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SUBMISSION BY THE CROWN ON THE PROPOSALS FOR TEMPORARY EARTHQUAKE RECOVERY ACTIVITIES

To: Christchurch City Council
Address: 53 Hereford Street
Email: dpreview@ccc.govt.nz



Submitter details

Full name: Chief Executive of the Canterbury Earthquake Recovery Authority for and on behalf of the Crown (Crown)
Postal address: Private Bag 4999, Christchurch 8140
Email: info@cera.govt.nz
cedric.carranceja@buddlefindlay.com
Phone number: 0800 746 426
Contact person: Viv Smith, Manager Planning

Trade competition

The Crown cannot gain an advantage in trade competition through this submission.

Please specify the specific parts of the proposals that your submission relates to:

All General Rules and Central City proposals relating to Temporary Activities publicly notified on 7 February 2015, being:

- Proposal 6A(i) – Displaced activities, storage facilities and construction depots outside of the Central City.
- Proposal 6A(ii) – Displaced activities, storage facilities and construction depots within the Central City.
- Proposal 6B(i) – Temporary lifting or moving earthquake damaged buildings outside of the Central City.
- Proposal 6B(ii) – Temporary lifting or moving earthquake damaged buildings within the Central City.
- Proposal 6C(i) – Workers' temporary accommodation Outside of the Central City.
- Proposal 6C(ii) – Workers' temporary accommodation within the Central City.

The submission points, reasons and decisions sought are set out in the attached document.

Hearing

The Crown wishes to be heard in support of its submission.

If others make a similar submission, the Crown will consider presenting a joint case with them at the hearing.

Bronwyn Helen Arthur

Chief Legal Advisor, Canterbury Earthquake Recovery Authority

For and on behalf of the Crown

Date: 18 March 2015

TEMPORARY EARTHQUAKE RECOVERY ACTIVITIES

PART A (BROAD SUBMISSION)

Part A (Broad Submission) sets out the principal outcomes that the Crown supports. These submission points reinforce and expand on the Outcomes and Actions of the Land Use Recovery Plan, Te Mahere Whakahaumanu Tāone (LURP), the Christchurch Central Recovery Plan, Te Mahere 'Maraka Ōtautahi' (CCRP), the Canterbury Regional Policy Statement (RPS), the Terms of Reference for the hearings panel, the Statement of Expectations (Schedule 4 of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014) (the Order) and the Recovery Strategy for Greater Christchurch, Mahere Haumanutanga o Waitaha (Recovery Strategy).

This submission represents the collective views of the 22 Government Departments and Crown Entities listed:

- | | | |
|---|------------------------------------|-------------------------------------|
| 1. Ministry of Business, Innovation and Employment | 7. Ministry for the Environment | 16. The Treasury |
| 2. Canterbury Earthquake Recovery Authority | 8. Ministry of Health | 17. Earthquake Commission |
| 3. Department of Conservation | 9. Department of Internal Affairs | 18. Education New Zealand |
| 4. Department of Corrections | 10. Ministry of Justice | 19. GNS Science |
| 5. Ministry of Civil Defence & Emergency Management | 11. New Zealand Defence Force | 20. Housing New Zealand Corporation |
| 6. Ministry of Education | 12. New Zealand Police | 21. New Zealand Fire Service |
| | 13. Ministry of Social Development | 22. New Zealand Transport Agency |
| | 14. State Services Commission | |
| | 15. Te Puni Kōkiri | |

1. INTRODUCTION

1.1 Temporary activities play an important role in the recovery of Christchurch and the vitality of the district, and for communities and businesses to efficiently function in the interim. Provisions inserted by section 27 of the Canterbury Earthquake Recovery Act 2011 (CER Act) and provided for by the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011 have provided an interim framework to enable temporary activities.

1.2 While there are encouraging signs of recovery the need for temporary earthquake recovery activities remain at least in the short to medium term, and for some activities and some locations potentially longer. Clear guidance for plan users, particularly for consenting, and the continuation of temporary activities is required through the Christchurch Replacement District Plan (Replacement Plan).

- 1.3 On 27 August 2014 the Christchurch City Council notified a number of Proposals, which included Proposal 6: General Rules and Procedures. Proposal 6 included provisions for temporary earthquake recovery activities. The Crown submitted on those provisions on 8 October 2014. However, Proposal 6 did not contain provisions for all types of temporary activities and related only to those parts of the district that were notified on 27 August 2014.
- 1.4 The six proposals relating to temporary earthquake recovery activities that were publicly notified on 7 February 2015¹ (Temporary Activities Proposals) are therefore the second set of proposals which provide for temporary earthquake recovery activities to be included within the Replacement Plan.
- 1.5 The continued need for temporary earthquake recovery activities was recognised by the hearings panel in its decisions (Decision 2 Temporary Activities related to Earthquake Recovery) released on 26 February 2015 (Decision 2). This decision accepted the evidence presented on the need for temporary activities and the process and timeframes for recovery set out in the evidence for the Crown².
- 1.6 This submission seeks that similar outcomes to Decision 2 apply to Temporary Earthquake Related Activities in areas of Christchurch City that could not be addressed in Decision 2. In particular this submission seeks that a robust, efficient, comprehensive and integrated planning framework for temporary earthquake recovery activities be provided for within the Replacement Plan so as to facilitate the rebuild and recovery of Christchurch.

2. STATUTORY AND REGULATORY FRAMEWORK

The Temporary Activities Proposals must be in accordance with the relevant statutory framework as summarised in paragraph [27] of Decision 1 – Strategic Directions and Strategic Outcomes dated 26 February 2015.

2.1 The Crown seeks the following decisions:

- a) make any necessary amendments to the Temporary Activities Proposals to meet the requirements of the statutory framework, in particular to ensure that they:
 - (i) achieve the purpose of the RMA (and are in accordance with Part 2 of the RMA)

¹ Proposal 6A(i) – Displaced activities, storage facilities and construction depots outside of the Central City; Proposal 6A(ii) – Displaced activities, storage facilities and construction depots within the Central City; Proposal 6B(i) – Temporary lifting or moving earthquake damaged buildings outside of the Central City; Proposal 6B(ii) – Temporary lifting or moving earthquake damaged buildings within the Central City; Proposal 6C(i) – Workers' temporary accommodation Outside of the Central City; Proposal 6C(ii) – Workers' temporary accommodation within the Central City.

² Decision 2 Temporary Activities related to Earthquake Recovery - [60] the Panel accepts without hesitation the evidence presented on the need for temporary activities and the process and timeframes for recover, as set out by Mr Nevell for the Crown. We note the Council has also accepted this evidence in that enabling recovery requires temporary activities to continue beyond 2018. - [61] The Panel accepts the cascading rule package agreed between the Crown and the Council that will better enable recovery.

- (ii) give effect to the RPS;
 - (iii) are not inconsistent with the Recovery Strategy, CCRP and the LURP;
 - (iv) have particular regard to the Statement of Expectations;
 - (v) are informed by sound evidence and a robust analysis so as to meet the requirements of section 32 of the Resource Management Act 1991 (RMA);
- b) amend the Temporary Earthquake Recovery Activities proposals:
- (i) to accord with the Crown's broad submission in Part A;
 - (ii) to accord with more detailed decisions sought in Part B of this submission; and
 - (iii) to provide any additional or alternative relief that achieves the same or similar outcomes to the above; and
- c) any consequential or ancillary changes necessary to achieve the above relief.

3. PROVISIONS SUPPORTED IN PART

3.2 The Crown supports in part the Temporary Activities Proposals to the extent that the Proposals:

- a) address temporary activities related to earthquake recovery on a district wide basis;
- b) allow established temporary activities to continue as permitted until 30 April 2018 and the provision of a consenting pathway until 30 April 2022;
- c) roll over provisions for temporary lifting or moving of earthquake damaged buildings and firefighting water supply consistent with Decision 2 by the hearings panel; and
- d) roll over provisions for workers' temporary accommodation that were inserted into the operative City Plan using Section 27 of the CER Act.

3.3 It is considered that the proposals in their current form:

- a) do not integrate the provisions with the proposals to be notified on 2 May 2015;
- b) lack policy direction to link with objectives in the Strategic Directions Decisions;³
- c) are overly prescriptive for displaced activities, storage depots and construction depots to be permitted in some areas, particularly the Central City; and
- d) lack clarity and are unlikely to be capable of effective implementation.

3.4 The reasons for the Crown's submission include those set out below.

³ Noting that this decision was released after the Temporary Activities Proposals were notified.

4. PROVISION FOR TEMPORARY ACTIVITIES IN THE SHORT TO MEDIUM TERM

- 4.1 The outcomes sought in this submission are consistent with Decision 2 released by the hearings panel on 26 February 2015.
- 4.2 It is important for efficient recovery and rebuild of the district that temporary earthquake recovery activities are appropriately provided for in the planning framework. The recovery and rebuild of the district will continue beyond 2018. It is important that temporary earthquake recovery activities do not continue to a point where they hinder the efficient rebuild of the district. As a result a balance needs to be struck in ensuring an efficient rebuild and an efficient transition of activities to their appropriate zones.
- 4.3 Rolling over provisions for temporary lifting or moving of earthquake damaged buildings and allowing established displaced activities to continue as permitted until 30 April 2018 in the remaining zones provides clear guidance for plan users in the short term and recognises the continued need for these activities at the present stage of the recovery.
- 4.4 The continuation of workers' temporary accommodation provisions inserted into the operative City Plan by the Minister for Canterbury Earthquake Recovery on 26 September 2012 is supported. It is considered large suitable brownfield sites such as the former sales yard site provide further opportunities for workers' temporary accommodation in line with the permitted provisions for workers' temporary accommodation units and complexes accommodating up to 200 people in selected zones in the Central City. This is consistent with the Strategic Directions decisions that seek to permit a range of temporary activities while recognising the temporary and localised nature of such activities and their effects.
- 4.5 The provision for a consenting pathway until 30 April 2022 recognises and provides for temporary displaced activities, storage facilities and construction depots after 2018. While alternative solutions will eventuate, there is currently insufficient supply of lower grade or affordable buildings/developments to cater for many occupiers of temporary accommodation. Care needs to be taken as temporary activities can cause problems when they are incompatible with surrounding land uses. The planning framework needs to provide the necessary flexibility for temporary earthquake recovery activities while ensuring that there are adequate controls, and longer term disincentives, on such activities in the medium term.

5. INTEGRATION WITH FUTURE ZONES

- 5.1 The Crown supports the approach of comprehensive proposals addressing temporary activities related to earthquake recovery on a district wide basis, applying to additional plan zones not included in the proposals notified on 27 August 2014.
- 5.2 The use of 'areas' in the Temporary Activities Proposals reflecting current operative City Plan zones adds a level of confusion and complexity to the interpretation of provisions and does not reflect the zoning to be notified in future proposals. The use of zones and maps in proposals yet

to be notified instead of operative City Plan 'areas' and additional maps would provide clearer direction, avoid confusion and assist the overall implementation of the Replacement Plan.

5.3 The Crown is supportive of ensuring these provisions become operative as soon as possible.

6. OBJECTIVES AND POLICIES

6.1 The Strategic Direction decision from the hearings panel provides a clear and directive objective for enabling temporary construction and displaced activities (Objective 3.3.15 – Temporary Recovery Activities). The rules in the Temporary Activities Proposals are generally consistent with this objective although specific relief sought in Part B of this submission aims to further align these to the strategic direction. To provide an effective link between this objective and the rules, policies are sought to be inserted into each of the Proposals. These policies will assist in the consideration of any future resource consent applications.

7. USABILITY AND CLARITY

7.1 The provisions for temporary lifting and workers' temporary accommodation have been largely rolled over, however where terminology and wording has been changed, the original intent of provisions can become unclear. Using consistent and concise terms is necessary to ensure that the Replacement Plan is coherent, useable and provides clear guidance for plan users.

7.2 There is a lot of repetition throughout the proposals with activity specific standards, matters of control and discretion and duplication of provisions for the Central City. The proposals could be simplified considerably by defining or referencing the conditions or matters such as on-site management, change of use strategies, and decommissioning strategies, rather than repeating all conditions throughout.

7.3 Activity specific standards for displaced activities and storage facilities and depots are overly prescriptive and long. While some activity standards are necessary and useful, generally they are too restrictive and too numerous. Due to the temporary nature of these activities, the payback period on investment can be limited. Requiring urban design controls on temporary buildings is likely to stifle further investment in transitional activities, and could have a negative effect on business continuity during the recovery. As a result, a careful balance of enabling provisions with some essential regulation needs to be reached.

7.4 The submission seeks some changes to ensure that these provisions are, where appropriate, consistent with Decision 2 on temporary activity provisions. This will assist the formation of a cohesive and consistent Replacement Plan and its effective implementation.

8. PART B (DECISIONS SOUGHT)

8.1 The Crown supports making provision for Temporary Activities and is generally supportive of the approach of providing for permitted activities up to 2018 (other than workers' temporary accommodation) and then providing a consenting path until 2022. While a number of the provisions are supported further changes are sought to ensure that the Replacement Plan is more usable and clear, reduces prescriptive regulations and enables economic prosperity.

8.2 The Crown seeks the following decisions:

- a) amend Proposals 6A(i), 6A(ii), 6B(i), 6B(ii), 6(C)(i) and 6C(ii) to:
 - (i) enable a range of temporary accommodation, displaced activities, storage facilities, construction depots, temporary lifting or moving of earthquake damaged buildings, and workers' temporary accommodation as permitted activities;
 - (ii) provide clear transitional provisions for the future of displaced activities, storage facilities, construction depots after 30 April 2018, and workers' temporary accommodation after 31 December 2022;
 - (iii) reflect the zoning of proposals yet to be notified which will form the Replacement Plan rather than relying on 'areas' based on the existing Operative City Plan;
 - (iv) provide policy direction to link between the Objective 3.3.15 – Temporary Recovery Activities from Decision 2 and the rules in these proposals;
 - (v) reduce prescriptive regulations on temporary activities; and
 - (vi) facilitate vibrant communities;
- b) amend Proposals 6A(i), 6A(ii), 6B(i), 6B(ii), 6(C)(i) and 6C(ii) to provide for the detailed submission points and relief as set out in the table in the following pages;
- c) such other relief as necessary to give effect to the relief sought in Part A of this submission; and
- d) any consequential, additional or alternative relief that achieves the same or similar outcomes to the above.

SPECIFIC SUBMISSION

PROPOSALS 6A(i), 6A(ii), 6B(i), 6B(ii), 6C(i) and 6C(ii) (Temporary Activities Proposals)

Matters of specific interest to the Crown

1. VARIOUS TEMPORARY ACTIVITIES

1.1 The Crown's submission points and the decisions sought are as follows:

Provisions of the Temporary Activities Proposals that this submission relates to are	Submission Points	Decisions sought:
<p>All proposals and all provisions</p>	<p>Making provision for temporary earthquake recovery activities is supported including:</p> <ul style="list-style-type: none"> • displaced activities, storage facilities and construction depots both within and outside of the central city; • temporary lifting or moving of earthquake damaged buildings; and • workers' temporary accommodation. <p>Due to these provisions being notified ahead of the remainder of the zones in proposals yet to be notified, an additional level of complexity has resulted that will affect the effective implementation and usability of these rules. These provisions rely</p>	<p>Amend all references to 'areas' within these proposals that relate to zones within the Operative City Plan to refer to the zones that will apply to the Replacement Plan. The result would be that the provisions and the maps associated with these provisions are those applying within the Replacement</p>

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		<p>on 'areas' and maps that are based on the existing Operative City Plan.</p> <p>This submission seeks that if the timing of the further notification of zones and the hearing of these submission points allow, all references to 'areas' in these proposals should be changed to refer to the zones and maps that are used in the proposals yet to be notified.</p> <p>The deletion of references to 'areas' and replacing these references with the names of the applicable zones and the provisions in future proposals yet to be notified, will provide greater usability and clarity and improve the implementation of the Replacement Plan. It is important for all references within these proposals to reference the zones consistently.</p> <p>If this submission were accepted the only additional map that may be necessary would be the Residential Red Zone Overlay as identified in Appendix 6.1.</p>	Plan.
Proposal 6A(i)			
New policies		<p>The decision on the Strategic Directions Proposal is that it contains only objectives. Objective 3.3.15 addresses temporary recovery activities.</p> <p>The objective already details the relevant considerations for any proposal seeking to continue during any additional transitional period (beyond 2018). The new policies seek to provide an effective link between this objective and the rules</p>	<p>Add the policies below to 6.4.3:</p> <p><u>Policy 1 - Enable temporary recovery related activities and temporarily displaced activities, while managing significant adverse effects until 30 April 2018.</u></p> <p><u>Policy 2 - To provide for temporary construction and related activities and</u></p>

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			<u>displaced activities for an additional transitional period on a case by case basis.</u>
Rule 6.4.3.2.1 permitted activity P1	Support	The ability for activities which have been established under either clause 7(3)(a) or 8(3)(a) or by way of a site-specific approval to continue until 30 April 2018 as a permitted activity is supported.	Retain 6.4.3.2.1 P1 1603.9
Rule 6.4.3.2.1 permitted activity P2	Support in part	The provision for the activities specified in a. and b. to continue as permitted activities until 30 April 2018 is supported. The support in part relates to specific submission points seeking changes to some of the activity specific standards.	Retain 6.4.3.2.1 P2 except as sought to be amended by specific submission points below. 1603.10
Rule 6.4.3.2.1 permitted activity standard (P2 i.) Hours of operation	Oppose in Part	The drafting in items iii. and v. appear incomplete and this affects the clarity and ease of understanding of the rule. The notified wording relating to Places of Assembly is not clear as to whether the exemption is only for Sundays and public holidays or whether it is an exemption which applies for all hours of operation. In considering the nature of the activities and the locations these can occur it is not necessary to further restrict these activities on Sunday and Public Holidays.	Amend Rule 6.4.3.2.1 P2(i) as follows: iii Pre-school 7am-1pm Saturday, Sunday and public holidays. v. Places of Assembly, 7am-9pm Monday to Saturday- Closed-on Sunday and public-holidays 1603.11 1603.12
Rule 6.4.3.2.1 permitted activity standards P2 (t and u)	Oppose in Part	While making provision for activities including those accommodating staff and/or students in t. is supported, it is unclear how activity specific standards t. and u. work together. It appears that it is intended that the preschool activities provided for in u. would override the more stringent limitation on staff and student numbers specified in t. However, this is not clear in the way the provisions have been drafted. The implementation of these provisions would be assisted by providing greater clarity that any limitations in t. do not apply for activities that are provided for in u.	Amend Rule 6.4.3.2.1 P2 (t. and u.) to ensure that any items specified in u. are not unintentionally restricted through also needing to comply with t. This could be achieved through the following: t. The activity shall accommodate a maximum of 10 staff and/or students (total), other than: (a) in the Cultural and Open

			<p>Space Areas identified in Appendix 6.1, when new preschools may have a maximum of 60 staff and students total; or</p> <p>(b) <u>when the activity relates to a pre-school provided for in u.</u></p>
<p>Rule 6.4.3.2.1 permitted activity P2, P3, P4, P5, P6, P7 activity specific standard (b)(ii)</p>	<p>Support</p>	<p>The NZFS Commission supports the inclusion of a water supply standard for the listed temporary activities because this is an appropriate way to mitigate risks associated with fire hazard and it implements Objective 3.3.13 of the decision version of Proposal 3 – Strategic Directions.</p>	<p>Retain rules 6.4.3.2.1 <u>P2</u>, <u>P3</u>, <u>P4</u>, <u>P5</u>, <u>P6</u>, and <u>P7</u> Activity Specific Standard (b)(ii). P2 - 1603.14 P6 - 1603.18 P3 - 1603.15 P7 - 1603.19 P4 - 1603.16 P5 - 1603.17</p>
<p>Rule 6.4.3.2.1 permitted activity P3, P4, P6 and P7</p>	<p>Support</p>	<p>The provision for the activities specified to continue as permitted activities until 30 April 2018 is supported.</p>	<p>Retain 6.4.3.2.1 <u>P3</u>, <u>P4</u>, <u>P6</u> and <u>P7</u> P3 - 1603.20 P7 - 1603.23 P4 - 1603.21 P6 - 1603.22</p>
<p>Rule 6.4.3.2.1 permitted activity P5</p>	<p>Support in part</p>	<p>The provision for the activities specified as permitted activities until 30 April 2018 is supported. The support in part relates to other specific submission points being lodged seeking changes to one of the activity specific standards.</p>	<p>Retain 6.4.3.2.1 P5 except as sought to be changed in other points of this submission.</p>
<p>Rule 6.4.3.2.1 permitted activity P5 siii Residential Red</p>	<p>Oppose in part</p>	<p>Activity Specific Standard s.ii is opposed in part insofar as the requirement for screening by fencing, landscaping or buildings applies to the residential red zone. Within this zone clarification needs to be provided around requiring screening from a residential property to ensure that it is only screening from an occupied residential</p>	<p>Amend Rule 6.4.3.2.1 P5 siii as follows: ii. <u>other than within the Residential Red Zone Overlay</u> if used for a continuous period of more than 1</p>

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<p>Zone Overlay</p>	<p>property that is required.</p>	<p>year, shall be screened by fencing, landscaping or buildings so as not to be visible 1.8 m above ground level on any adjoining road or residential property</p>
<p>New Definition</p>	<p>A new definition of "occupied residential property" is required so that this rule can be effectively and consistently implemented. The definition relates to residential properties that are occupied on a regular and consistent basis. The definition could read: "An occupied residential property is where a property is used as a place of habitation for a person or group of people".</p>	<p>iii within the <u>Residential Red Zone Overlay</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 1.8 m above ground level on any adjoining road or <u>occupied</u> residential property.</p>
<p>Rule 6.4.3.2.1 permitted activity standard P5 t</p>	<p>Activity Specific Standard t. is opposed as in some situations once an outdoor storage area has been established it is more efficient and effective to enable the continued use of that area rather than create a new area at another location.</p>	<p>Delete Rule 6.4.3.2.1 P5 t</p>
<p>New permitted activity</p>	<p>Provision for construction depots in the Residential Red Zone has been provided for as a Restricted Discretionary Activity in RD7. It is considered that these activities should be provided for as a permitted activity within the Residential Red Zone subject to the</p>	<p>Add a new permitted activity providing for Construction depots until 30 April 2018, located in the "Residential Red</p>

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Construction depot located in the Residential Red Zone Overlay		same standards as would apply to a storage facility in P5a.ii. These standards are sufficient to manage any effects of the activity and requiring resource consent for all of these activities is unnecessary.	Zone" Overlay identified in Appendix 6.1 (excluding Conservation Areas within that Overlay). Subject to the same standards as applies to P5 (as changed by other parts of this submission). This will require a consequential change to Rule RD7 to delete reference to the "Residential Red Zone" Overlay.
Rule 6.4.3.2.2 restricted discretionary activities RD1, RD2, RD3, RD5 and RD6.	Support	The provision of a consenting path for these activities is supported. In addition, the recognition that these consents could be processed without notification and without affected parties is supported. This is appropriate given the nature of these temporary activities and the locations they will be occurring within.	Retain Rule 6.4.3.2.2 RD1, RD2, RD3 RD5 and RD6. RD1-1603.31 RD5-1603.34 RD2 - 1603.32 RD6 - 1603.35 RD3 - 1603.33
Rule 6.4.3.2.2 restricted discretionary Activity RD4 and RD7	Support in part	The provision of a consenting path for these activities is supported. It is considered that a statement of non-notification should be added to RD4 and RD7. This is appropriate given the nature of these temporary activities and the locations they will be occurring within.	Amend Rules 6.4.3.2.2 RD4 and RD7 by adding: Any application will not require written approvals and shall not be limited or publicly notified.
Rule 6.4.3.2.2 restricted discretionary activity RD7	Support in part	The provisions relating to RD7 are generally supported other than as they relate to construction depots within the Residential Red Zone Overlay. This has been addressed by a previous submission point which seeks to make these activities permitted subject to meeting relevant standards. As a result if that submission is successful, a consequential change will be needed to RD7 to remove reference to this Overlay.	Amend RD7 by deleting reference to the Residential Red Zone Overlay in a.
Rule 6.4.3.2.4	Support	Providing a consenting path until 2022 is supported. This will enable consideration of	Retain Rule NC 6.4.3.2.4

Note:
See below

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non-complying activity NC2	any activities and the need for these activities to continue for a longer period on a case by case basis.	
<p align="center">Proposal 6A(ii) Chapter 13 Central City</p>		
New policy	<p>The decision on the Strategic Directions proposal is that it contains only objectives. Objective 3.3.15 addresses temporary recovery activities.</p> <p>The objective already details the relevant considerations for any proposal seeking to continue during any additional transitional period (beyond 2018). The policies seek to provide an effective link between this objective and the rules.</p>	<p>Add the policies below to 13.13.1.1;</p> <p><u>Policy 1 - Enable temporary construction related activities and temporarily displaced activities, while managing significant adverse effects until 30 April 2018.</u></p> <p><u>Policy 2 - To provide for temporary construction and related activities and displaced activities for an additional transitional period on a case by case basis.</u></p>
Rule 13.13.1.1.2.1 permitted activity P1	Support	<p>The ability for activities which have been established under either clause 7(3)(a) or 8(3)(a) or by way of a site-specific approval to continue until 30 April 2018 as a permitted activity is supported.</p>
Rule 13.13.1.1.2.1 permitted activity P2, P3	Support in part	<p>The provision for the activities specified to continue as permitted activities until 30 April 2018 is supported. The support in part relates to specific submission points seeking changes to some of the activity specific standards.</p>

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<p>and P4</p>			<p>Amend 13.13.1.1.2.1 P2 as follows:</p> <p>a. Office, education activity, pre-school, health care facilities, places of assembly until the 30 April 2018, located in Open Space, Cultural and Living; Business-Areas indicated in Appendix 6.1.</p>
<p>Rule 13.13.1.1.2.1 permitted activity P2</p>	<p>Oppose in part</p>	<p>Activity clause (a) pertains to activities including office, education and health care facilities that are located within Open Space, Cultural, Living and the Business Area indicated in Appendix 6.1.</p> <p>The reference to "Business" in P2 and its relationship with Rule P3 is unclear. Permitted activity P3 applies to activities including retail, office, education and health care facilities located within a Business, Central City Business, Central City Mixed Use or Central City (South Frame) Mixed Use Area indicated in Appendix 6.1.</p> <p>It appears that the reference to "Business" in P2 is a duplication of matters addressed in P3. If this is the case then this duplication is unnecessary and will not assist in the effective and clear implementation of the provisions. This could be addressed by deleting reference to "Business Area" in P2.</p>	<p>Delete Rule 13.13.1.1.2.1 (P2 g) (P3g) and (P4g).</p> <p>P2 - 1603.46 P4 - 1603.48</p> <p>P3 - 1603.47</p>
<p>Rule 13.13.1.1.2.1 permitted activity (P2 g, P3 g and P4 g)</p>	<p>Oppose</p>	<p>It is important to ensure that a consistent approach is taken to the provision of carparking within the Central City. It is inconsistent to require carparks to be provided for temporary activities, when they would not be required for permanent activities. Given the limited time that a temporary activity will be in place this rule is not necessary.</p>	<p>Delete 13.13.1.1.2.1 (P2(h)) and (P4(h)).</p> <p>P2 - 1603.49</p> <p>P4 - 1603.50</p>
<p>Rule 13.13.1.1.2.1 permitted activity (P2 h and P4 h⁴)</p>	<p>Oppose</p>	<p>Clause (h) states that the activity shall comply with Rule 7.2.3.10 High trip generators. However the specified rule is contained within Proposal 7 Transport and relates to all zones outside the Central City. There will be a separate general high trip generator rule contained within the Transport section of the standalone Central City proposal (yet to be notified) therefore clause (h) should not refer to a rule that will not be relevant to the</p>	

⁴ it is noted that the P3 activity specific standards h – j are absent from the 13.13.1.1.2.1 Permitted activities status table. In the event that standard h was intended to be included with text stating: "The activity shall comply with Rule 7.2.3.10 High trip generators", then the decision sought is the same as for Rules 13.13.1.1.2.1 P2 h and P4 h.

⁵ As above.

		<p>Central City.</p> <p>It is not appropriate or necessary to apply Rule 7.2.3.10 to the Central City. The submission seeks that the standard be deleted. The temporary activities will occur in the short term. It is likely that by the time the traffic levels in the Central City return to the pre-earthquake levels that the temporary activities provided for as permitted activities will have ceased.</p>	
<p>Rule 13.13.1.1.2.1 permitted activity (P2 i.) Hours of operation</p>	<p>Oppose in Part</p>	<p>The drafting in items iii. and v. appear incomplete and this affects the clarity and ease of understanding of the rule.</p> <p>The notified wording relating to Places of Assembly is not clear as to whether the exemption is only for Sundays and public holidays or whether it is an exemption which applies for all hours of operation. In considering the nature of the activities and the locations these can occur it is not necessary to further restrict these activities on Sunday and Public Holidays.</p>	<p><i>Wrong Rule Reference - should be 13.13.1.1.2.1</i></p> <p>Amend Rule 6.4.3.2.1 P2(i) as follows:</p> <p>iii Pre-school 7am-1pm Saturday. Sunday and <u>public holidays</u></p> <p>v. Places of Assembly, 7am-9pm Monday to Saturday-Closed-on Sunday and <u>public holidays</u></p> <p>1603-51</p> <p>1603-52</p>
<p>Rule 13.13.1.1.2.1 permitted activity P2 (s and t)</p>	<p>Oppose in Part</p>	<p>While making provision for activities including those accommodating staff and/or students in t. is supported, it is unclear how activity specific standards s. and t. work together. It appears that it is intended that the preschool activities provided for in t. would override the more stringent limitation on staff and student numbers specified in s. However, this is not clear in the way the provisions have been drafted.</p> <p>The implementation of these provisions would be assisted by providing greater clarity that any limitations in t. do not apply for activities that are provided for in t.</p>	<p>Amend Rule 13.13.1.1.2.1 P2 (s. and t.) to ensure that any items specified in t. are not unintentionally restricted through also needing to comply with s. This could be achieved through the following:</p> <p>s. The activity shall accommodate a maximum of 10 staff and/or students (total), other than:</p> <p>(a) in the Cultural and Open Space Areas identified in Appendix 6.1, when new preschools may have a</p>

<p>Rule 13.13.1.1.2.1 permitted activity P3, P4, P5 and P6</p>	<p>Support</p>	<p>The provision for the activities specified to continue as permitted activities until 30 April 2018 is supported.</p>	<p>maximum of 60 staff and students total; or (b) <u>when the activity relates to a pre-school provided for in L</u></p>
<p>Rule 13.13.1.1.2.1 permitted activity P2, P3, P4, P5, P6 activity specific standard (b)(ii)</p>	<p>Support</p>	<p>The NZFS Commission supports the inclusion of a water supply standard for the listed temporary activities because this is an appropriate way to mitigate risks associated with fire hazard and it implements Objective 3.3.13 of the decision version of Proposal 3 – Strategic Directions.</p>	<p>Retain 13.13.1.1.2.1 P3, P4, P5 and P6. P3 - 1603.54 P6 - 1603.57 P4 - 1603.55 P5 - 1603.56 Retain rules 13.13.1.1.2.1 P2, P3, P4, P5 and P6 Activity Specific Standard (b)(iii). P2 - 1603.58 P5 - 1603.61 P3 - 1603.59 P6 - 1603.62 P4 - 1603.60</p>
<p>Rule 13.13.1.1.2.2 restricted discretionary activities RD1, RD2, RD3, RD4, RD5 and RD6.</p>	<p>Support</p>	<p>The provision of a consenting path for these activities is supported. In addition, the recognition that these consents could be processed without notification and without affected parties is supported. This is appropriate given the nature of these temporary activities and the locations they will be occurring within.</p>	<p>Retain Rule 13.13.1.1.2.2 RD1, RD2, RD3, RD4, RD5 and RD6. RD1 - 1603.63 RD4 - 1603.66 RD2 - 1603.64 RD5 - 1603.67 RD3 - 1603.65 RD6 - 1603.68</p>
<p>Rule 13.13.1.1.2.4</p>	<p>Support</p>	<p>Providing a consenting path until 2022 is supported. This will enable consideration of any activities and the need for these activities to continue for a longer period on a case</p>	<p>Retain Rule NC 13.13.1.1.2.4</p>

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non-complying activity NC2		by case basis.	
Proposal 6B(i)			
Proposal 6B(i) in its entirety	Support in part	This Proposal and its provisions are supported. The provisions are consistent with Decision 2. These provisions will provide for an important temporary activity which will facilitate the repair of land and dwellings. It is noted that the support for this Proposal is subject to the general submission point lodged on all proposals seeking that the references to 'areas', 'zones' and 'maps' be consistent with the provisions of the Replacement Plan.	Retain Proposal 6B(i) subject to amendment discussed on page [9].
New policy		The decision on the Strategic Directions Proposal is that it contains only objectives. Objective 3.3.15 addresses temporary recovery activities. To provide an effective link between this objective and the rules, new policies are sought to be inserted into each of the proposals. These policies will assist in the consideration of any future resource consent applications.	Add the policy below to 6.4.4: <u>Enable temporary infringement of built form standards relating to building height and recession planes to facilitate the timely completion of repairs to earthquake damaged houses and ancillary buildings.</u>
Proposal 6B(ii) Chapter 13 Central City			
Proposal 6B(ii) in its entirety	Support	This Proposal and its provisions are supported. The provisions are consistent with Decision 2. These provisions will provide for an important temporary activity which will facilitate the repair of land and dwellings. It is noted that the support for this Proposal	Retain Proposal 6B(ii) subject to amendment discussed on page [9].

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	is subject to the general submission point lodged on all proposals seeking that the references to 'areas', 'zones' and 'maps' be consistent with the provisions of the Replacement Plan.	
New policy	<p>The decision on the Strategic Directions Proposal is that it contains only objectives.</p> <p>Objective 3.3.15 addresses temporary recovery activities.</p> <p>To provide an effective link between this objective and the rules, new policies are sought to be inserted into each of the proposals. These policies will assist in the consideration of any future resource consent applications.</p>	<p>Add the policy below to 13.13.1.2;</p> <p><u>Enable temporary infringement of built form standards relating to building height and recession planes in the Central City to facilitate the timely completion of repairs to earthquake damaged houses and ancillary buildings.</u></p>
Proposal 6C(f)		
New policy	<p>The decision on the Strategic Directions Proposal is that it contains only objectives.</p> <p>Objective 3.3.15 addresses temporary recovery activities.</p> <p>To provide an effective link between this objective and the rules, new policies are sought to be inserted into each of the proposals. These policies will assist in the consideration of any future resource consent applications.</p>	<p>Add the following policies below to 6.4.5;</p> <p><u>Policy 1 - Enable workers' temporary accommodation until 31 December 2022 while managing significant adverse effects through providing for:</u></p> <ul style="list-style-type: none"> i. <u>Temporary use of permanent buildings in appropriate areas</u> ii. <u>Temporary conversion of permanent buildings in appropriate areas</u>

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			<p>iii. <u>Establishment and use of temporary accommodation units or temporary accommodation complexes in appropriate areas</u></p> <p><u>Policy 2 - Limit workers' temporary accommodation after 30 April 2022</u></p>
<p>Rule 6.4.5.2.1 permitted activity (P1), 6.4.5.2.3 restricted discretionary activities (RD1, RD2)</p>	<p>Support in Part</p>	<p>The types of temporary accommodation allowed for through these provisions could be clarified by including reference to the terminology provided for by the changes inserted into the operative City Plan by the Minister for Canterbury Earthquake Recovery on 26 September 2012 as follows:</p> <ul style="list-style-type: none"> the use of permanent facilities for temporary accommodation, and temporary conversion of permanent facilities for temporary accommodation. 	<p>Amend 6.4.5.2.1 (P1) and 6.4.5.2.1 (RD1, RD2) to the following: Workers' temporary accommodation until 31 December 2022 provided through use or conversion of a permanent: ...</p>
<p>Rule 6.4.5.2.2 controlled activity (C1), 6.4.5.2.3 restricted discretionary activities (RD3, RD4), 6.4.5.2.4 non-complying activities (NC3) - forms of workers'</p>	<p>Oppose in Part</p>	<p>There is a lack of clear distinction between the different forms of workers' temporary accommodation provided for through these provisions. The interpretation of restricted discretionary provisions and the activities they relate to is particularly unclear without this distinction.</p> <p>Clear and directive terminology is provided for by the changes inserted into the operative City Plan by the Minister for Canterbury Earthquake Recovery on 26 September 2012 as follows:</p> <ul style="list-style-type: none"> workers' temporary accommodation unit; and workers' temporary accommodation complex. <p>The above terms and associated definitions clearly distinguish between singular units and complexes.</p>	<p>Amend 6.4.5.2.2 (C1) and 6.4.5.2.4 (NC3) to the following: Erection and use of a workers' temporary accommodation unit or workers' temporary accommodation complex of temporary or re-erectable buildings, including modular units for workers' temporary accommodation until 31 December 2022...</p> <p>Amend 6.4.5.2.3 (RD3) to the following:</p>

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<p>temporary accommodation provided for</p>		<p>1603.81 <u>Erection and use of a workers' temporary accommodation complex of temporary or relocatable buildings, including modular units for workers' temporary accommodation until 31 December 2022.</u></p> <p>Amend 6.4.5.2.3 (RD4) to the following:</p> <p>1603.82 <u>Erection and use of a workers' temporary accommodation unit of temporary or relocatable buildings, including modular units for workers' temporary accommodation until 31 December 2022...</u></p> <p>1603.83 Add definitions for the following: workers' temporary accommodation unit (temporary building, <u>related ancillary buildings</u> and related infrastructure used for workers' temporary accommodation for no more than four people operating as a household unit with shared facilities) workers' temporary accommodation complex (<u>temporary building(s), including modular units and relocatable buildings, facilities, related ancillary buildings and</u></p>
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	related infrastructure used for workers' temporary accommodation for more than five people, in a single unit, or in two or more units on the same site. The complex may include provision of communal facilities such as dining and recreation)	
Rule 6.4.5.2.3 restricted discretionary activity RD1	<p>The provision for temporary accommodation in a permanent building by way of consent is supported where the activity does not comply with one or more of the activity specific standards in P2.</p> <p>However, the exclusion of a non-notification clause is inconsistent with the original provisions inserted into the operative City Plan and the Statement of Expectations. It is not considered necessary, nor is it justified in the section 32 report, to add notification clauses for temporary earthquake recovery activities.</p> <p>Additionally this provision should refer to the activity specific standards in P1, not P2.</p>	<p>Amend Rule 6.4.5.2.3 (RD1) to:</p> <ul style="list-style-type: none"> include a non-notification clause as follows: <u>Any application arising from this rule shall not be publically or limited notified</u> apply to temporary accommodation in a permanent building that does not comply with one or more of the activity specific standards in <u>P1</u>
Rule 6.4.5.2.3 restricted discretionary activities (RD2, RD3)	The inclusion of additional zones where workers' temporary accommodation is considered inappropriate and would be non-complying is supported where the type of activity in the area is incompatible with residential accommodation. While the Crown wants to encourage workers' temporary accommodation there are a number of unsuitable areas that can be identified.	<p>Retain the location restrictions for rule 6.4.5.2.3 (RD2, RD3)</p>
6.4.5.2.3 (RD3)	The Restricted Discretionary conditions have inconsistent numbering (a, b, c, e, f).	Amend to 6.4.5.2.3 (RD3) to have logical numbering.

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<p>Rule 6.4.5.2.3 restricted discretionary activities RD1, RD2, RD3, RD4 discretionary matter (a) Location suitability</p>	<p>Support</p>	<p>The NZFS Commission supports this matter for discretion, as it is further described in Appendix 6.2 Workers' Temporary Accommodation – Design Guide (1.2), because this involves a good practice consideration of the availability and capacity of infrastructure to service the site, with a clear preference that workers' temporary accommodation be located in urban areas where infrastructure (including water for firefighting) is available.</p>	<p>Retain rules 6.4.5.2.3 RD1, RD2, RD3 and RD4 Discretionary matter (a) Location suitability. RD1 - 1603.90 RD2 - 1603.91 RD3 - 1603.92 RD4 - 1603.93</p>
<p>Rule 6.4.5.2.4 non-complying activity (NC1)</p>	<p>Support</p>	<p>Providing a consenting path after 2022 is supported. While workers' temporary accommodation is not encouraged through the non-complying activity status, this will enable consideration of the need for these activities to continue for a longer period on a case by case basis. It may also provide developers with a possibility of a future life of workers' temporary accommodation improving the viability of investment.</p>	<p>Retain rule 6.4.5.2.4 (NC1)</p>
<p>Rule 6.4.5.2.4 non-complying activity (NC3)</p>	<p>Support in Part</p>	<p>It is unclear what the intent of b. is in this rule, as current wording exempts rule 6.4.5.2.4 NC3 where any activity status under zone rules or other plan rules applies. Exempting activities which would be permitted, controlled, restricted discretionary or discretionary if considered under other zone rules in the plan is supported as this avoids unnecessary barriers to residential accommodation as a result of the general rules overriding provisions in other zones. However, allowing prohibited activity status to apply cancels out the validity of this rule, essentially requiring all erection and use of temporary or relocatable buildings, including modular units for workers' temporary accommodation that are not permitted, controlled or restricted discretionary in 6.4.5 to revert to zone rules in the plan.</p>	<p>Amend to 6.4.5.2.4 (NC3) (b) to remove the exemption for prohibited activities under zone rules or any other plan rules to apply.</p>
<p>Rule 6.4.5.2</p>	<p>Oppose</p>	<p>It is considered that a number of the standards are repetitive and unnecessary to achieve a resource management outcome. In particular the provisions relating to</p>	<p>Delete</p>

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<p>activity specific standards, matters of control and restricted discretionary standards</p>	<p>in Part</p>	<p>cleaning, maintenance and servicing and communication procedures are overly prescriptive.</p> <p>it is considered that these matters will already be addressed through the provision of having on-site management or a nominated occupant responsible.</p>	<p>P1 c(ii) and (iv) 1603.96 1603.97 C1 i (ii) and (iv) 1603.98 1603.99 RD2 c (ii) and (iv) 1603.100 1603.101 RD3 d (ii) and (iv) 1603.102 1603.103 RD4 d (ii) and (iv) 1603.104 1603.105</p>
<p>New permitted activity</p>	<p>Further opportunities should be provided for workers' temporary accommodation activities to establish as permitted activities. There are a number of existing brownfield sites as well as former brownfield sites (now zoned residential but as yet undeveloped) that could be suitable for workers' temporary accommodation, such as the former sales yard site. It is possible to appropriately manage the actual or potential adverse effects of these temporary activities through applying the same permitted activity standards that apply to workers' temporary accommodation units and complexes accommodating up to 200 people in selected zones in the Central City. The permitted activity status is consistent with Objective 3.3.15(a) of the Strategic Directions decision which seeks to permit a range of temporary construction and related activities while recognising the temporary and localised nature of such activities and the need to manage any significant adverse effects.</p>	<p>Add the following permitted activity to rule 6.4.5.2.1;</p> <p>P3 <u>Erection and use of a workers' temporary accommodation unit or workers' temporary accommodation complex until 31 December 2022, in the following locations:</u></p> <ul style="list-style-type: none"> a. <u>brownfield sites</u> b. <u>former brownfield sites now zoned residential that are currently undeveloped for residential land use</u> <p>Activity specific standards should be the same as outlined in rule 13.13.1.3.2.1 (P2)</p>	<p>1603.106</p> <p>1603.107</p>
<p>Appendix 6.2 Workers'</p>	<p>Support in Part</p>	<p>The NZFS Commission supports the inclusion of these good practice guidelines, in the interests of promoting the location of workers' temporary accommodation in areas that</p>	<p>Amend Appendix 6.2 – 1.2 Table:</p>

<p>Temporary Accommodation – Design Guide 1.2 Guidelines for location suitability – Table: Examples of good practice (b) & (d)</p>	<p>can be serviced with a reticulated water supply capable of providing firefighting water. The NZFS Commission requests that water for firefighting be added to the list to ensure that this service is considered.</p>	<p>Examples of good practice (d) as follows:</p> <p>d. <u>Water (including a water supply for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008), wastewater, and stormwater infrastructure should be available to the site and have the capacity required for the number of workers in the accommodation. Locations within the existing urban area have more infrastructure availability.....</u></p>
<p>Proposal 6C(ii) Chapter 13 Central City</p>		
<p>New policy</p>	<p>The decision on the Strategic Directions Proposal is that it contains only objectives. Objective 3.3.15 addresses temporary recovery activities. To provide an effective link between this objective and the rules, new policies are sought to be inserted into each of the proposals. These policies will assist in the consideration of any future resource consent applications.</p>	<p>Add the following policies below to 13.13.1.3:</p> <p><u>Policy 1 - Enable workers' temporary accommodation until 31 December 2022 while managing significant adverse effects through providing for:</u></p> <ul style="list-style-type: none"> i. <u>Temporary use of permanent buildings in appropriate areas</u> ii. <u>Temporary conversion of permanent buildings in</u>

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			<p>appropriate areas</p> <p>iii. <u>Establishment and use of temporary accommodation units or temporary accommodation complexes in appropriate areas</u></p> <p><u>Policy 2 - Limit workers' temporary accommodation after 30 April 2022</u></p>
<p>Rule 13.13.1.3.2.1 permitted activity (P2)</p>	<p>Support</p>	<p>Permitting workers' temporary accommodation for up to 200 people in additional zones (Central City (South Frame) Mixed Use Area and Central City Business Area) than previously provided is supported. Providing additional land where workers' temporary accommodation is appropriate may help to reduce some of the constraints on developers which is restricting uptake of these provisions to date.</p>	<p>Retain rule 13.13.1.3.2.1 (P2)</p>
<p>Rule 13.13.1.3.2.1 permitted activity (P1), 13.13.1.3.2.3 restricted discretionary activities (RD1, RD2)</p>	<p>Support in Part</p>	<p>The types of temporary accommodation allowed for through these provisions could be clarified by including reference to the terminology provided for by the changes inserted into the operative City Plan by the Minister for Canterbury Earthquake Recovery on 26 September 2012 as follows:</p> <ul style="list-style-type: none"> ◦ the use of permanent facilities for temporary accommodation, and ◦ temporary conversion of permanent facilities for temporary accommodation 	<p>Amend 13.13.1.3.2.1 (P1) and 13.13.1.3.2.3 (RD1, RD2) to the following:</p> <p>Workers' temporary accommodation until 31 December 2022 provided <u>through use or conversion</u> of a permanent:</p>
<p>Rule 13.13.1.3.2.1 permitted activity (P2)</p>	<p>Oppose in Part</p>	<p>It is important to ensure that a consistent approach is taken to the provision of carparking within the Central City. It is inconsistent to require carparks to be provided for temporary activities, when they would not be required for permanent activities. Given the limited time that a temporary activity will be in place this rule is not necessary.</p>	<p>Delete 13.13.1.3.2.1 (P2) (d) regarding car parking provisions</p>

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<p>13.13.1.3.2.1 permitted activity (P2), 13.13.1.3.2.2 controlled activity (C1), 13.13.1.3.2.3 restricted discretionary activities (RD3, RD4), 13.13.1.3.2.4 non-complying activity (NC3) - forms of workers' temporary accommodation provided for</p>	<p>Oppose in Part</p>	<p>There is a lack of clear distinction between the different forms of workers' temporary accommodation provided for through these provisions. The interpretation of restricted discretionary provisions and the activities they relate to is particularly unclear without this distinction.</p> <p>Clear and directive terminology is provided for by the changes inserted into the operative City Plan by the Minister for Canterbury Earthquake Recovery on 26 September 2012 as follows:</p> <ul style="list-style-type: none"> ◦ workers' temporary accommodation unit; and ◦ workers' temporary accommodation complex. <p>The above terms and associated definitions clearly distinguish between singular units and complexes.</p>	<p>Amend 13.13.1.3.2.1 (P2), 13.13.1.3.2.2 (C1) and 13.13.1.3.2.4 (NC3) to the following:</p> <p>Erection and use of a workers' temporary accommodation unit or workers' temporary accommodation complex of temporary-of-releasable-buildings, including-modular-units-for-workers' temporary-accommodation until 31 December 2022;</p> <p>Amend 13.13.1.3.2.3 (RD3) to the following:</p> <p>Erection and use of a workers' temporary accommodation complex of-temporary-of-releasable-buildings,-including-modular units-for-workers-temporary accommodation until 31 December 2022;</p> <p>Amend 13.13.1.3.2.3 (RD4) to the following:</p> <p>Erection and use of a workers' temporary accommodation unit of-temporary-of-releasable-buildings,-including-modular</p>
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<p>units-for-workers' temporary accommodation until 31 December 2022;</p>		
<p>Amend Rule 13.13.1.3.2.3 (RD1) to:</p> <ul style="list-style-type: none"> include a non-notification clause as follows: <u>Any application arising from this rule shall not be publically or limited notified</u> apply to temporary accommodation in a permanent building that does not comply with one or more of the activity specific standards in P1 	<p>The provision for temporary accommodation in a permanent building by way of consent is supported where the activity does not comply with one or more of the activity specific standards in P2.</p> <p>However, the exclusion of a non-notification clause is inconsistent with the original provisions inserted into the operative City Plan and the Statement of Expectations. It is not considered necessary, nor is it justified in the section 32 report, to add notification clauses for temporary earthquake recovery activities.</p> <p>Additionally this provision should refer to the activity specific standards in P1, not P2.</p>	<p>Rule 13.13.1.3.2.3 restricted discretionary activity (RD1)</p> <p>Support in part</p>
<p>Amend 13.13.1.3.2.3 (RD2, RD3) (f) to exclude consideration of transport network effects.</p>	<p>Introducing additional controls for traffic generated by workers' temporary accommodation in the Central City is opposed.</p> <p>Allowing transport network effects to be considered is not as relevant in the Central City where these networks are already well established for a larger flow of traffic.</p>	<p>Rule 13.13.1.3.2.3 restricted discretionary activities (RD2, RD3)</p> <p>Oppose in part</p>
<p>Amend to 13.13.1.3.2.3 (RD3) to have logical numbering.</p>	<p>The Restricted Discretionary conditions have inconsistent numbering (a, b, e, f).</p>	<p>Rule 13.13.1.3.2.3 restricted discretionary activities (RD3)</p> <p>Support in part</p>

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<p>Rule 13.13.1.3.2.3 RD1, RD2, RD3, RD4 discretionary matter (a) Location suitability</p>	<p>Support</p>	<p>The NZFS Commission supports this matter for discretion, as it is further described in Appendix 13.1 Workers' Temporary Accommodation – Design Guide (1.2) that this involves a good practice consideration of the availability and capacity of infrastructure to service the site, with a clear preference that workers' temporary accommodation be located in urban areas where infrastructure (including water for firefighting) is available.</p>	<p>Retain rules 13.13.1.3.2.3 RD1, RD2, RD3 and RD4 Discretionary matter (a) Location suitability.</p>
<p>Rule 13.13.1.3.2.4 non-complying activity (NC1)</p>	<p>Support</p>	<p>Providing a consenting path after 2022 is supported. While workers' temporary accommodation is not encouraged through the non-complying activity status, this will enable consideration of the need for these activities to continue for a longer period on a case by case basis. It may also provide developers with a possibility of a future life of workers' temporary accommodation improving the viability of investment.</p>	<p>Retain rule 13.13.1.3.2.4 (NC1)</p>
<p>Rule 13.13.1.3.2.4 non-complying activity (NC3)</p>	<p>Support in Part</p>	<p>It is unclear what the intent of b. is in this rule as current wording exempts rule 6.4.5.2.4 NC3 where any activity status under zone rules or other plan rules applies. Exempting activities which would be permitted, controlled, restricted discretionary and discretionary if considered under other zone rules in the plan is supported as it accounts for the potential scenario of unnecessary barriers to residential accommodation through the general rules overriding provisions in other zones. However, allowing prohibited activity status to apply cancels out the validity of this rule, essentially requiring all erection and use of temporary or relocatable buildings, including modular units for workers' temporary accommodation that are not permitted, controlled or restricted discretionary in 6.4.5 to revert to zone rules in the plan.</p>	<p>Amend to 13.13.1.3.2.4 (NC3) (b) to remove the exemption for prohibited activities under zone rules or any other plan rules to apply.</p>
<p>Rule 13.13.1.1.3.3 activity specific</p>	<p>Oppose in Part</p>	<p>It is considered that a number of the standards are repetitive and unnecessary to achieve a resource management outcome. In particular the provisions relating to cleaning, maintenance and servicing and communication procedures are overly</p>	<p>Delete: P1 c(ii) and (iv)</p>

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standards, matters of control and restricted discretionary standards	prescriptive. it is considered that these matters will already be addressed through the provision of having on-site management or a nominated occupant responsible.	<p>P2 f (ii) and (iv) 1603.134 1603.135</p> <p>C1 i (ii) and (iv) 1603.136 1603.137</p> <p>RD2 b (ii) and (iv) 1603.138 1603.139</p> <p>RD3 b (ii) and (iv) 1603.140 1603.141</p> <p>RD4 d (ii) and (iv) 1603.142 1603.143</p>
Appendix 13.1 Workers' Temporary Accommodation – Design Guide 1.2 Guidelines for location suitability – Table: Examples of good practice (b) & (d)	<p>Support in part</p> <p>The NZFS Commission supports the inclusion of these good practice guidelines, in the interests of promoting the location of workers' temporary accommodation in areas that can be serviced with a reticulated water supply capable of providing firefighting water.</p> <p>The NZFS Commission requests that water for firefighting be added to the list to ensure that this service is considered.</p>	<p>Amend Appendix 13.1 – 1.2 Table: Examples of good practice (c) as follows:</p> <p>d. Water (including a water supply for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008), wastewater, and stormwater infrastructure should be available to the site and have the capacity required for the number of workers in the accommodation. Locations within the existing urban area have more infrastructure availability.....</p>

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