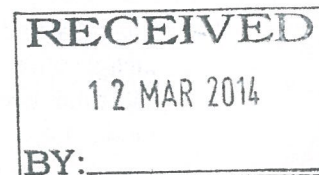


1605

Clause 6 of Schedule 1, Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014

**SUBMISSION ON THE PROPOSED CHRISTCHURCH REPLACEMENT DISTRICT PLAN**

**TO:** District Plan Submissions  
Christchurch City Council  
PO Box 73001  
Christchurch 8154  
*Submission lodged by email – [dpreview@ccc.govt.nz](mailto:dpreview@ccc.govt.nz)*



**SUBMISSION ON:** The proposed Christchurch Replacement District Plan (Chapter 6 – Temporary activities)

**SUBMISSION BY:** The University of Canterbury

**SUBMITTER ADDRESS:** The University of Canterbury  
Private Bag 4800  
Christchurch 8140

*Please note the different address for service below.*

**INTRODUCTION**

1. This submission is made by the University of Canterbury (the University).
2. The University makes submissions in opposition and in support of elements of the proposed Chapter 6 of the Christchurch Replacement District Plan (the Replacement Plan).

**STATEMENT OF INTEREST AND BACKGROUND**

3. The University is one of New Zealand's leading universities. Established in 1873 as Canterbury College in Central Christchurch, it became Canterbury University College in 1933 and the University of Canterbury in 1957. In 1975, it relocated to Ilam and in 2007 it merged with the Christchurch College of Education.
4. The University plays a significant role in the local and regional economy, through the provision of tertiary education and research activities. At 31 December 2013, the University had approximately 12,000 full time equivalent students, 1600 full time staff and 1800 part time staff. Because of this, the University is one of Christchurch's largest employers.
5. The University Campus is some 87ha. It is generally characterised by large scale buildings utilised for teaching, learning and research activities, which are set amongst park-like surroundings. A number of buildings on the Campus were affected by seismic activity, as a result of the Canterbury Earthquakes. Because of this, there is an extensive ongoing campus-wide rebuild and repair program which is anticipated to go beyond 2020 to complete.

**SUBMISSION**

**Submission Summary**

6. The majority of the Campus is zoned Cultural 4 in the operative City Plan, which will be addressed through Phase Two of the Plan review. However, the provisions in Chapter 6 which relate to temporary activities are of significant interest to the University. Within this context the University generally supports the provisions of the temporary activities provisions as notified, but seek minor amendments to provide specifically for the University rebuild program.

7. The detail of the submissions, including the reasons for the submission and the relief sought are included in the table attached as Appendix One. Appendix One should be considered as part of this submission. The provisions relate to Chapter 6 – Temporary Activities, being Rules 6.4.3.2.1 - 6.4.2.2.4.

**HEARING**

- 8. The University wishes to be heard in support of its submissions.
- 9. If others make a similar submission, the University will consider presenting a joint case with them at the hearing.

Submission signed for and on behalf of the University of Canterbury



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Resource Management Group Limited  
Dated: 12 March 2015

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C/- Resource Management Group Limited  
PO Box 908  
Christchurch Box Lobby  
Christchurch 8140  
Attn: Laura Buttimore

**ATTACHMENT:**

Appendix One: Submissions on specific provisions, including explanation and relief sought.

## Appendix One – Submission Details

General Relief Sought
The University seeks the amendments to Chapter 6 of the Replacement Plan as detailed in the table below, and including any alternate and/or consequential amendments to the issues, objectives, policies, rules, maps and other methods required to give effect to the relief sought.

**Table 1 - Chapter 6 Temporary Activities**

Table 1 – Temporary Activities		
Rule #	Submission	Relief Sought
6.4.3.2.1 – Temporary Earthquake Activities	<p>The University supports the premise of Rule 6.4.3.2.1 which enables temporary earthquake activities with an approved Canterbury Earthquake Order 2011 to occur until 30 April 2018.</p> <p>The University holds a number of Order in Council approvals for temporary earthquake activities on the Campus. These currently have effect until 18 April 2016. The University rebuild is programmed to go beyond 2020. It is considered that the University rebuild is isolated to</p>	<p><u>Insert</u> a new clause into Rule 6.4.3.2.1 (as shown in table 2) which provides for temporary activities for the University of Canterbury and to provide for any University of Canterbury Order in Council approved under the Canterbury Earthquake Recovery Act as a permitted activity within the Cultural 4 Zone to extend until April 2022.</p>

	<p>the University Campus and any temporary activities occurring within the Campus will not impact on the wider recovery of Christchurch City.</p> <p>Proposed rules 6.4.3.2.1 – 6.4.2.2.4 as drafted would mean the University would be required to obtain a resource consent as a restricted discretionary activity for temporary activities to continue to operate between April 2018 – April 2022 and resource consent as a non-complying activity if temporary activities continue beyond April 2022.</p>	
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**Table 2: New provisions for inclusion in Rule 6.4.3.2.1:**

Activity	Activity specific standards	
PX	<p><u>Any education activity or tertiary education and research activity that is a temporary activity undertaken within the Cultural 4 Zone/Specific Purpose (Tertiary Education) Zone established under either clause 7(3) (a) or 8 (3) (a) of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011 that is in accordance with either:</u></p>	<p>a. No activity shall comply with all standards specified in the relevant Public Notice.</p>

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	<p>a) <i>The provisions of a Public Notice published on 9 April 2011, 21 December 2011 and 23 October 2013; or</i></p> <p>b) <i>A public notice published for a site specific approval</i></p> <p><i>That would expire on 20 April 2016 are permitted activities up to 30 April 2022</i></p>	
<p>PXX</p>	<p><u>Education activity and or tertiary education and research activity</u>, until the 30 April 2022, located in Cultural 4 Zone/ Specific Purpose (Tertiary Education) Zone indicated in Appendix 6.1.</p>	<p>a. 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"> <li>(i) the building becoming uninhabitable or demolished as a consequence of the 2010 and 2011 Canterbury Earthquakes; or</li> <li>(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</li> <li>(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:</li> </ul> <p>b. The activity shall be connected to or be serviced by:</p> <ul style="list-style-type: none"> <li>(i) a means of sanitary sewage disposal;</li> <li>(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);</li> <li>(iii) a method of discharging stormwater that does not discharge stormwater on to adjoining properties or adversely affect water quality; and</li> <li>(iv) a power supply.</li> </ul> <p>c. New structures must be relocatable and must be relocated off the site by 30 April 2022, unless they comply with the District Plan rules. 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>

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	<p>d. Any new structures shall comply with the height and recession plane standards for the relevant zone.</p> <p>e. Any new structures must be set back at least 3m from any road boundary or must comply with any setback from road boundary standards in the relevant zone, whichever is the lesser.</p> <p>f. Any new structures shall be set back at least 3m from any boundary with a site in a Residential zone or Living Area identified in Appendix 6.1 or must comply with the boundary setback standards in the relevant zone, whichever is the lesser.</p> <p>g. The activity shall provide at least 50% of the car parks required by Table 7.2 and Table 7.3 in Appendix 7.1 – Parking space requirements. Carparks shall be designed in accordance with the standards in Appendix 7.1. Manoeuvring for parking and loading areas shall be provided in compliance with Rule 7.2.3.4. Any additional vehicle access shall be designed in accordance with Rule 7.2.3.7 and shall provide vehicle crossings that comply with Rule 7.2.3.8.</p> <p>h. The activity shall restrict its hours to 7am – 9pm Monday to Saturday, closed on Sunday and public holidays.</p> <p>i. The activity shall comply with all standards for that zone in the Control of Noise provisions.</p> <p>j. The activity is not required to comply with any additional acoustic insulation requirements or standards for the Port Influences Overlay or Airport Noise Contours.</p> <p>k. The activity shall comply with all standards for that zone in the Control of Glare provisions.</p> <p>l. The activity shall comply with all standards for that zone in the Hazardous Substances provisions.</p> <p>m. The activity must not result in the alteration or destruction of any building or tree scheduled in the District Plan.</p> <p>n. The activity must not involve subdivision of land.</p> <p>o. Outdoor advertisements are restricted to a maximum area of 2m<sup>2</sup> or the area and number provided for in the relevant zone, whichever is greater.</p> <p>p. Any Outdoor advertisements shall not be internally or externally illuminated.</p> <p>q. Any Outdoor advertisements shall be designed to comply with the Traffic safety provisions for Outdoor advertisements.</p> <p>r. Any outdoor storage area shall:</p>	
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		<p><i>(i) not be located in a setback.</i></p> <p><i>(ii) if used for a continuous period of more than 1 year, shall be screened by fencing, landscaping or buildings so as not to be visible 1.8m above ground level on any adjoining road or residential property.</i></p> <p><i>s. 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.</i></p>
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