setback measured from:
a.	Upstream waterway; Downstream waterway; Environmental asset waterway; <u>Network waterway</u>	The bank of the water body (see Appendix 6.11.5.3 for interpretation)
b.	<u>Hill waterway</u>	The centreline of the waterway
c.	Environmental asset standing water body	The bank of the water body (see Appendix 6.11.5.3 for interpretation) except for constructed water bodies where the point at which the peak 1/50-year design water surface touches the banks should be used.

6.11.5.3 Interpretation of banks of water bodies

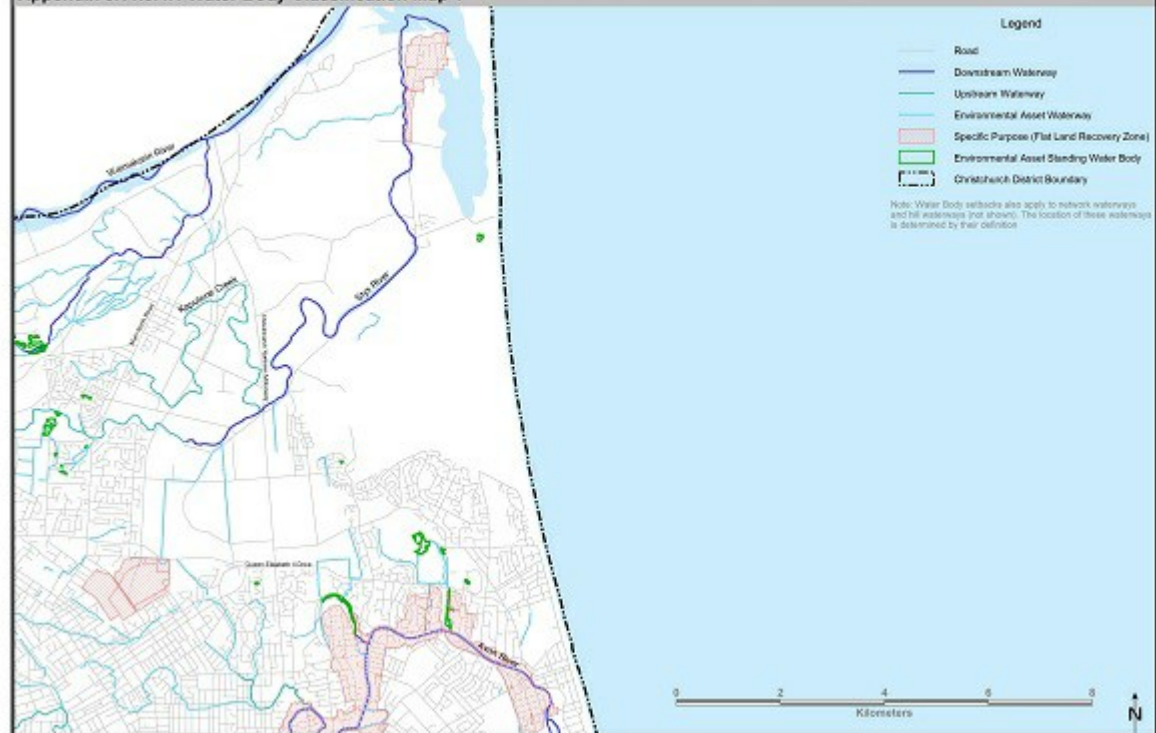
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Appendix 6.11.5.3 - Interpretation of banks of water bodies



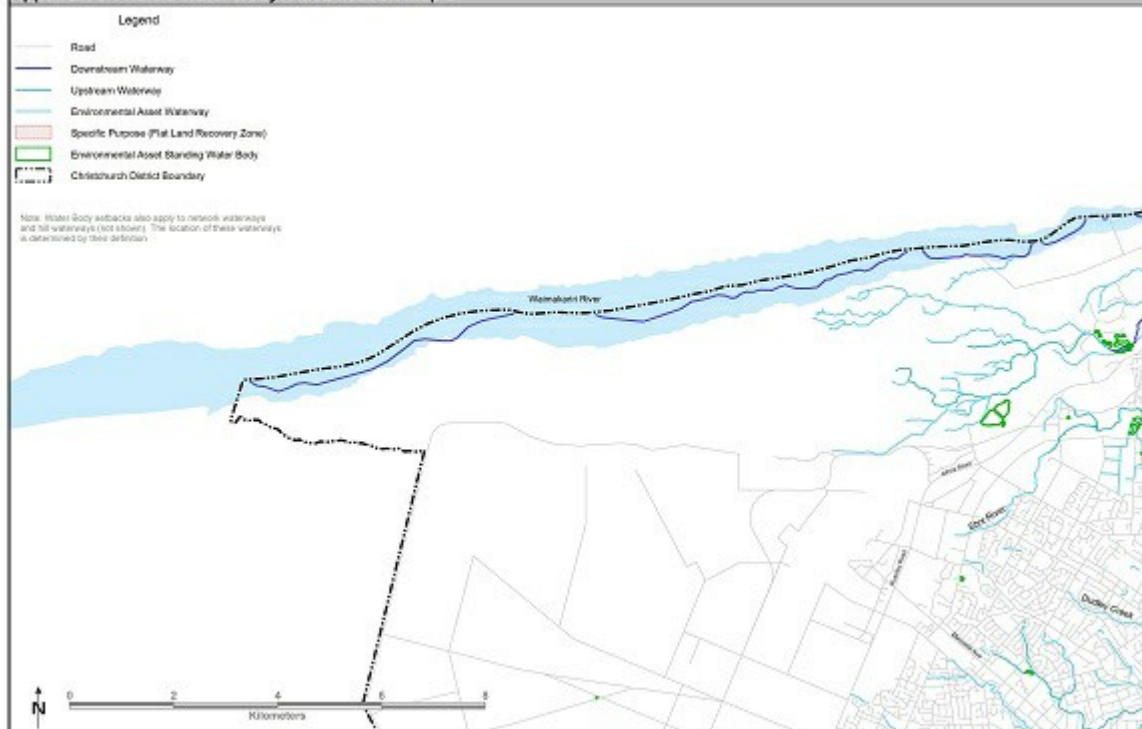
6.11.5.4 Maps of water body classifications

Appendix 6.11.5.4.1 Water Body Classification Map 1

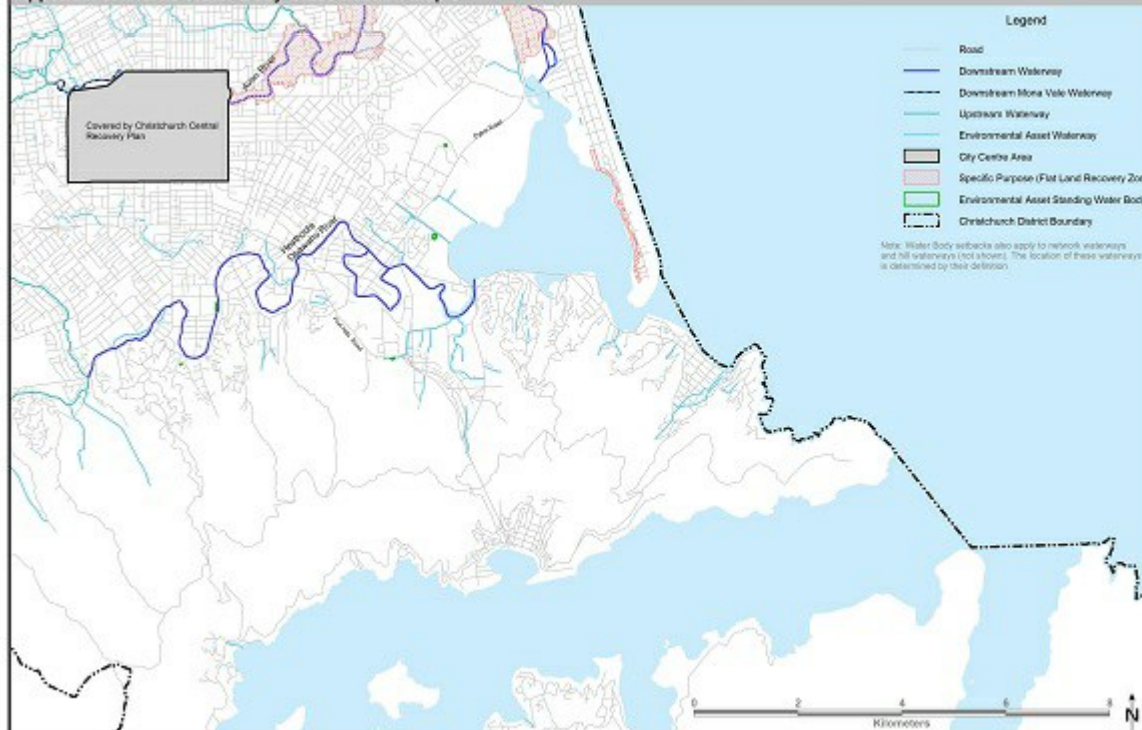


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Appendix 6.11.5.4.2 Water Body Classification Map 2

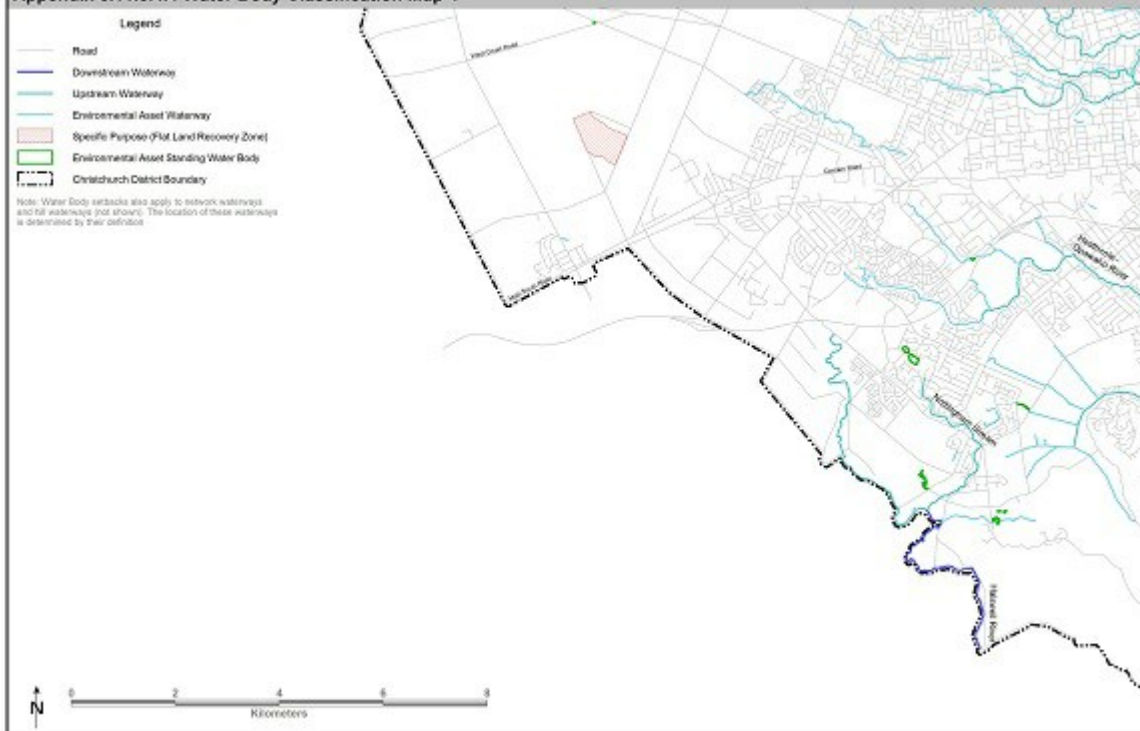


Appendix 6.11.5.4.3 Water Body Classification Map 3

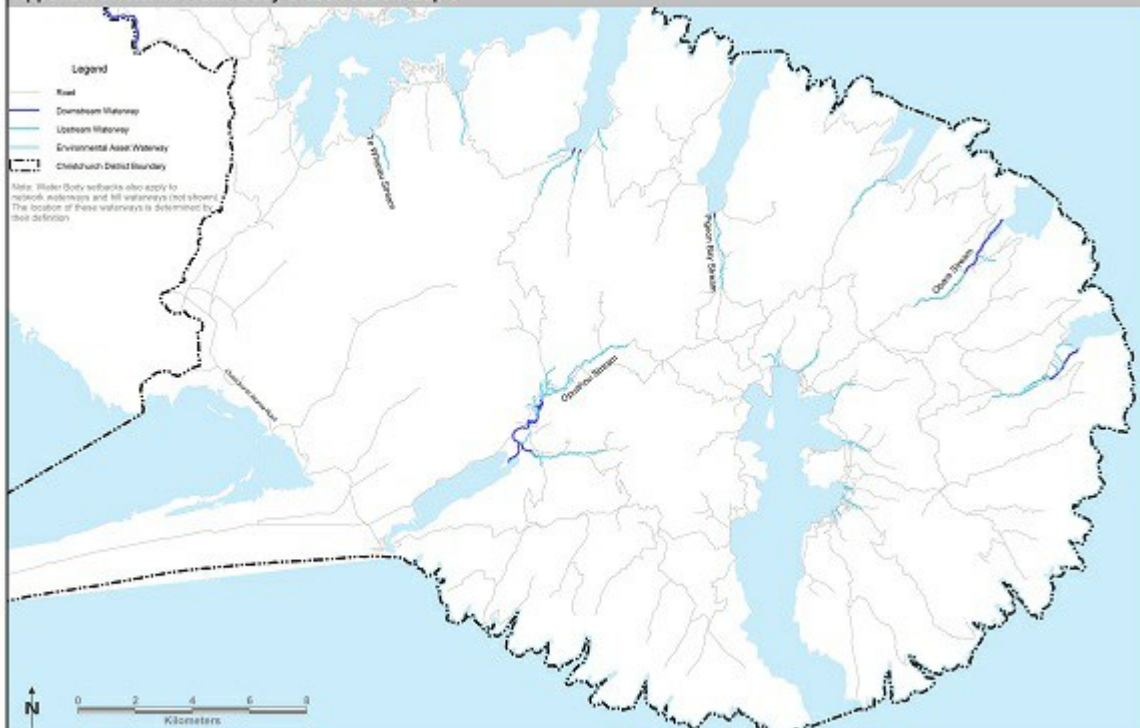


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Appendix 6.11.5.4.4 Water Body Classification Map 4



Appendix 6.11.5.4.5 Water Body Classification Map 5



6.11.6 Landscaping and Tree Planting - Rules and Guidance

The provisions in Part B of this Appendix are for information and guidance only and are not statutory rules. They have been



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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)

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;
 - 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.
- 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 car parking 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 (non-statutory)

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

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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
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

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Common name	Botanical name	Height range	Canopy spread range
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
Silver lime	Tilia tomentosa	15m-20m	10m-15m
Liquidambar 'Worplesdon'	Liquidambar 'Worplesdon'	15m-20m	10m-15m
London plane	Platanus acerifolia	15m-20m	10m-15m
Oriental plane	Platanus orientalis	15m-20m	10m-15m
Autumn glory plane	Platanus orientalis insularis	15m-20m	10m-15m
Cut leaf plane	Platanus orientalis digitata	15m-20m	10m-15m
Norway maple	Acer platanoides	15m-20m	10m-15m
Variegated Norway maple	Acer platanoides 'Drummondii'	10m-15m	10m-15m
Acer 'Bloodgood'	Acer 'Bloodgood'	3m-10m	6m-10m
Trident maple	Acer burgerianum	15m-20m	10m-15m
Paper bark maple	Acer griseum	3m-10m	6m-10m
Field maple	Acer campestre	10m-15m	10m-15m
Red maple	Acer rubrum	15m-20m	10m-15m
Paper birch	Betula papyrifera	15m-20m	10m-15m
Black birch	Betula nigra	15m-20m	10m-15m
Swedish birch	Betula pendula dalecarlica	15m-20m	10m-15m
Himalayan birch	Betula jaquemontii	15m-20m	10m-15m

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Common name	Botanical name	Height range	Canopy spread range
Tulip tree	Liriodendron tulipifera	15m-20m	15m-20m
Chinese tulip tree	Liriodendron chinensis	15m-20m	15m-10m
Maidenhair tree (male only)	Ginkgo biloba	15m-20m	6m-10m
Hornbeam	Carpinus betulus	15m-20m	10m-15m
Common alder	Alnus glutinosa	15m-20m	10m-15m
Italian alder	Alnus cordata	15m-20m	10m-15m
Grey alder	Alnus incana	15m-20m	10m-15m
Red alder	Alnus rubra	15m-20m	10m-15m
Indian bean tree	Catalpa bignonioides	15m-20m	10m-15m
Weeping willow	Salix babylonica	15m-20m	15m-20m
Golden weeping willow	Salix x chrysocoma	15m-20m	15m-10m

1.2 Coniferous trees

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

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Common name	Botanical name	Height	Canopy spread range
Dawn redwood	Metasequoia glyptostroboides	15m-20m	6m-10m
Japanese cedar	Cryptomeria japonica	15m-20m	6m-10m

1.3 Other evergreens

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

Common name	Botanical name	Height range	Canopy spread range
Matai	Prumnopitys taxifolia	10m-15m	3m-6m
Pohutukawa	Metrosideros excelsa	TBC	TBC

Section 2- Suitability of trees for particular conditions

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			

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Common name	Botanical name	Height range	Canopy spread range
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
Hornbeam	Carpinus betulus	10m-15m	10m-15m
Atlantic cedar	Cedrus atlantica	15m-20m	10m-15m
Hop hornbeam	Ostrya carpinifolia	10m-15m	6m-10m
Mediterranean hackberry	Celtis australis	15m-20m	6m-10m
American hackberry	Celtis occidentalis	15m-20m	6m-10m
Bay laurel	Laurus nobilis	10m-15m	6m-10m
Algerian oak	Quercus canariensis	15m-20m	10m-15m
Hills oak	Quercus elipsoidalis	15m-20m	10m-15m
Turkey oak	Quercus cerris	15m-20m	10m-15m
Cork oak	Quercus suber	15m-20m	10m-15m
Evergreen oak	Quercus ilex	15m-20m	10m-15m
Californian redwood	Sequoia sempervirens	15m-20m	10m-15m
Alder (tolerant of dry and wet soils)	Alnus species	15m-20m	10m-15m
Arizona ash	Fraxinus velutina	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	Eucalyptus ficifolia	3m-10m	6m-10m

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Common name	Botanical name	Height range	Canopy spread range
Monkey puzzle	Araucaria araucana	15m-20m	6m-10m
Pohutukawa	Metrosideros excelsa	10m-15m	10m-15m

2.4 Trees suitable for Christchurch coastal areas

Common name	Botanical name	Height range	Canopy spread range
Native			
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

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Common name	Botanical name	Height range	Canopy spread range
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
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

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

2.6 Trees particularly susceptible to wind damage/branch breakage

Common name	Botanical name
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
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

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Common name	Botanical name
Wattle	Weak branch unions
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
 - 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

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Common name	Botanical name
Ornamental crabapples, plums, cherries and rowans etc	Silver leaf disease, particularly when pruned or wounded
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 (<i>Racosperma dealbata</i> & <i>baileyana</i>)	Rust fungi galls
Maple	Formopsis (twig dieback)

2.9 Trees suitable for shelter belts and tree planting for visual screening of quarry activities

Common name	Botanical Name
Atlantic Cedar	<i>Cedrus atlantica</i>
Deodar Cedar	<i>Cedrus deodara</i>
Lawsons Cypress	<i>Chamaecyparis lawsoniana</i>
Japanese Red Cedar	<i>Cryptomeria japonica</i>
Monterey Cypress	<i>Cupressus macrocarpa</i>
Southern Mahogany	<i>Eucalyptus botrioides</i>
White Peppermint Gum	<i>Eucalyptus linearis</i>
Monterey Pine	<i>Pinus radiata</i>
Lemonwood	<i>Pittosporum eugenioides</i>
Kohuhu	<i>Pittosporum tenuifolium</i>

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Totara	Podocarpus totara
Lombardy Poplar	Populus italica
Chinese Willow	Salix matsudana
Leyland Cypress	X Cuprocyparis leylandii

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
	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

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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
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

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	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
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

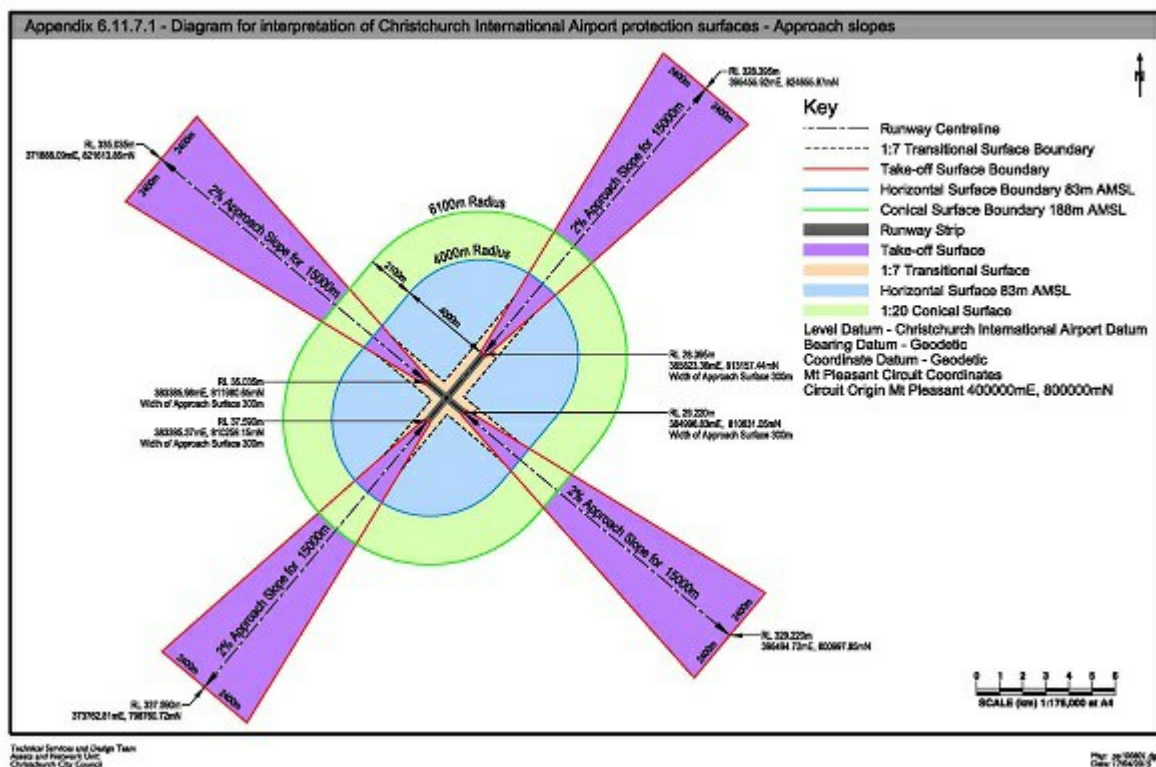
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Whiteywood	Melicytus ramiflorus
Manuka	Leptospermum scoparium
Fragrant olearia	Olearia fragrantissima
Mountain holly	Olearia ilicifolia
Golden akeake	Olearia paniculata
Kawakawa	Piper excelsum
Lemonwood	Pittosporum eugenoides
Kohupu	Pittosporum tenuifolium
Karo	Pittosporum crassifolium
Exotics	
Common name	Botanical name
Bottlebrush	Callistemon spp
Camelia	Camelia spp
	Ceanothus spp
Smoke bush	Cotinus spp
Japanese aralia	Fatsia japonica
	Michelia doltsopa
Red robin	Photonia x fraseri
	Protea spp
	Rhododendron

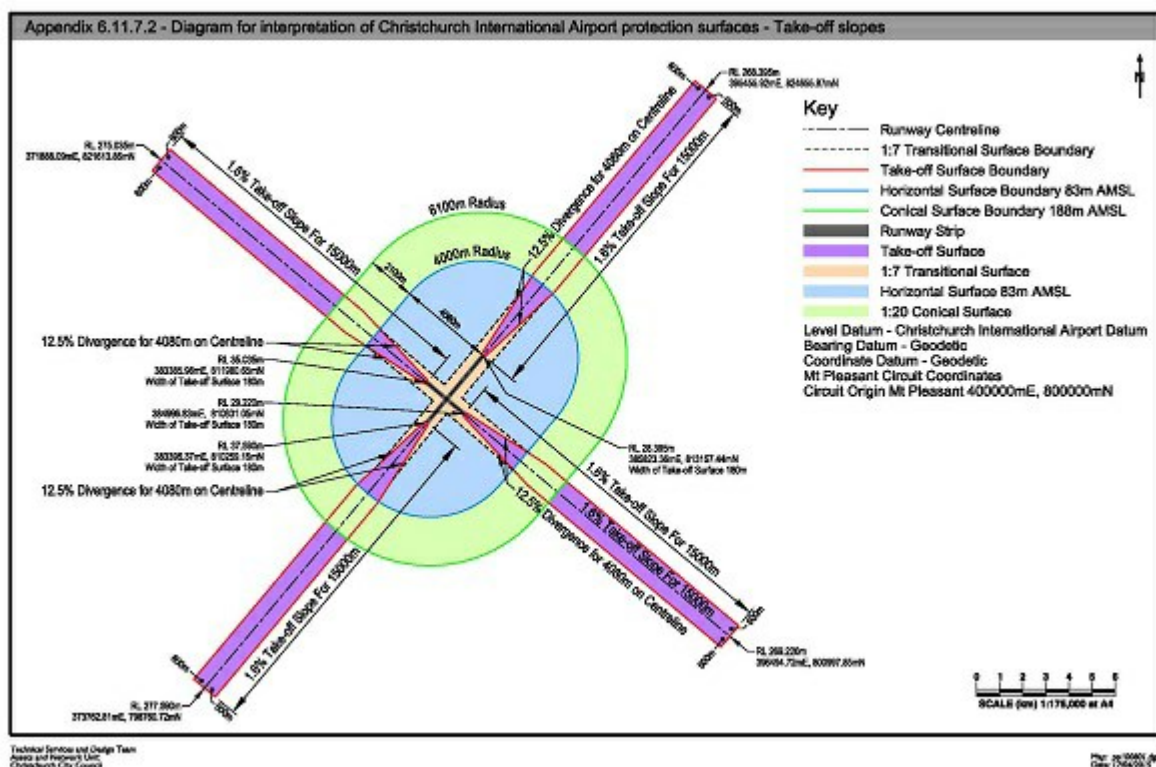
6.11.7 Aircraft Protection - Diagrams and Maps

6.11.7.1 Approach Slopes - Christchurch International Airport

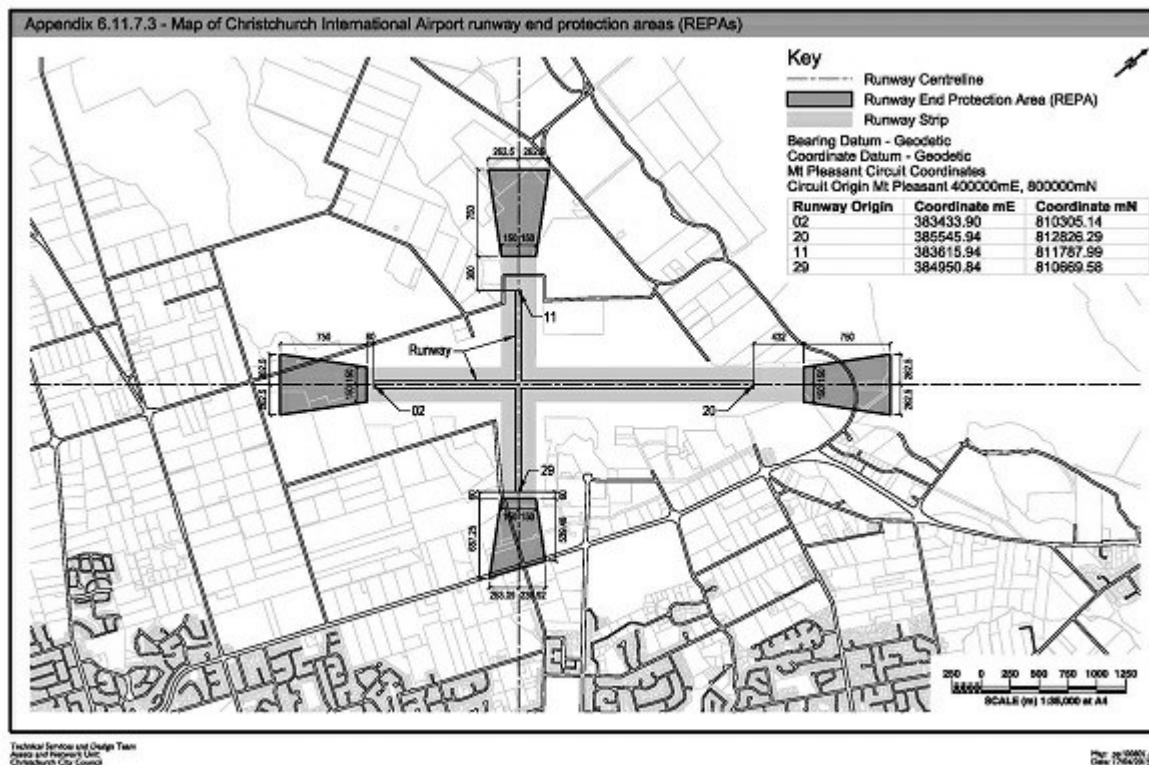
The Proposed Christchurch Replacement District Plan



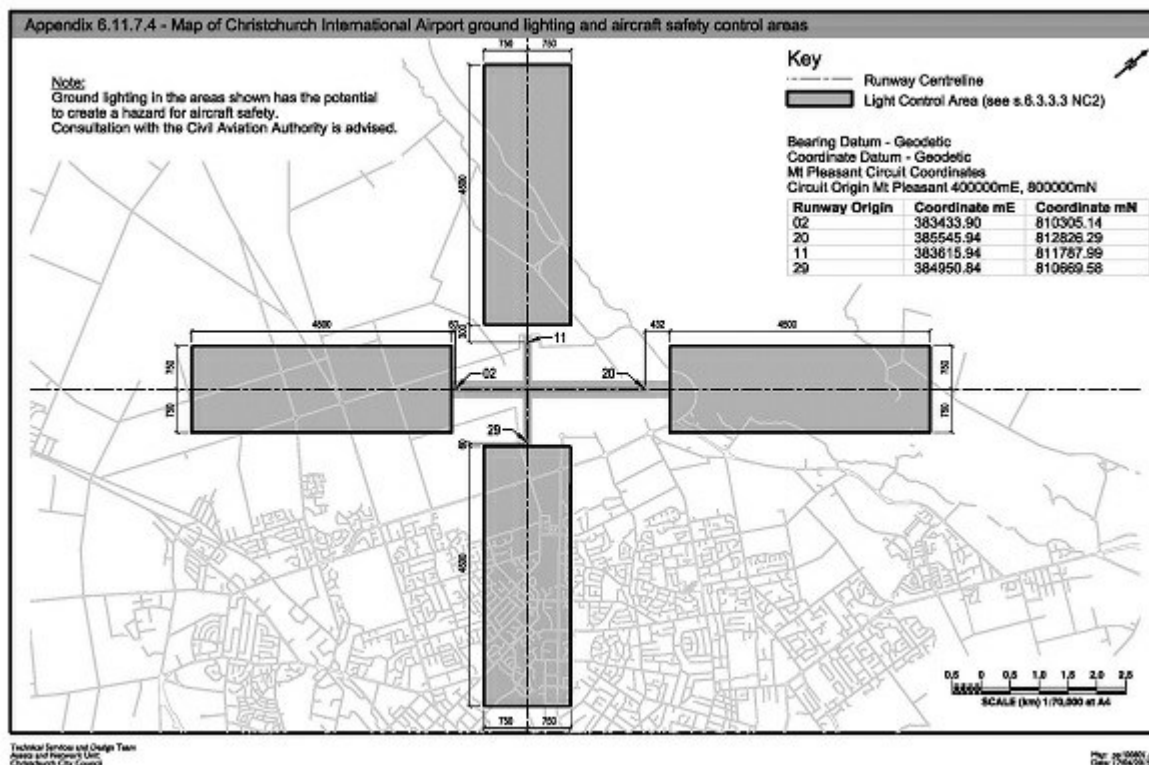
6.11.7.2 Take-off Slopes - Christchurch International Airport



6.11.7.3 Runway End Protection Areas - Christchurch International Airport



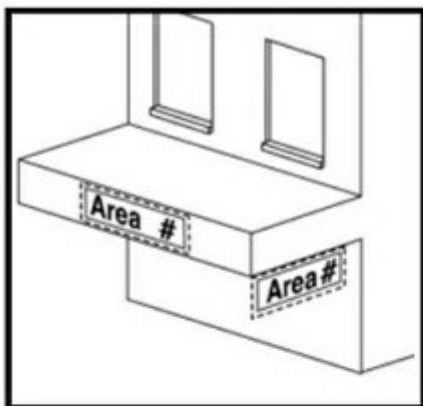
6.11.7.4 Ground Lighting and Aircraft Safety Control Areas - Christchurch International Airport



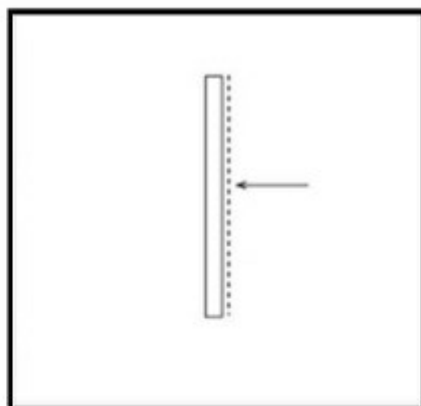


6.11.8 Signage

A Diagrams



1. Imaginary rectangle enclosing a sign

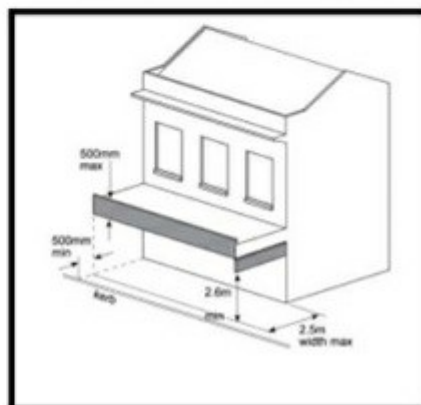


2. Display on two sided sign where area calculated as being one side or face only.

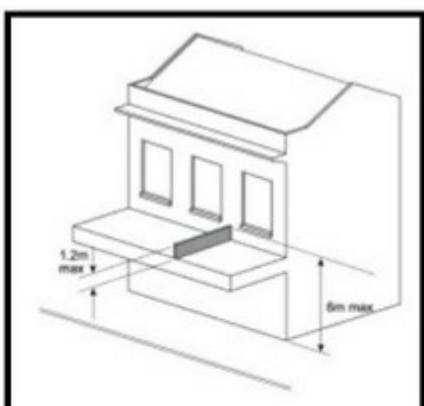
Note: Plan view looking on top of display



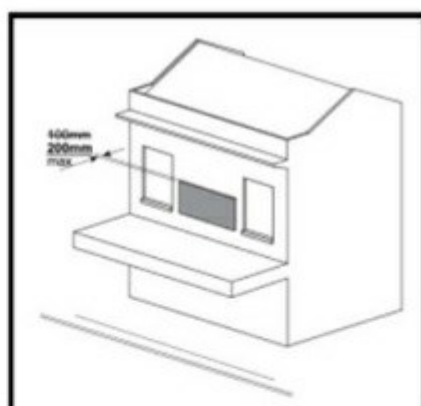
3. Sign conflicts with architectural features



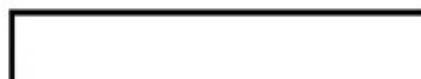
4. Display under a verandah
Display on the face of a verandah

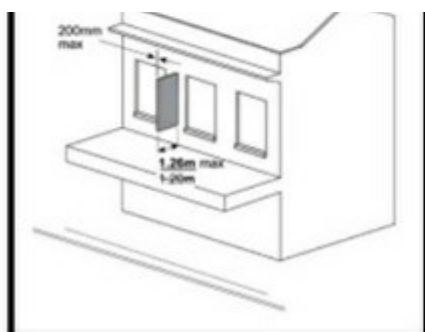


5. Display fixed above a verandah

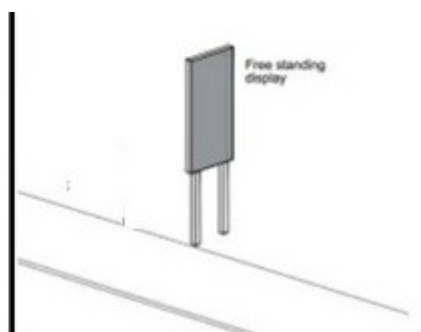


6. Display against the face of a building





7. Display projecting from the face of a building



8. Free standing display

B Banks Peninsula Guidelines

1. Signs should be clear, simple and of an appropriate scale. Signs located with or fixed to buildings should be of a size which does not dominate those buildings.
2. The number of signs should be kept to a minimum.
3. New signs should complement existing buildings and adjacent signs.
4. The lettering styles of signs in the Town Centre and Residential Conservation Zones should complement and be sympathetic to the "colonial" image of those areas. The use of the 'Belwe' typeface is recommended in Akaroa to enhance the conformity of signage.
5. Colours to be used for signage in the Town Centre and Residential Conservation are those in the pastel, light and earthy tones. Bright, strong, clashing and contrasting colours should be avoided.
6. Support structures are to be, as far as practicable, obscured from view so as not to detract from the appearance of any building or the streetscape.
7. Signage should not obscure any significant architectural features of a building facade.
8. Signage should not obscure any decorative patterns, which are a feature of a building facade.