

Chapter 18 Open Space

18.1 Open Space Objectives and Policies

18.1.1 Objective 1 - Provision of open space and recreation facilities

- a. A network of open spaces and recreation facilities that:
 - i. provides a diversity in the type and size of open spaces and recreational facilities to meet the current and future recreational, cultural, health and wellbeing needs of the community;
 - ii. contributes to the earthquake recovery of Christchurch and revitalised communities where people enjoy a high quality urban environment and enhanced opportunities for recreation;
 - iii. is accessible and distributed to meet the demands generated by population growth, urban intensification and areas of identified deficiency;
 - iv. provides users with a pleasant and safe environment;
 - v. enables temporary and multifunctional uses;
 - vi. maintains and enhances amenity values, connectivity and public access, where appropriate; and
 - vii. recognises and provides for Ngāi Tahu's historic and contemporary relationship with the Christchurch District land and water resources, and reflects their cultural values.

18.1.2 Objective 2 - Natural open space, water bodies and their margins

- a. Conservation and enhancement of the inherent qualities of natural open spaces and water bodies and their margins where:
 - i. the natural character, biodiversity, health and life supporting capacity of water bodies and their margins are maintained and enhanced;
 - ii. people are enabled to experience natural open spaces through a range of compatible recreation activities; and
 - iii. accessibility of natural open spaces and water bodies for the enjoyment of their amenity, recreational, cultural and mahinga kai values is maintained and enhanced, where appropriate.

18.1.3 Objective 3 - Character, quality and amenity

- a. Activities, buildings and structures within open spaces are of scale, form and design which:
 - i. maintains the predominance of open space except for sites specifically dedicated to a more intense built development of recreation, sports or community facilities;
 - ii. is compatible with the role and anticipated use of the open space, acknowledging that metropolitan facilities sites may contain large scale built development;
 - iii. is integrated and consistent with the character of the surrounding area;
 - iv. minimises adverse effects on the adjoining land uses and the surrounding environment's ecological, landscape, natural and amenity values;
 - v. supports the Garden City character of urban Christchurch and the heritage and natural setting of the Banks Peninsula townships and settlements; and

- vi. recognises and provides for cultural heritage and the culture, traditions and relationship of Maori with their ancestral lands, water, sites, waahi tapu and other taonga.

18.1.4 Policy 1 - The role of open space and recreation facilities

- a. Provide a network of public and private open spaces and recreation facilities that cater for a range of roles, functions and activities as follows:
 - i. **Open Space – Community Parks Zone** – enables formal and informal recreation activities, while complementing and enhancing neighbourhood amenity values, including:
 - A Smaller public spaces with landscaping and seating located and designed to promote interaction within the local community;
 - B Accessible neighbourhood parks with a predominance of open space and relatively flat topography capable of accommodating tree planting, landscaping, small scale public amenities, playground equipment and informal playing fields;
 - C Larger parks accommodating minor sports facilities, public amenities, landscaping, large trees and potential capacity for multifunctional use; and
 - D Heritage and urban parks having important scenic, botanical, educational, heritage, and recreational values and providing for entertainment.
 - ii. **Open Space – Metropolitan Facilities Zone** - accommodates public and private major sports facilities, larger recreation facilities, and motorised sports facilities on sites that provide:
 - A Sufficient land area to accommodate large scale buildings, structures, car parking and, where necessary, buffer areas to minimise reverse sensitivity;
 - B Capacity for multifunctional use and provision for co-location of complementary or compatible activities, including community and ancillary commercial activities;
 - C Capacity to host city, regional, national and international events providing entertainment to residents and visitors; and
 - D Opportunities for revitalisation of Christchurch after the earthquakes.
 - iii. **Open Space - McLeans Island Zone** - provides for recreation activities requiring larger scale buildings or areas of land and/or benefiting from natural, relatively isolated surroundings, including:
 - A Built facilities and car parking located within sites with large balance areas of open space;
 - B Activities that generate effects requiring separation from residential and sensitive activities; while
 - C Recognising the environmental context of the area which is flood prone, close to active rural quarrying activities and the airport, and which accommodates conservation elements.
 - iv. **Open Space - Natural Zone** – encompasses extensive natural, ecological, scenic and outdoor recreation areas which enable:
 - A Conservation and protection of areas of significant biodiversity, landscape, cultural and historic values;
 - B People to experience the natural open space environment through a range of compatible recreation and tourist activities;
 - C Compatible rural activities and buildings appropriate to the location and proposed use.
 - v. **Open Space - Water and Margins Zone** - to manage the use of the surface of water and margins of rivers, lakes, and wetlands for the purpose of:
 - A Protection of the natural qualities and habitats of water bodies and margins of:
 - I. Lake Te Waihora (Ellesmere) and Lake Wairewa (Forsyth);
 - II. Waimakariri River;

III. Christchurch and Banks Peninsula rivers, streams, water bodies and wetlands;

IV. Bromley wildlife conservation area associated with the sewage treatment facility;

B Maintenance and enhancement of public access, where appropriate, through esplanade reserves and strips;

C Provision for sports and recreational use of water bodies, where this does not compromise other values, including the use of motorised craft on specific water bodies;

D Provision for customary harvesting.

- b. Avoid activities that do not have a practical or functional need to be located within open space and/or recreation facilities.
- c. Provide for the redevelopment of privately owned open spaces no longer required for recreational activities in accordance with the rules of the zone most compatible with the surrounding environment.

18.1.5 Policy 2 - Multifunctional use, accessibility and recovery

- a. Increase the capacity of the open space and recreation facilities by promoting compatible mixed or multi-functional use of land, buildings and facilities through adaptable designs.
- b. Maximise utilisation of metropolitan facilities and large urban parks while maintaining the open space amenity.
- c. Provide for temporary activities and facilities, where appropriate, to revitalise and connect communities, and promote recovery.
- d. Maintain and enhance accessibility of open spaces to communities by provision of appropriately located entrances, public access ways, frontages on public roads, waterways, and wherever practicable connectivity with the wider network.

18.1.6 Policy 3 - Safety

- a. Open space and recreation facilities shall be designed and developed to ensure a safe physical environment by:
 - i. designing spaces to deter crime and encourage a sense of safety, and reflecting the principles of Crime Prevention through Environmental Design (CPTED),
 - ii. providing clear sightlines and sufficient lighting to enhance visibility of public areas,
 - iii. achieving passive surveillance by having open space that is overlooked.

18.1.7 Policy 4 - Water bodies and their margins

- a. Maintain and enhance the natural character, biodiversity, health and life supporting capacity of water bodies and their margins by:
 - i. limiting development and activities in the vicinity of water bodies to those activities which have a practical and functional need to be located within these areas,
 - ii. planting and rehabilitation of water bodies and their margins.
- b. Retain and enhance recreation opportunities and public access, where appropriate, to and along water bodies through provision of esplanade reserves or strips, or creation of adjacent open space parks.
- c. Recognise the cultural significance of water resources to Ngāi Tahu and ensure they are managed to maintain and enhance mahinga kai and Ngāi Tahu whānui access to these resources.

18.1.8 Policy 5 - Environmental effects

- a. Ensure activities and the scale, layout, and design of open space and/or the facilities within them is appropriate to the locality and context, and adverse effects on the amenity values of neighbours and wider community are mitigated, including through:
 - i. provision of sufficient separation distances and limiting height of buildings;
 - ii. limiting the floor area and site coverage;
 - iii. landscaping and screening requirements;
 - iv. mitigating adverse noise, glare, dust and traffic effects which may in some cases require a buffer area;
 - v. restricting the types, duration, hours of operation and frequency of activities;
 - vi. minimising disturbance of natural landforms and significant or indigenous vegetation in natural environments;
 - vii. requiring building setbacks from the banks of water bodies;
 - viii. controlling the volume and depth of filling and excavation within the water body setbacks, and removal of vegetation.
- b. Ensure the scale, layout, and design of facilities, buildings and structures is consistent with the role and function of the open space, its anticipated level of spaciousness and character.
- c. Minimise potential impacts of development within the Open Space zones on the Christchurch International Airport operations by:
 - i. avoiding development which could give rise to reverse sensitivity effects;
 - ii. avoiding the risk of birdstrike through the creation of new water bodies, including for stormwater management purposes.

18.2 Rules - Open Space Community Parks Zone

18.2.1 How to use the rules

18.2.1.1 The rules that apply to activities in the Community Parks Zone are contained in:

- a. The Activity Status Tables (incl. Activity Specific Standards) in Rule [18.2.2](#); and
- b. Built Form Standards in [18.2.3](#).

18.2.1.2 The Activity Status Tables and Standards in the following Chapters shall be complied with (where relevant):

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

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- 18.2.1.3 Reference should also be made to any other applicable rules or constraints within other legislation or ownership requirements including the following:
- Reserves Act;
 - Wildlife Act;
 - Conservation Act;
 - Ngāi Tahu Claims Settlement Act 1998 – refer to Chapter 1, [Section 8.3](#) which sets out the Statutory Acknowledgement for Wairewa (Lake Forsyth).

18.2.1.4 Note that activities RD12 and RD13 in 18.2.2.3, and D6 and D7 in 18.2.2.4 rely on Chapter 19 – Coastal Environment and Chapter 9 – Natural and Cultural Heritage provisions, including overlays on the planning maps. As Chapters 9 and 19 will not be publicly notified with the Stage 2 chapters, the above activities cannot be notified with the rest of the Open Space chapter and will be deleted for Stage 2 public notification. Instead, the deleted provisions will be notified at Stage 3 of the review allowing the public to lodge submissions on these provisions then.

18.2.2 Activity Status Tables

18.2.2.2 Controlled Activities

There are no Controlled Activities.

18.2.2.3 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 [18.7](#) for each standard, as set out in the following table:

Activity		The <u>Council's</u> discretion shall be limited to the following matters:
RD1	Any Permitted Activity that does not meet one or more of the Built Form Standards in 18.2.3 , except as specified in 18.2.2.4 , D1.	<ol style="list-style-type: none">Setback from road boundaries – 18.7.2.1Setback from internal boundaries - 18.7.2.2Outdoor storage – 18.7.2.3Building height – 18.7.2.4Sunlight and outlook at boundary with a Residential zone – 18.7.2.5

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RD2	Any Activity listed in 18.2.2.1 P1 (Recreation Activity and/or Recreation Facility) that does not meet one or more of the Activity Specific Standards. Any application arising from non-compliance with the Activity Specific Standards will not require written approvals and shall not be limited or publicly notified.	a. Parking areas and public transport facilities – 18.7.1.6 .
RD3	Any Activity listed in 18.2.2.1 P4 (Environmental education programmes) and P9 (Guest Accommodation) that does not meet the Activity Specific Standard.	a. Multifunctional facilities, non-recreational uses and scale of activities – 18.7.1.15 .
RD4	Any Activity listed in 18.2.2.1 P5 (Public amenities) that does not meet the Activity Specific Standard.	a. Public amenities (Open Space Community Parks, Metropolitan Facilities, and Natural Zones) - 18.7.1.7 .
RD5	Any Activity listed in 18.2.2.1 P7 and P8 (Minor and Major Sports Facility) that does not meet the Activity Specific Standard.	a. Minor and major sports facilities – 18.7.1.1 .
RD7	Any Activity listed in 18.2.2.1 P10 (Ancillary Office Activity) , P11 (Ancillary Retail Activity) and P12 (Food and Beverage Outlet) that does not meet one or more of the Activity Specific Standards.	a. Scale of activity and displacement – 18.7.1.2 b. Traffic generation and access – 18.7.1.4 c. Hours of operation – 18.7.1.5

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RD8	Any Activity listed in 18.2.2.1 P14 (Community Facility) and P16 (Cultural facility) that does not meet one or more of the Activity Specific Standards.	<ul style="list-style-type: none"> a. Community and cultural facilities – 18.7.1.3 b. Traffic generation and access – 18.7.1.4 c. Hours of operation – 18.7.1.5
RD9	Any Activity listed in 18.2.2.1 P15 (activities within a listed historic heritage place) that does not meet one or more of the Activity Specific Standards.	<ul style="list-style-type: none"> a. Hours of operation – 18.7.1.5 b. Residential activities – 18.7.1.17
RD10	Any Activity listed in 18.2.2.1 for Activity P17 (Community Market) that does not meet one or more of the Activity Specific Standards.	<ul style="list-style-type: none"> a. Community markets – 18.7.1.16 b. Refer to Matters of Discretion - 6.1.4.3 (General rules - Noise)
RD11	<p>The creation of any surface water management structure within 3 kilometres of the outer edge of the runways at Christchurch International Airport.</p> <p>Compliance with Rule RD11, 18.2.2.3 is not required if a resource consent (Subdivision and/or land use) provides for the same non-compliance on the site proposed for the activity.</p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited.</p>	<ul style="list-style-type: none"> a. Surface water management structures and birdstrike risk – 18.7.1.9

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RD12	This provision will be inserted as part of Stage 3 notification as it relies on Chapter 19 Coastal Environment. Any activity listed above as RD1 - RD11 which is located within or adjacent to the Coastal Environment overlay area.	a. Activities and development within or adjacent to the Coastal Environment overlay area – 18.7.4
RD13	This provision will be inserted as part of Stage 3 notification as it relies on Chapter 9 Natural and Cultural Heritage.	

18.2.2.1 Permitted Activities

- The activities listed below are permitted activities if they comply with the Activity Specific Standards set out in this table and the Built Form Standards in Rule 18.2.3.
- Activities may also be Restricted Discretionary, Discretionary, Non-complying or Prohibited as specified in Rules 18.2.2.3, 18.2.2.4, 18.2.2.5 and 18.2.2.6 below.

Activity		Activity Specific Standards:
P1	<u>Recreation Activity and/or Recreation Facility</u>	<ol style="list-style-type: none"> On sites less than 5,000m² in area, <u>parking areas</u> shall be limited to: <ol style="list-style-type: none"> One per <u>site</u>; and A maximum of 6 car parking spaces per <u>parking area</u>.
P2	<u>Park Management Activities and /or Park Management Facility</u>	<ol style="list-style-type: none"> Nil
P3	<u>Conservation Activities</u>	<ol style="list-style-type: none"> Nil
P4	Environmental education programmes	<ol style="list-style-type: none"> Shall be limited to education programmes that: <ol style="list-style-type: none"> are ancillary to <u>conservation</u> and research activities; increase public's awareness of the natural environment and <u>conservation issues</u>.
P5	<u>Public Amenities</u>	<ol style="list-style-type: none"> Any <u>public amenities building</u> containing toilets and/or changing rooms shall be setback a minimum of 20m from the <u>boundary</u> with any residential zone.
P6	<u>Public Artwork</u>	<ol style="list-style-type: none"> Nil

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Activity		Activity Specific Standards:
P7	<u>Minor Sports Facility</u>	<p>Shall be limited to:</p> <ul style="list-style-type: none"> a. <u>Sites</u> greater than 5000m² in area.
P8	<u>Major Sports Facility</u>	<p>Shall be limited to:</p> <ul style="list-style-type: none"> a. Golf courses on <u>sites</u> greater than 10,000m² in area.
P9	<u>Guest Accommodation</u>	<p>Shall be limited to:</p> <ul style="list-style-type: none"> a. camping grounds at the following locations: <ul style="list-style-type: none"> i. South Brighton Domain Camping Ground ii. Spencer Park iii. Hibburt Christian Camping Ground iv. Okains Bay Camping Ground v. Pigeon Bay Camping Ground vi. Duvauchelle Camping Ground vii. Orton Bradley Park.
P10	<u>Ancillary Office Activity</u>	<ul style="list-style-type: none"> a. On all <u>sites</u>, any <u>ancillary office activity</u>: <ul style="list-style-type: none"> i. Shall be limited to <u>sites</u> greater than 10,000m² in area; and ii. Shall occupy no more than: <ul style="list-style-type: none"> A 250m² of gross floor area; or B 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser. iii. Shall only operate between the hours of 7am and 7pm on <u>sites</u> adjacent to residential zones.
P11	<u>Ancillary Retail Activity</u>	<ul style="list-style-type: none"> a. On all <u>sites</u>, any <u>ancillary retail activity</u>: <ul style="list-style-type: none"> i. Shall be limited to <u>sites</u> greater than 10,000m² in area; and ii. Shall occupy no more than: <ul style="list-style-type: none"> A 250m² of <u>gross floor area</u>; or B 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser. iii. Shall only operate between the hours of 7am and 7pm on <u>sites</u> adjacent to residential zones.

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Activity		Activity Specific Standards:
P12	<u>Food and Beverage Outlet</u>	<p>Any <u>food and beverage outlet</u>:</p> <ol style="list-style-type: none"> Shall be limited to sites greater than 10,000m² in area; and Occupy no more than: <ol style="list-style-type: none"> 250m² of gross floor area; or 25% of the <u>gross floor area</u> of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser; Shall only operate between the hours of 7am and 7pm on <u>sites</u> adjacent to residential zones.
P13	<u>Residential Activity</u>	<p>Any <u>residential activity</u> shall:</p> <ol style="list-style-type: none"> Be located in an existing <u>residential unit</u>; or Be located within a new <u>residential unit</u> provided that: <ol style="list-style-type: none"> it is used for caretaker and <u>site</u> management purposes only; and it is located on a <u>site</u> greater than 10,000m²; and it is not located within the <u>air noise contour</u> (50 dBA <u>L_{dn}</u>); and there is only one <u>residential unit</u> on any <u>site</u>.
P14	<u>Community Facility</u>	<p>Limited to:</p> <ol style="list-style-type: none"> <u>Sites</u> greater than 10,000m²; or <u>Sites</u> specifically set aside by the <u>Council</u> for the <u>community facilities</u> and vested as a Local Purpose Reserve (<u>Community Facility</u>).

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Activity		Activity Specific Standards:
P15	<p>The following activities within a listed <u>historic heritage place</u>:</p> <ul style="list-style-type: none"> i. <u>recreation activity and/or recreation facility</u>; ii. <u>public amenities</u>; iii. <u>ancillary office activity</u>; iv. <u>ancillary retail activity</u>; v. <u>food and beverage outlet</u>; vi. <u>gymnasium</u>; vii. <u>conference and function facilities</u>; viii. <u>guest accommodation</u>; ix. <u>community facility</u>; x. <u>residential activity</u>; xi. <u>cultural facility</u>. 	<p>a. The hours of operation of any activity other than <u>residential activity</u> and <u>guest accommodation</u> shall be limited as follows:</p> <ul style="list-style-type: none"> i. The activity shall only operate between the hours of 7am and 7pm on <u>sites</u> adjacent to residential zones; or ii. 6am - 11pm on <u>sites</u> not adjacent to residential zones; <p>b. <u>Residential activity</u> shall be limited to no more than two <u>residential units</u>.</p> <p>c. Irrespective of anything to the contrary in this Plan, any activities within a <u>heritage item</u> or <u>heritage setting</u> shall be exempt from compliance with:</p> <ul style="list-style-type: none"> i. Rules 7.2.3.1-7.2.3.6 in relation to parking and <u>loading</u> - Open Space Zones <p>Note: Refer also to Rule 9.3.3.5 for rules relating to <u>historic heritage places</u>.</p>
P16	<u>Cultural Facility</u>	<p>Shall be limited to:</p> <ul style="list-style-type: none"> a. <u>Sites</u> greater than 10,000m² in area.
P17	<u>Community Market</u>	<ul style="list-style-type: none"> a. All <u>community markets</u> not involving any noise amplified activity shall comply with noise provisions in Rule 6.1.4.1.1.1 and Table 1; b. Any <u>community market</u> involving noise amplified activity shall comply with noise provisions in Rule 6.1.4.2.4 as if it were a <u>temporary activity</u>.
P18	<u>Farm Building</u>	<p>Any new <u>farm buildings</u> shall:</p> <ul style="list-style-type: none"> a. be limited to the Orton Bradley Park <u>site</u> (1 Charteris Bay Road); b. not exceed 500m² in <u>gross floor area</u>.
P19	<u>Customary Harvesting</u>	<ul style="list-style-type: none"> a. Nil

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Activity		Activity Specific Standards:
P20	<u>Heli-landing areas</u> (Banks Peninsula only - refer Appendix 2.1 - Area-related definitions)	<ul style="list-style-type: none"> a. Any <u>heli-landing areas</u> shall be limited to <u>sites</u> greater than 3000m² and located more than 450m from any Residential Large Lot, Residential Small Settlement, Papakaiaanga, Residential Banks Peninsula, Residential Conservation or Commercial Banks Peninsula Zone; b. There shall be no: <ul style="list-style-type: none"> i. more than 12 flights (24 movements) in any calendar year; ii. more than five days of flights (movements) in any one month period; iii. more than three flights (movements) in any one week; iv. movements taking place within 25m of any dwelling unless that dwelling is owned or occupied by the applicant; c. Any movements shall occur only between 8.00am and 6.00pm; d. A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the <u>Council</u> if requested.
P21	<u>Emergency Service Facilities</u>	<ul style="list-style-type: none"> a. Nil
P22	Community gardens	<ul style="list-style-type: none"> a. Nil

18.2.2.4 Discretionary Activities

- a. The activities listed below are *Discretionary Activities*.

Activity		The <u>Council</u> will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the <u>Act</u> :
D1	Any <u>building</u> that does not comply with the Built Form Standard 18.2.3.6 – Maximum building footprint, site coverage and <u>impervious surfaces</u> .	<ul style="list-style-type: none"> a. Building footprint, site coverage and impervious surfaces - 18.7.3.1
D2	Any <u>residential activity</u> that does not comply with the 18.2.2.1 , P13 (<u>Residential Activity</u>) Activity Specific Standards or 18.2.2.1 , P15 (activities in a listed <u>heritage item</u>) Activity Specific Standard b.	<ul style="list-style-type: none"> a. Residential activities – 18.7.1.17 b. Multifunctional facilities, non-recreational uses and scale of activities – 18.7.1.15

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D3	Major sports facilities that do not comply with the 18.2.2.1, P8 (Major sports facility) Activity specific standards.	a. Minor and major sports facilities – 18.7.1.1
D4	Guest accommodation that does not meet Activity Specific Standards in 18.2.2.1 for Permitted activities: <ul style="list-style-type: none"> i. P9 (Guest Accommodation); and ii. P15 (activities in a listed heritage item) 	<ul style="list-style-type: none"> a. Hours of operation – 18.7.1.5 b. Multifunctional facilities, non-recreational uses and scale of activities – 18.7.1.15
D5	This provision will be inserted as part of Stage 3 notification as it relies on Chapter 19 Coastal Environment. Any activity listed above as D1-D4 which is located within or adjacent to the Coastal Environment overlay area.	a. Activities and development within or adjacent to the Coastal Environment overlay area – 18.7.4
D6	This activity will be publicly notified with Stage 3 chapters as it relies on Chapter 9 Natural and Cultural Heritage provisions.	

18.2.2.5 Non-complying Activities

- a. The activities listed below are *Non-complying* Activities.

	Activity
NC1	Any activity not provided for as a <i>Permitted, Restricted Discretionary, or Discretionary</i> Activity.
NC2	Motorised Sports Activity.
NC3	Sensitive activities within the Air Noise Contour (50 dBA L _{dn}) as defined on the Planning Maps.
NC4	Farm buildings which do not comply with the Activity specific standards for <i>Permitted Activity</i> P18 in 18.2.2.1.

NC5	In the <u>Banks Peninsula</u> ward, any <u>heli-landing areas</u> which do not comply with the Activity specific standards for <i>Permitted Activity</i> P20 in 18.2.2.1 .
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18.2.2.6 Prohibited Activities

There are no Prohibited Activities.

18.2.3 Built Form Standards - Open Space Community Parks Zone

18.2.3.1 Minimum building setback from road boundaries

	<i>Applicable to</i>	<i>Permitted</i>	<i>Restricted Discretionary</i>	<i>Matters of Discretion</i>
a.	All <u>sites</u> , unless specified below.	5 metres	Less than 5 metres	a. Setback from road boundaries – 18.7.2.1
b.	All <u>sites</u> in the Banks Peninsula area (refer Appendix 2.1 – Area-related definitions)	7.5 metres	Less than 7.5 metres	
c.	<u>Sites</u> fronting a State Highway	20 metres	Less than 20 metres from the State Highway <u>boundary</u>	
d.	Central New Brighton Beach Park (adjacent to the New Brighton Pier)	3 metres	Less than 3 metres	

18.2.3.2 Minimum building setback from an internal boundary

	<i>Applicable to</i>	<i>Permitted</i>	<i>Restricted Discretionary</i>	<i>Matters of Discretion</i>
a.	All <u>sites</u> , unless specified below	10 metres	Less than 10 metres	a. Setback from internal boundaries – 18.7.2.2
b.	All <u>sites</u> in the Banks Peninsula area (refer Appendix 2.1 – Area-related definitions)	3 metres	Less than 3 metres	
c.	Central New Brighton Beach Park (adjacent to the New Brighton Pier)	3 metres	Less than 3 metres	

18.2.3.3 Outdoor storage

	<i>Permitted</i>	<i>Restricted Discretionary</i>	<i>Matters of Discretion</i>
a.	Any <u>outdoor storage area</u> shall not be located within the minimum setbacks specified in Rules 18.2.3.1 and 18.2.3.2 .	Non-compliance with Permitted Standard	a. Setback from road boundaries - 18.7.2.1 b. Setback from internal boundaries - 18.7.2.2 c. Outdoor storage – 18.7.2.3

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b.	Outdoor storage areas shall be screened from adjoining sites and roads by either planting, wall(s), fence(s), or any combination of these to at least 1.8m in height along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3m.	Non-compliance with Permitted Standard	
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18.2.3.4 Maximum building height

	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a.	All buildings except as specified in b. - c.	8 metres	Greater than 8 metres	a. Building height – 18.7.2.4
b.	All buildings in the Banks Peninsula area (refer Appendix 2.1 – Area-related definitions)	6 metres	Greater than 6 metres	
c.	Central New Brighton Beach Park (adjacent to the New Brighton Pier)	6 metres	Greater than 6 metres	

Note: See the permitted height exceptions contained within the definition of [height](#).

18.2.3.5 Sunlight and outlook at boundary with a Residential zone

	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
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a.	All <u>buildings</u> , excluding poles/light support structures.	<p>i. Where a <u>site boundary</u> adjoins a residential zone, no part of any <u>building</u> shall project beyond a <u>building envelope</u> contained by a 45 degree recession plane measured at any point 2.3m above the <u>site boundary</u>, unless specified below.</p> <p>ii. 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 <u>building envelope</u> contained by a 35 degree recession plane measured at any point 2.3m above any <u>adjoining south site boundary</u>.</p>	Non-compliance with Permitted Standard	a. Sunlight and outlook at boundary with a Residential zone - 18.7.2.5
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Note: Where sites are located within a Floor Level and Fill Management Area, recession plane breaches created by the need to raise floor levels will not require the written consent of other persons and shall not be limited or publicly notified.

18.2.3.6 Maximum building footprint, site coverage and impervious surfaces

	<i>Applicable to</i>	<i>Permitted</i>	<i>Discretionary</i>	<i>Matters of Discretion</i>
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a.	A single <u>building</u> , excluding playground equipment	The maximum footprint of a single <u>building</u> shall be as specified in: i. column A of Table 1 for <u>Christchurch District</u> excluding <u>Banks Peninsula</u> ; and ii. column A of Table 2 for Banks Peninsula	Non-compliance with Permitted Standard	a. Building footprint, site coverage and impervious surfaces - 18.7.3.1
b.	All <u>buildings</u>	The maximum percentage of the <u>site</u> covered by <u>buildings</u> shall be as specified in: i. column B of Table 1 for <u>Christchurch District</u> excluding <u>Banks Peninsula</u> ; and ii. column B of Table 2 for <u>Banks Peninsula</u>	Non-compliance with Permitted Standard	
c.	All <u>impervious surfaces</u> , excluding walkways, tracks, cycle ways, artificial playing surfaces, and <u>buildings</u> .	The maximum percentage of any <u>site</u> covered by impervious surfaces shall be as specified in: i. column C of Table 1 for <u>Christchurch District</u> excluding <u>Banks Peninsula</u> ; and ii. column C of Table 2 for <u>Banks Peninsula</u> .	Non-compliance with Permitted Standard	

Table 1

Christchurch District excluding Banks Peninsula (refer [Appendix 2.1](#) – Area-related definitions)

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	Size of Community Park	A (Single building)	B (Site coverage)	C (Impervious surfaces)
a.	Less than 5,000m ² in area unless specified in c. or e. – f. below	30m ²	1%	5%
b.	5,000m ² to 10,000m ² in area unless specified in c. or e. – f. below	100m ²	1%	10%
c.	Less than 10,000m ² in area but on a site specifically set aside by the Council for community facilities and vested as a Local Purpose Reserve (Community Facility)	500m ²	25%	20%
d.	Greater than 10,000m ² in area unless specified in e. – f. below	500m ²	3%	30%
e.	i. Rawhiti Park; ii. South Brighton Park; iii. Spencer Park.	500m ²	3%	10%
f.	Central New Brighton Beach Park (adjacent to the New Brighton Pier)	100m ²	12%	75%

Table 2

Banks Peninsula only (refer Appendix 2.1 – Area-related definitions)				
	Size of Community Park	A (All buildings)	B (Site coverage)	C (Impervious surfaces)
a.	All sites	250m ² or 10% of the site area whichever is the lesser	250m ² or 10% of the site area whichever is the lesser	-
b.	Less than 5,000m ² in area	-	-	5%

c.	5,000m ² to 10,000m ² in area	-	-	10%
d.	Greater than 10,000m ² in area	-	-	30%

18.3 Rules - Open Space Metropolitan Facilities Zone

18.3.1 How to use the rules

18.3.1.1 The rules that apply to activities in the Open Space Metropolitan Facilities Zone are contained in:

- a. The Activity Status Tables (incl. Activity Specific Standards) in Rule [18.3.2](#); and
- b. Built Form Standards in [18.3.3](#).

18.3.1.2 The rules that apply to activities within the following specific areas of the Open Space Metropolitan Facilities Zone are contained in the Activity Status Tables particular to the Outline Development Plan area and Rules in [18.3.4](#) – [18.3.5](#).

- a. Canterbury Agricultural Park accommodating activities of the Canterbury Agricultural and Pastoral Society and Agribusiness Centre, adjacent to the Christchurch Southern Motorway / Curletts Road - (Rule [18.3.4](#), [Appendix 18.8.1](#)).
- b. Christchurch Stadium, in the Rugby League Park at 91- 95 Jack Hinton Drive (Rule [18.3.5](#), [Appendix 18.8.2](#)).

18.3.1.3 The Activity Status Tables and standards in the following Chapters also apply to activities in the Metropolitan Facilities Zone (where relevant):

- 5 [Natural Hazards](#);
- 6 [General Rules and Procedures](#);
- 7 [Transport](#);
- 8 [Subdivision, Development and Earthworks](#);
- 9 [Natural and Cultural Heritage](#);
- 11 [Utilities and Energy](#);
- 12 [Hazardous Substances and Contaminated Land](#); and
- 19 [Coastal Environment](#)

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- 18.3.1.4 Privately owned Open Space Metropolitan Facilities zoned sites which are no longer required for recreation and major and/or minor sport activities shall be subject to the provisions of the underlying zones specified in Table 1 below.

Table 1: Privately owned Metropolitan Facilities - underlying zones

Privately owned Metropolitan Facilities	Underlying Zone
a. Christchurch Park b. Rugby Park c. Wilding Park d. Kearneys Park (currently known as Linfield Cultural Recreational Sports Club)	Residential Suburban Zone – Rule 14.2
e. Shirley Golf Course f. Avondale Golf Course g. Waimairi Beach Golf Course	Residential Suburban Zone – Rule 14.2
h. Riccarton Racecourse i. Addington Racecourse j. Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena)	Residential Suburban Density Transition Zone – Rule 14.2
k. Lancaster Park Stadium, 40 Stevens Street	Industrial General Zone – Rule 16.2

- 18.3.1.5 Reference should also be made to any applicable rules or constraints within other legislation or ownership requirements including the following:
- a. Reserves Act.

18.3.2 Activity Status Tables - Open Space Metropolitan Facilities Zone

18.3.2.1 Permitted Activities

- a. In the Open Space Metropolitan Facilities Zone (other than the areas identified in [18.3.1.2](#)) the activities listed below are *Permitted Activities* if they comply with the Activity Specific Standards set out in this table and the Built Form Standards in Rule [18.3.3](#).
- b. Activities may also be Restricted Discretionary, Discretionary, Non-complying or Prohibited as specified in Rules [18.3.2.3](#), [18.3.2.4](#), [18.3.2.5](#) and [18.3.2.6](#) below

Activity	Activity Specific Standards:
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P1	<u>Recreation Activity and/or Recreation Facility</u>	a. Nil
P2	<u>Minor Sports Facility</u>	a. Nil
P3	<u>Major Sports Facility</u>	Shall be limited to: a. <u>Sites</u> greater than 10,000m ² in area, except for: i. the Rollerdrome Reserve, 19 Garvins Road, Hornby.
P4	<u>Gymnasium</u>	a. Excluding <u>health care facility</u> .
P5	<u>Ancillary sports and fitness health care services</u>	a. Nil
P6	<u>Park Management Activities and /or Park Management Facility</u>	a. Nil
P7	<u>Public Amenities</u>	a. Any <u>public amenities building</u> containing toilets and/or changing rooms shall be set back a minimum of 20m from the <u>boundary</u> with any residential zone.
P8	<u>Conservation Activities</u>	a. Nil
P9	<u>Customary Harvesting</u>	a. Nil
P10	<u>Public Artwork</u>	a. Nil
P11	<u>Ancillary Office Activity</u>	a. The combined floor area of all <u>ancillary office activities</u> shall not exceed 10% of the <u>gross floor area</u> of all <u>buildings</u> on the <u>site</u> .
P12	<u>Ancillary Retail Activity</u>	a. Any <u>ancillary retail activity</u> shall be limited to <u>sites</u> greater than 10,000m ² in area; and b. The combined floor area of all <u>ancillary retail activities</u> shall not exceed 10% of the <u>gross floor area</u> of all <u>buildings</u> on the <u>site</u> .

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P13	<u>Food and Beverage Outlet</u>	<p>a. Any <u>food and beverage outlet</u> shall be accessory to recreation, major and/or minor sport activities on the same <u>site</u>; and</p> <p>b. The combined floor area of all <u>food and beverage outlets</u> shall not exceed 10% of the <u>gross floor area</u> of all <u>buildings</u> on the <u>site</u>.</p>
P14	Conference and function facilities	<p>a. Any conference and function facilities shall be accessory to recreation, <u>major</u> and/or <u>minor sport activities</u> on the same <u>site</u>.</p>
P15	<u>Guest Accommodation</u>	<p>Any <u>guest accommodation</u> shall be:</p> <p>a. Accessory to <u>recreation, major</u> and/or <u>minor sport activities</u> on the same <u>site</u>; and</p> <p>b. Limited to privately owned Open Space Metropolitan Facilities zoned <u>sites</u> listed in 18.3.1.4 - Table 1;</p>
P16	<u>Community Activities and/or Community Facilities</u>	<p>Any <u>community facility</u> shall:</p> <p>a. exclude <u>health care facilities</u>; and</p> <p>b. be accessory to or co-located with <u>recreation facilities</u> or major or <u>minor sports facilities</u> on the same <u>site</u>.</p>
P17	<u>Community Market</u>	<p>a. All <u>community markets</u> not involving any noise amplified activity shall comply with noise provisions in Rule 6.1.4.1.1.1 and Table 1;</p> <p>b. Any <u>community market</u> involving noise amplified activity shall comply with noise provisions in Rule 6.1.4.2.4 as if it were a <u>temporary activity</u>.</p>
P18	<u>Residential Unit</u>	<p>Any <u>residential activity</u> shall:</p> <p>a. Be located in an existing <u>residential unit</u>; or</p> <p>b. Be located within a new <u>residential unit</u> provided that:</p> <ol style="list-style-type: none"> it is used for caretaker and site management purposes only; and it is located on <u>sites</u> greater than 10,000m²; and it is not located within the <u>air noise contour</u> (50 dBA <u>L_{dn}</u>); and there is only one <u>residential unit</u> on any <u>site</u>.
P19	<u>Use of Motorised Craft</u>	<p>Shall be limited to:</p> <p>a. The Roto Kohatu Park water body (off Sawyers Arms Road).</p>

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P20	<u>Motorised Sport Activity</u>	<p><u>Motorised sport activities</u> shall:</p> <ol style="list-style-type: none"> Be limited to the existing facilities of the Canterbury Kart Club site at 92 Carrs Road; and Comply with the noise standards specified in Chapter 6, General rules, Rule 6.1.4.2.4 – Noise standards by location.
P21	<p>The following activities within a listed <u>historic heritage place</u>:</p> <ol style="list-style-type: none"> <u>recreation activity</u> and/or <u>facility</u>; <u>public amenities</u>; <u>ancillary office activity</u>; <u>ancillary retail activity</u>; <u>food and beverage outlet</u>; <u>gymnasium</u>; conference and function facilities; <u>guest accommodation</u>; <u>community facility</u>; <u>residential activity</u>; <u>cultural facility</u> 	<ol style="list-style-type: none"> The hours of operation of any activity other than <u>residential activity</u> and <u>guest accommodation</u> shall be limited as follows: <ol style="list-style-type: none"> The activity shall only operate between the hours of 7am and 7pm on sites adjacent to residential zones; or 6am – 11pm on <u>sites</u> not adjacent to residential zones; <u>Residential activity</u> shall be limited to no more than two <u>residential units</u>. Irrespective of anything to the contrary in this Plan, any activities within a <u>heritage item</u> or <u>heritage setting</u> shall be exempt from compliance with: <ol style="list-style-type: none"> Rules 7.2.3.1-7.2.3.6 in relation to parking and loading – Open Space Zone <p>Note: Refer also to Rule 9.3.3.5 for rules relating to <u>historic heritage place</u>.</p>
P22	<u>Emergency Service Facilities</u> , including Coastguard Canterbury Emergency services	<ol style="list-style-type: none"> Nil

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P23	Facilities for servicing boats including: a. the supply of potable water to boats; b. the transfer of effluent wastes from boats to land based facilities; c. the collection and transfer of refuse from boats.	Shall be limited to: a. The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton
P24	<u>Parking areas</u>	a. On sites <u>adjoining</u> a Residential Zone, trees shall be provided adjacent to the shared <u>boundary</u> at a ratio of at least 1 tree for every 10 metres of the <u>boundary</u> or part thereof, and evenly spaced. b. In addition to the above: i. one tree shall be planted for every 5 car parking spaces provided between <u>buildings</u> and the street; and ii. trees shall be planted within or adjacent to the car <u>parking area</u> at the front of the <u>site</u> . c. For guidance and information on tree species, refer to General Rules and Procedures, Appendix 6.11.6, Part B .

18.3.2.2 Controlled Activities

There are no Controlled Activities

18.3.2.3 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 [18.7](#) 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 18.3.2.1 , P3 (<u>Major Sports Facility</u>) that does not meet one or more of the Activity Specific Standards.	a. Minor and major sports facilities – 18.7.1.1

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RD2	Any Activity listed in 18.3.2.1 , P4 (<u>Gymnasium</u>) that does not meet one or more of the Activity Specific Standards.	<ul style="list-style-type: none"> a. Scale of activity and displacement – 18.7.1.2 b. Traffic generation and access – 18.7.1.4 c. Hours of Operation – 18.7.1.5
RD3	Any Activity listed in 18.3.2.1 , P7 (<u>Public Amenities</u>) that does not meet one or more of the Activity Specific Standards.	<ul style="list-style-type: none"> a. Public amenities (Open Space Community Parks, Metropolitan Facilities, and Natural Zones) - 18.7.1.7.
RD4	Any Activity listed in 18.3.2.1 , P11 (<u>Ancillary Office Activity</u>), P12 (<u>Ancillary Retail Activity</u>) and P13 (<u>Food and Beverage Outlet</u>) that does not meet one or more of the Activity Specific Standards.	<ul style="list-style-type: none"> a. Scale of activity and displacement – 18.7.1.2 b. Traffic generation and access – 18.7.1.4 c. Hours of operation – 18.7.1.5
RD5	Any Activity listed in 18.3.2.1 , P14 (Conference and function facilities) and P15 (<u>Guest accommodation</u>) that does not meet one or more of the Activity Specific Standards.	<ul style="list-style-type: none"> a. Multifunctional facilities, non-recreational uses and scale of activities – 18.7.1.15 b. Traffic generation and access – 18.7.1.4
RD6	Any Activity listed in 18.3.2.1 , P16 (<u>Community Facility</u>) that does not meet one or more of the Activity Specific Standards.	<ul style="list-style-type: none"> a. Community and cultural facilities – 18.7.1.3
RD7	Any Activity listed in 18.3.2.1 , P17 (<u>Community Market</u>) that does not meet one or more of the Activity Specific Standards.	<ul style="list-style-type: none"> a. Hours of Operation - 18.7.1.5 b. Traffic generation and access – 18.7.1.4 c. Refer to Matters of Discretion - 6.1.4.3 (General Rules – 6.1 Noise)

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RD8	Any Activity listed in 18.3.2.1 , P21 (activities within a listed <u>historic heritage place</u>) that does not meet one or more of the Activity Specific Standards.	<ul style="list-style-type: none"> a. Hours of operation – 18.7.1.5 b. Residential activities – 18.7.1.17 c. Multifunctional facilities, non-recreational uses and scale of activities – 18.7.1.15
RD9	Any Activity listed in 18.3.2.1 , P24 (activities within a listed <u>historic heritage place</u>) that does not meet one or more of the Activity Specific Standards.	<ul style="list-style-type: none"> a. Landscaping and trees – 18.7.1.18
RD10	Any Activity that does not comply with Built Form Standard 18.3.3.1 (minimum <u>building setback</u> from road <u>boundaries</u>).	<ul style="list-style-type: none"> a. Setback from road boundaries - 18.7.2.1
RD11	Any Activity that does not comply with Built Form Standard 18.3.3.2 (minimum <u>building setback</u> from internal <u>boundaries</u>).	<ul style="list-style-type: none"> a. Setback from internal boundaries - 18.7.2.2
RD12	Any Activity that does not comply with Built Form Standard 18.3.3.3 (outdoor storage).	<ul style="list-style-type: none"> a. Setback from road boundaries - 18.7.2.1 b. Setback from internal boundaries - 18.7.2.2 c. Outdoor storage – 18.7.2.3
RD13	Any Activity that does not comply with Built Form Standard 18.3.3.4 (maximum <u>building height</u>).	<ul style="list-style-type: none"> a. Building height – 18.7.2.4
RD14	Any Activity that does not comply with Built Form Standard 18.3.3.5 (recession planes).	<ul style="list-style-type: none"> a. Sunlight and outlook at boundary with residential zone - 18.7.2.5

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RD15	<p>The creation of any <u>surface water management structure</u> within 3 kilometres of the outer edge of the runways at Christchurch International Airport.</p> <p>Compliance with Rule RD15, 18.3.2.3 is not required if a resource consent (<u>Subdivision</u> and/or land use) provides for the same non-compliance on the <u>site</u> proposed for the activity.</p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited.</p>	<p>a. Surface water management structure and birdstrike risk – 18.7.1.9.</p>
RD16	<p>This provision will be inserted as part of Stage 3 notification as it relies on Chapter 19 Coastal Environment.</p> <p>Any activity listed above as RD1-RD15 which is located within or adjacent to the Coastal Environment overlay area.</p>	<p>a. Activities and <u>development</u> within or adjacent to the Coastal Environment overlay area – 18.7.4</p>

18.3.2.4 Discretionary Activities

- a. The activities listed below are Discretionary Activities.

Activity	The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act :
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D1	Any <u>building</u> that does not comply with Built Form Standard 18.3.3.6 – <u>Building site coverage and impervious surfaces</u> .	<ul style="list-style-type: none"> a. Building footprint, site coverage and impervious surfaces - 18.7.3.1 b. Minor and major sports facilities – 18.7.1.1
D2	Any Activity listed in 18.3.2.1 , P18 (<u>Residential unit</u>) that does not comply with one or more of the Activity Specific Standards.	<ul style="list-style-type: none"> a. Residential activity – 18.7.1.17 b. Multifunctional facilities, non-recreational uses and scale of activities – 18.7.1.15 c. Building footprint, site coverage and impervious surfaces – 18.7.3.1
D3	This provision will be inserted as part of Stage 3 notification as it relies on Chapter 19 Coastal Environment. Any activity listed in 18.3.2.4 as D1-D2 or D4 which is located within or adjacent to the Coastal Environment overlay area.	<ul style="list-style-type: none"> a. Activities and development within or adjacent to the Coastal Environment overlay area – 18.7.4
D4	Any activity not provided for as a <i>Permitted, Restricted Discretionary, or Non-complying</i> activity.	

18.3.2.5 Non-complying Activities

- a. The activities listed below are Non-complying Activities.

Activity	
NC1	Any activity listed in 18.3.2.1 as <i>Permitted Activity</i> P19 (Use of <u>Motorised craft</u>) which does not meet one or more of the Activity Specific Standards.
NC2	Any activity listed in 18.3.2.1 as <i>Permitted Activity</i> P20 (<u>Motorised sports activity</u>) which does not meet one or more of the Activity Specific Standards

18.3.2.6 Prohibited Activities

There are no Prohibited Activities.

18.3.3 Built Form Standards - Open Space Metropolitan Facilities zone

18.3.3.1 Minimum building setback from road boundaries

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	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a.	All <u>sites</u> , other than listed below	10 metres	Less than 10 metres	Setback from road boundaries – 18.7.2.1
b.	i. Shirley Golf Course ii. Avondale Golf Course iii. Waimairi Beach Golf Course	20 metres	Less than 20 metres	
c.	i. Riccarton Racecourse ii. Addington Racecourse iii. Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena)	20 metres	Less than 20 metres	
f.	The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton	No <u>setback</u>	n/a	n/a

18.3.3.2 Minimum building setback from an internal boundary

	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a.	All <u>sites</u> that adjoin a residential or open space zone, other than listed below	20 metres	Less than 20 metres	Setback from internal boundaries - 18.7.2.2
b.	i. Christchurch Park ii. Kearneys Park (Linfield Cultural Recreational Sports Club - 56 Kearneys Road) iii. Rugby Park iv. Wilding Park v. Shirley Golf Course vi. Avondale Golf Course vii. Waimairi Beach Golf Course viii. Lancaster Park	10 metres	Less than 10 metres	
c.	The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton	No <u>setback</u>	n/a	n/a

18.3.3.3 Outdoor storage

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	Permitted	Restricted Discretionary	Matters of Discretion
a.	Any <u>outdoor storage area</u> which is not located within the minimum <u>setbacks</u> specified in Rules 18.3.3.1 and 18.3.3.2 .	Non-compliance with Permitted Standard	a. Setback from road boundaries – 18.7.2.1 b. Setback from internal boundaries - 18.7.2.2 c. Outdoor storage – 18.7.2.3
b.	<u>Outdoor storage areas</u> shall be screened from <u>adjoining sites</u> and roads by either planting, wall(s), fence(s), or any combination of these to at least 1.8m in <u>height</u> along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3m.	Non-compliance with Permitted Standard	

18.3.3.4 Maximum building height

	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a.	All <u>sites</u> , other than as specified below,	20 metres	Greater than 20 metres	Building height – 18.7.2.4
b.	i. Christchurch Park; ii. Kearneys Park (Linfield Cultural Recreational Sports Club - 56 Kearneys Road); iii. Rugby Park; iv. Wilding Park; v. Shirley Golf Course; vi. Avondale Golf Course; vii. Waimairi Golf Course; viii. Beach Golf Course.	8 metres	Greater than 8 metres	
c.	The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton	11 metres	Greater than 11 metres	

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d.	i. Addington Racecourse; ii. Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena)	25 metres	Greater than 25 metres
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Note: See the permitted height exceptions contained within the definition of height.

18.3.3.5 Sunlight and outlook at boundary with a Residential zone

	<i>Applicable to</i>	<i>Permitted</i>	<i>Restricted Discretionary</i>	<i>Matters of Discretion</i>
a.	All <u>buildings</u>	<p>i. Where a <u>site boundary</u> adjoins a residential zone, no part of any <u>building</u> shall project beyond a <u>building</u> 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>ii. 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 <u>building</u> envelope contained by a 35 degree recession plane measured at any point 2.3m above any <u>adjoining south site boundary</u>.</p>	Non-compliance with Permitted Standard	Sunlight and outlook at boundary with a Residential zone – 18.7.2.5

Note:

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

18.3.3.6 Building site coverage and impervious surfaces

	<i>Applicable to</i>	<i>Permitted Activity</i>	<i>Discretionary Activity</i>	<i>Matters of Discretion</i>
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a.	All <u>buildings</u>	The maximum percentage of the <u>site</u> covered by <u>buildings</u> shall be as specified in column A of Table 1 .	Non-compliance with Permitted Standard	a. Building footprint, site coverage and impervious surfaces - 18.7.3.1 .
b.	All <u>impervious surfaces</u> , excluding walkways, tracks, cycle ways, artificial playing surfaces, and <u>buildings</u> .	The maximum percentage of any <u>site</u> covered by impervious surfaces (excluding <u>buildings</u>) shall be as specified in column B of Table 1 .	Non-compliance with Permitted Standard	a. Building footprint, site coverage and impervious surfaces - 18.7.3.1

Table 1

	Applicable to	A (<u>Site coverage</u>)	B (<u>Impervious surfaces</u>)
a.	All <u>sites</u> unless specified below in b. – f.	20%	30%
b.	i. Wilding Park ii. Christchurch Park iii. Rugby Park iv. Western Park v. Kearneys Park vi. The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton	10%	n/a
c.	i. Shirley Golf Course ii. Avondale Golf Course iii. Waimairi Beach Golf Course	1%	5%
d.	i. Porritt Park ii. Addington Racecourse iii. Riccarton Racecourse	5%	30%
e.	Lancaster Park Stadium	50%	n/a
f.	Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena)	40%	n/a

18.3.4 Rules - Open Space Metropolitan Facilities Zone - Canterbury Agricultural Park (Agribusiness Centre)

Rules [18.3.4.1](#) – [18.3.4.2](#) and the Open Space Metropolitan Facilities Zone (Agribusiness Centre) Outline Development Plan

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(Appendix 18.8.1) shall apply to Activities P2- P14, Rule 18.3.4.1 in the Open Space Metropolitan Facilities Zone - Canterbury Agricultural Park (Agribusiness Centre) and parts of the Nga Puna Wai Park sites. For Activities specified in P1 in Rule 18.3.4.1, the requirements in Rules 18.3.2 and 18.3.3 shall apply.

18.3.4.1 Activity status tables – Open Space Metropolitan Facilities Zone - Canterbury Agricultural Park

18.3.4.1.1 Permitted Activities

- a. In the Open Space Metropolitan Facilities Zone - Canterbury Agricultural Park (Agribusiness Centre) identified on the Outline Development Plan (Appendix 18.8.1) the activities listed below are Permitted Activities subject to compliance with i. – iv. below:
- Access locations shall be in accordance with the outline development plan in Appendix 18.8.1;
 - All activities shall be located generally in accordance with the outline development plan in Appendix 18.8.1.
 - No activities, other than parking areas, are permitted within the 150m exclusion area from the southern boundary of Wigram Road opposite its intersection with Treffers Road, as shown on the outline development plan in Appendix 18.8.1.
- This restriction shall only apply while the site to the north-east of the intersection of Treffers and Wigram Roads is occupied by Bayer New Zealand Limited or is used for any activity which has the same or similar effects relating to the storage and/or manufacture of hazardous substances, as the activities undertaken on that site by Bayer New Zealand Limited.
- All activities shall comply with the Activity Specific Standards set out in the table below and the Built Form Standards in Rule 18.3.4.1.5.
- b. Activities may also be Restricted Discretionary, Discretionary, Non-complying, or Prohibited as specified in Rules 18.3.4.1.2, 18.3.4.1.3 and 18.3.4.1.4 below.

Activity		Activity Specific Standards:
P1	All Permitted activities for the Open Space Metropolitan Facilities Zone as specified in Rule 18.3.2.1	a. As specified for each activity in Rule 18.3.2.1; b. All activities specified as Permitted activities in P1 Rule 18.3.2.1 shall comply with the Built Form Standards in 18.3.3;
P2	The display, sale and showing of livestock	a. All activities shall be limited to areas 1, 2 and 3 identified on the <u>outline development plan</u> in Appendix 18.8.1; b. Any activity involving the sale of livestock or side show <u>entertainment</u> shall not be permitted south of the 300m line shown on the <u>outline development plan</u> in Appendix 18.8.1; c. All permanently constructed livestock pavilions are to be roofed and have concrete floors; d. All livestock pavilions are to be cleared of effluent within 24 hours following any sale or show event involving the display of animals; e. All areas used for the regular <u>loading</u> and unloading of animals and parking and turning of stock trucks shall be sealed; f. Washdown facilities for vehicles transporting stock shall be provided on <u>site</u> ; g. All effluent from sealed surfaces and all washdown water shall be disposed of to the city sewerage system.

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P3	Truck <u>access, loading, parking and wash down</u> facilities	a. All activities shall be limited to areas 1, 2 and 7 identified on the <u>outline development plan</u> in Appendix 18.8.1.
P4	Model livestock farming, horticultural and forestry demonstration plots	a. All activities shall be limited to areas 3, 4, 5 and 6 identified on the outline development plan in Appendix 18.8.1.
P5	<u>Temporary activities</u> including: i. Canterbury Agricultural and Pastoral Show; ii. Trade displays and demonstrations; iii. Machinery demonstrations; iv. Short-term carnivals, bazaars, fairs and exhibitions; v. Tourist displays and activities showcasing agriculture and horticulture;	a. All activities, except for equestrian events and dog trialling (see P5), shall be limited to areas 1, 2, and 3 identified on the <u>outline development plan</u> in Appendix 18.8.1 provided that: i. No activity involving the sale of livestock or side show entertainment shall be located south of the 300m line shown on the <u>outline development plan</u> ; and b. No activity shall involve the following: i. outdoor musical <u>events</u> and concerts; ii. camping grounds; iii. <u>motorised sports activity</u> . c. All temporary activities shall also comply with the General Rules provisions for <u>Temporary activities</u> , Rule 6.2
P6	a. Equestrian events; b. Dog trialling	a. All activities shall be limited to areas 1, 2, 3, 5 and 6 identified on the <u>outline development plan</u> in Appendix 18.8.1;
P7	Animal pavilions and <u>buildings</u> ancillary to animal pavilions and Permitted activities P2 – P4 above;	a. Shall be limited to areas 1, 2 and 3 identified on the <u>outline development plan</u> in Appendix 18.8.1.
P8	Facilities for the research and development of products and services for the agricultural and horticultural industries;	a. All facilities shall be limited to areas 1, 2, and 3 identified on the <u>outline development plan</u> in Appendix 18.8.1.
P9	<u>Offices</u>	a. Any <u>offices</u> shall be limited to: i. The day-to-day operations of the Agribusiness Centre and the Canterbury Saleyards. ii. Administration and professional <u>offices</u> of organisations providing services to the agricultural and horticultural industries. b. Any <u>office</u> activity shall have a maximum tenancy size of 500m ² <u>GLFA</u> . c. All <u>buildings</u> shall be limited to areas 1, 2, and 3 identified on the <u>outline development plan</u> in Appendix 18.8.1.
P10	<u>Accessory buildings</u>	a. All <u>accessory buildings</u> shall be limited to areas 1, 2, and 3 identified on the <u>outline development plan</u> in Appendix 18.8.1. b. <u>Accessory buildings</u> may include sheds and workshops.

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P11	<u>Club rooms / Clubhouse</u>	<p>a. Shall be limited to:</p> <p>i. Organisations which exhibit in the Agribusiness Centre;</p> <p>ii. Sports organisations;</p> <p>b. All <u>buildings</u> shall be limited to areas 1, 2, and 3 identified on the <u>outline development plan</u> in Appendix 18.8.1.</p>
P12	<u>Food and Beverage Outlet</u>	<p>a. All <u>buildings</u> shall be limited to areas 1, 2, and 3 identified on the <u>outline development plan</u> in Appendix 18.8.1;</p> <p>b. Any activity shall have a maximum tenancy size of 250m² <u>GLFA</u>.</p>
P13	<u>Parking Areas</u>	<p>a. All permanent <u>parking areas</u> shall be limited to areas 1, 2, 3 and 7 identified on the <u>outline development plan</u> in Appendix 18.8.1.</p> <p>b. On sites <u>adjoining</u> a Residential Zone, trees shall be provided adjacent to the shared <u>boundary</u> at a ratio of at least 1 tree for every 10 metres of the <u>boundary</u> or part thereof, and evenly spaced.</p> <p>c. In addition to the above:</p> <p>i. one tree shall be planted for every 5 car parking spaces provided between <u>buildings</u> and the street; and</p> <p>ii. trees shall be planted within or adjacent to the car parking area at the front of the site.</p> <p>d. For guidance and information on tree species, refer to General Rules and Procedures, Appendix 6.11.6, Part B.</p> <p>e. Any temporary parking areas shall be limited to areas 4 and 5 identified on the <u>outline development plan</u> in Appendix 18.8.1.</p>
P14	<u>Residential activity</u>	<p>a. Any <u>residential activity</u> shall be limited to a maximum of two <u>residential units</u> used for caretaker and/or site management purposes only;</p> <p>b. Any <u>residential activity</u> shall be limited to area 3 identified on the <u>outline development plan</u> in Appendix 18.8.1.</p>
P15	<u>Emergency Service Facilities</u>	a. Nil.

18.3.4.1.2 Controlled Activities

There are no Controlled Activities

18.3.4.1.3 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 [18.7](#) 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 18.3.4.1.1 , P1 (Permitted activities in the Open Space Metropolitan Facilities Zone) that does not meet one or more of the Activity Specific or Built Form Standards in 18.3.3 , unless otherwise specified	a. Refer to Rules 18.3.2.1 – 18.3.2.5

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RD2	Any Activity listed in 18.3.4.1.1 , Activities P2 – P15 that complies with all the Activity Specific Standards but does not meet one or more of the Built Form Standards in 18.3.4.2 .	<p>a. Setback from road boundaries – 18.7.2.1</p> <p>b. Setback from internal boundaries - 18.7.2.2</p> <p>c. Outdoor storage – 18.7.2.3</p> <p>d. Building height – 18.7.2.4</p> <p>e. Sunlight and outlook at boundary with a Residential zone – 18.7.2.5</p>
RD3	<p>The creation of any <u>surface water management structures</u> within 3 kilometres of the outer edge of the runways at Christchurch International Airport. Compliance with Rule RD3, 18.3.4.1.3 is not required if a resource consent (<u>Subdivision</u> and/or land use) provides for the same non-compliance on the site proposed for the activity.</p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited.</p>	a. Surface water management structures and birdstrike risk – 18.7.1.9 .

18.3.4.1.4 Discretionary Activities

- a. The activities listed below are discretionary activities.

Activity	The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act :
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D1	<p>Any <u>vehicular access</u> arrangements to the Open Space Metropolitan Facilities Zone – Canterbury Agricultural Park (Agribusiness Centre) that do not meet the following requirements:</p> <p>a. <u>Vehicular access</u> shall be provided from/to both Christchurch Southern Motorway and Curletts Roads, generally as shown in Appendix 18.8.1.</p> <p>b. <u>Access</u> for livestock vehicles shall only be from the Christchurch Southern Motorway.</p> <p>c. There shall be no <u>vehicular access</u> between the Open Space Metropolitan Facilities Zone – Canterbury Agricultural Park (Agribusiness Centre) Areas 1, 2 and 3 as shown in Appendix 18.8.1 and the <u>reserve</u> areas <u>adjoining</u> their southern and western <u>boundaries</u>.</p>	<p>a. Traffic generation and access – 18.7.1.4</p> <p>b. Additional matters for Open Space Metropolitan Facilities Zone – Canterbury Agricultural Park (Agribusiness Centre) – 18.7.3.3</p>
D2	<p>Any Activity listed in 18.3.4.1.1, P3 – P14 that does not meet one or more of the Activity Specific Standards, unless otherwise specified in 18.3.4.1.5.</p>	<p>a. Scale of activity and displacement – 18.7.1.2</p> <p>b. Hours of operation – 18.7.1.5</p> <p>c. Additional matters for Open Space Metropolitan Facilities Zone – Canterbury Agricultural Park (Agribusiness Centre) – 18.7.3.3</p>

18.3.4.1.5 Non Complying Activities

- a. The activities listed below are *Non-complying Activities*.

Activity	
NC1	<p>Any Activity listed in 18.3.4.1.1, P2 – P14 that is not located in an Activity area generally in accordance with the Open Space Metropolitan Facilities Zone – Canterbury Agricultural Park (Agribusiness Centre) <u>Outline Development Plan</u> (Appendix 18.8.1 – Column B)</p>

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NC2	Any Activity listed in 18.3.4.1.1 , P5 (Temporary activities) involving the sale of livestock or side show entertainment south of the 300m line shown on the Outline Development Plan in Appendix 18.8.1 .
NC3	Any Livestock facilities that do not meet the Activity Specific Standards for Activity P2 (The display, sale and showing of livestock) in 18.3.4.1.1 .
NC4	Any activity that involves the following activities: a. outdoor musical events and concerts; b. camping grounds; c. motorised sports activity .

18.3.4.1.6 Prohibited Activities

- a. The activities listed below are *Prohibited Activities*.

Activity	
PR1	Any activities, other than parking areas , within the 150m exclusion area from the southern boundary of Wigram Road opposite its intersection with Treffers Road, as shown on the outline development plan in Appendix 18.8.1 . This restriction shall only apply while the site to the north-east of the intersection of Treffers and Wigram Roads is occupied by Bayer New Zealand Limited or is used for any activity which has the same or similar effects relating to the storage and/or manufacture of hazardous substances , as the activities undertaken on that site by Bayer New Zealand Limited.

18.3.4.2 Built form standards – Open Space Metropolitan Facilities Zone - Canterbury Agricultural Park

18.3.4.2.1 Minimum building setback from road boundaries

	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a.	All sites within the Open Space Metropolitan Facilities Zone (Agribusiness Centre) Outline Development Plan area as shown in Appendix 18.8.1 .	10 metres	Less than 10 metres	Setback from road boundaries – 18.7.2.1

18.3.4.2.2 Minimum building setback from an internal boundary

	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a.	All sites that adjoin a residential or open space zone	20 metres	Less than 20 metres	Setback from internal boundaries – 18.7.2.2

18.3.4.2.3 Outdoor storage

	Permitted	Restricted Discretionary	Matters of Discretion

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a.	Any <u>outdoor storage area</u> shall not be located within the minimum <u>setbacks</u> specified in Rules 18.3.4.2.1 and 18.3.4.2.2 ;	Non-compliance with Permitted Standard	a. Setback from road boundaries – 18.7.2.1 b. Setback from internal boundaries – 18.7.2.2 c. Outdoor storage – 18.7.2.3
b.	<u>Outdoor storage area</u> shall be screened from <u>adjoining sites</u> and <u>roads</u> by either planting, wall(s), fence(s), or any combination of these to at least 1.8m in <u>height</u> along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3m.	Non-compliance with Permitted Standard	

18.3.4.2.4 Landscaping

	Permitted	Restricted Discretionary	Matters of Discretion
a.	A 3 metres wide <u>landscaped area</u> shall be established along all <u>road boundaries</u> and shall be planted with a minimum of 1 tree for every 10 metres of frontage.	Non-compliance with Permitted Standard	a. Setback from road boundaries – 18.7.2.1 b. Setback from internal boundaries – 18.7.2.2 c. Landscaping and trees – 18.7.1.18 d. Additional matters for Open Space Metropolitan Facilities Zone – Canterbury Agricultural Park (Agribusiness Centre) – 18.7.3.3
b.	Trees shall not be planted more than 15 metres apart or closer than 5 metres.		
c.	Adjacent to State Highways 73 and 75, planting shall be of sufficient density, in conjunction with mounding, to screen activities within the Agribusiness Centre from the view of drivers on those highways.		

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d.	The <u>landscaped</u> area along the Curletts Road (State Highway 75) frontage shall be mounded to a height of at least 1.5 metres and planted in accordance with a. to c. above to minimise the transmission of noise to residential areas on the other side of Curletts Road and to screen activities within the Agribusiness Centre from the view of drivers on that road.		
e.	On all sealed <u>parking areas</u> designed to accommodate more than 100 cars, one tree shall be planted for every 5 car parking spaces.		

18.3.4.2.5 Maximum building height

	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a.	All <u>buildings</u> , other than listed below, and excluding light support structures	14 metres	Greater than 14 metres	a. Building height – 18.7.2.4
b.	Any <u>building</u> or part of a building within 100 metres of a residential zone <u>boundary</u>	8 metres	Greater than 8 metres	

Note: See the permitted height exceptions contained within the definition of height.

18.3.4.2.6 Maximum building footprint, site coverage and impervious surfaces

	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a.	A single <u>building</u> , excluding playground equipment	The maximum footprint of a single <u>building</u> shall be as specified in column A of Table 1 .	Non-compliance with Permitted Standard	a. Building footprint, site coverage and impervious surfaces – 18.7.3.1

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b.	All <u>buildings</u>	The maximum percentage of the <u>site</u> covered by <u>buildings</u> shall be as specified in column B of Table 1 .	Non-compliance with Permitted Standard
c.	All <u>impervious surfaces</u> , excluding walkways, tracks, cycle ways, artificial playing surfaces, and <u>buildings</u> .	The maximum percentage of any site covered by <u>impervious surfaces</u> (excluding <u>buildings</u>) shall be as specified in column C of Table 1 .	Non-compliance with Permitted Standard

Table 1

	Applicable to	A (<u>Single building</u>)	B (<u>Site coverage</u>)	C (<u>Impervious surfaces</u>)
a.	Open Space Metropolitan Facilities Zone - Canterbury Agricultural Park (Agribusiness Centre) identified on the <u>Outline Development Plan</u> in Appendix 18.8.1	5000m ²	5%	5%

18.3.5 Rules - Open Space Metropolitan Facilities Zone - Christchurch Stadium - Temporary Zone

- a. The temporary Christchurch Stadium permitted by the Open Space Metropolitan Facilities Zone - Christchurch Stadium, including but not limited to all temporary structures and portable facilities (including all grandstands, corporate boxes, hospitality facilities, ticket sales, pedestrian entry structures, changing rooms, toilets, first aid and medical rooms, food, souvenirs, sporting goods and liquor sales, scoreboards and display screens, committee and officials rooms, broadcasting facilities, services, camera towers, equipment and signage) shall be removed from the site not later than 3 months from 31 December 2027 or such earlier date as a replacement venue is fully operational, unless permitted pursuant to the rules of the underlying Open Space Metropolitan Facilities Zone or authorised by resource consent.
- b. On 31 December 2027 or such earlier date that a replacement venue is fully operational the Christchurch District Plan shall be amended forthwith and without further formality to remove the temporary provisions from the Plan and to reinstate the Open Space 3 (Metropolitan Facilities) Zone on the site.
- c. Note: For the avoidance of doubt, the Christchurch stadium is a temporary sports and entertainment facility established under section 27 of the Canterbury Earthquake Recovery Act 2011. As it is a temporary activity it is intended that:
 - i. The temporary Christchurch Stadium shall create no existing use rights; and
 - ii. For the purposes of any application for resource consent for the site not related to the construction or operation of the temporary Christchurch Stadium, the temporary Christchurch Stadium shall not form part of the environment for the purposes of any assessment required under section 104(1)(a) of the Resource Management Act 1991.
- d. The rules of the Open Space Metropolitan Facilities Zone - Christchurch Stadium are outlined in [18.3.5.1](#). In any instance where there is a specific conflict or inconsistency between the provisions in [18.3.5.1](#) and any provision for the Open Space Metropolitan Facilities Zone in [18.3.2](#), the provisions of [18.3.5.1](#) shall prevail.
- e. The stadium will cease operating under the Permitted activity standards or any resource consent approved under this

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temporary planning framework and rely on the Open Space Metropolitan Facilities Zone provisions by 31 December 2027 or such earlier time as a replacement venue is fully operational, unless a resource consent has been granted under the Open Space Metropolitan Facilities Zone provisions that would otherwise have applied to the site or a plan change pursuant to the First Schedule of the Resource Management Act 1991 has been made operative and provides for the continued use of the Stadium.

18.3.5.1 Activity status tables – Open Space Metropolitan Facilities Zone – Christchurch Stadium

18.3.5.1.1 Permitted Activities

- a. In the Open Space Metropolitan Facilities Zone – Christchurch Stadium identified on the Outline Development Plan (Appendix 18.8.2) the activities listed below are permitted activities subject to compliance with the Activity Specific Standards set out in the table below and the Built Form Standards in Rule 18.3.5.2.
- b. In any instance where there is a specific conflict or inconsistency between the provisions in 18.3.5.1 and any provision for the Open Space Metropolitan Facilities Zone in 18.3.2, the provisions of 18.3.5.1 shall prevail.
- c. Activities may also be Controlled, Restricted Discretionary, Discretionary, Non-complying or Prohibited as specified in Rules 18.3.5.1.2, 18.3.5.1.3, 18.3.5.1.4, 18.3.5.1.5 and 18.3.5.1.6 below.

Activity		Activity Specific Standards:
P1	Sporting and non-sporting <u>events</u> not requiring the use of floodlights and excluding concerts	<ol style="list-style-type: none">a. Use of the stadium for <u>events</u> shall be completed by 11pm Monday to Sunday;b. The noise generated by the <u>events</u> (excluding crowd noise and concerts) shall not exceed 65 dB <u>L_{Aeq}</u>;c. Lighting shall not exceed an illuminance level of 100 lux when measured both vertically and horizontally at the <u>boundary</u> and 40 lux when measured both vertically and horizontally at the window of any <u>residential unit</u>;d. All <u>events</u> shall have an event day operational plan prepared in accordance with Rule 18.3.5.2.6.
P2	Night sporting <u>events</u> and non-sporting events requiring the use of flood lights	<ol style="list-style-type: none">a. All <u>events</u>, excluding sports practice and training sessions, shall:<ol style="list-style-type: none">i. be limited to 25 events in any rolling twelve month period; andii. be limited to a capacity of 25,000 seated patrons;b. Use of the stadium for <u>events</u> shall be completed by 11pm Monday to Sunday;

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P3	Sports practice and training sessions including the use of limited floodlighting	<p>c. The noise generated by all <u>events</u> (excluding crowd noise and concerts) shall not exceed 65 dB <u>L_{Aeq}</u>;</p> <p>d. Use of stadium floodlighting for <u>events</u> is limited to no more than two nights in any week starting Monday.</p> <p>e. Lighting shall not exceed an illuminance level of 100 lux when measured both vertically and horizontally at the <u>boundary</u> and 40 lux when measured both vertically and horizontally at the window of any <u>residential unit</u>;</p> <p>f. Use of stadium floodlights at full illumination level shall be finished by 11pm Monday to Sunday with the floodlights switched to an average level no higher than 100 lux on the field after an event is finished and lasting not longer than 30 minutes thereafter to allow for safe crowd movement from the site. Thereafter the lights shall be reduced to 50 lux on the field to enable cleaning. Within 90 minutes from the finish of the event the lights shall be turned off;</p> <p>g. Stadium floodlights shall be directed towards the pitch;</p> <p>h. All <u>events</u> shall have an event day operational plan prepared in accordance with Rule 18.3.5.2.6.</p>
P4	Concerts	<p>a. Shall be limited to a capacity of 34,000 patrons;</p> <p>b. May include one concert practice session per concert;</p> <p>c. The noise generated by concerts shall not exceed 85 dB <u>L_{Aeq}</u>;</p> <p>d. Use of stadium floodlighting for events is limited to no more than two nights in any week starting Monday.</p> <p>e. Lighting shall not exceed an illuminance level of 100 lux when measured both vertically and horizontally at the <u>boundary</u> and 40 lux when measured both vertically and horizontally at the window of any <u>residential unit</u>;</p> <p>f. Use of stadium floodlights at full illumination level shall be finished by 10.00 pm, Sunday to Thursday and by 11.00 pm Friday and Saturday or any public holiday with the floodlights switched to an average level no higher than 100 lux on the field after an event is finished and lasting not longer than 30 minutes thereafter to allow for safe crowd movement from the site. Thereafter the lights shall be reduced to 50 lux on the field to enable cleaning. Within 90 minutes from the finish of the event the lights shall be turned off;</p> <p>g. Stadium floodlights shall be directed towards the pitch;</p> <p>h. All events shall have an event day operational plan prepared in accordance with Rule 18.3.5.2.6.</p>
P5	Feature and directional lighting for use on an <u>event</u> night.	<p>a. Lighting shall not exceed an illuminance level of 100 lux when measured both vertically and horizontally at the <u>boundary</u> and 40 lux when measured both vertically and horizontally at the window of any <u>residential unit</u>.</p> <p>b. The temporary structures and facilities shall be located generally in accordance with the Open Space Metropolitan Facilities Zone – Christchurch Stadium Outline Development Plan as shown in Appendix 18.8.2a-d.</p>
P6	Construction and use of temporary structures and portable facilities designed to assist in broadcasting <u>events</u> held at the stadium	<p>a. The broadcasting structures and facilities shall be limited to:</p> <ol style="list-style-type: none"> production facilities, technical services and facilities, camera towers and transmission equipment. <p>b. The temporary structures and facilities shall be located generally in accordance with the Open Space Metropolitan Facilities Zone – Christchurch Stadium Outline Development Plan as shown in Appendix 18.8.2a-d.</p>

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P7	Directional way finding, stadium naming advertising and sponsorship <u>signage</u> and images to be placed on temporary grandstands and entrances	a. Only directional way finding <u>signs</u> and images are permitted on the North Stand facing the Residential Medium Density Zone <u>boundary</u> .
P8	Removal of vegetation	a. No vegetation shall be removed from areas identified generally in the Open Space Metropolitan Facilities Zone – Christchurch Stadium <u>Outline Development Plan</u> in Appendix 18.8.2 c.
P9	Construction and use of temporary structures used for stadium administration including storage sheds, workshops, and administrative offices	a. The temporary structures and facilities shall be located in accordance with the Open Space Metropolitan Facilities Zone – Christchurch Stadium <u>Outline Development Plan</u> as shown in Appendix 18.8.2a.-d.
P10	Sale of alcohol to persons attending <u>events</u> at the stadium	a. Shall be located generally in accordance with the areas identified in the Open Space Metropolitan Facilities Zone – Christchurch Stadium <u>Outline Development Plan</u> Appendix 18.8.2d.
P11	Construction and use of temporary hospitality facilities ancillary to sporting and non-sporting <u>events</u> (including concerts)	
P12	Car parking, <u>vehicle</u> and pedestrian <u>access</u> and egress points, and a paved pedestrian concourse	a. Shall be located generally in accordance with the Open Space Metropolitan Facilities Zone – Christchurch Stadium <u>Outline Development Plan</u> as shown in Appendix 18.8.2c.
P13	<u>Site</u> preparation activities for <u>events</u> at the stadium	a. All events shall have an <u>event</u> day operational plan prepared in accordance with Rule 18.3.5.2.6.
P14	All Permitted activities in the Open Space Metropolitan Zone as specified in Rule 18.3.2.1	a. As specified for each Permitted activity in Rule 18.3.2.1;
P15	<u>Emergency Service Facilities</u>	a. Nil.
P16	Construction Activities (including demolition of existing stands and facilities)	a. Shall be located generally in accordance with the Open Space Metropolitan Facilities Zone – Christchurch Stadium <u>Outline Development Plan</u> as shown in Appendix 18.8.2c. b. Any construction, excavation or demolition works shall be carried out in

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P17	Construction and use of temporary structures and portable facilities designed to cater for spectators and participants at events held at the stadium (including grandstands, corporate boxes, ticket sales, pedestrian entry structures, changing rooms, toilets, first aid and medical rooms, food and beverage, souvenirs, sporting goods and liquor sales, score boards and officials rooms).	accordance with an approved Construction Management Plan as specified in 18.3.5.2.6 (i.)
P18	Excavation and replacement of the playing surface.	

18.3.5.1.2 Controlled Activities

Any application arising from the requirements of this rule will not require written approvals and shall not be limited or publicly notified.

Activity		The Council has reserved control over / shall have regard to the following matters:
C1	Creation of new <u>vehicle and pedestrian access</u> points not illustrated on the <u>Outline Development Plan</u> , Appendix 18.8.2c.	<ul style="list-style-type: none"> a. Traffic effects associated with the new location and layout of the <u>access</u> / egress points; b. The provision of adequate lighting and the effects on the neighbouring residential properties; c. The design of <u>access</u> / egress routes to ensure public safety.
C2	Removal of vegetation in areas identified on the <u>Outline Development Plan</u> , Appendix 18.8.2c. as to be retained.	<ul style="list-style-type: none"> a. The replacement where appropriate on the <u>site</u> of suitable native vegetation to enhance the ecological and landscape character of the area.
C3	Use of artificial lighting in excess of 100 lux measured at the <u>boundary</u> of the Open Space Metropolitan Facilities Zone – Christchurch Stadium and 40 lux at the window of any <u>residential unit</u> .	<ul style="list-style-type: none"> a. The proximity of <u>sensitive land uses</u>, such as <u>residential activities</u>, <u>guest accommodation</u> or <u>healthcare facility</u>, and the nature of any adverse effects on them; b. The duration of the activity and its timing; c. The frequency of the use; d. The special nature of the use; e. Relevant standards and guidelines for lighting effects.

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C4	Use of amplified noise producing levels in excess of the standard specified in Activity Standards for Permitted activities P1 – P4 in 18.3.5.1.1 .	<p>a. The proximity of sensitive land uses, such as residential activities, guest accommodation or healthcare facility;</p> <p>b. The duration of the activity and its timing;</p> <p>c. The frequency of the use;</p> <p>d. The special nature of the use.</p>
C5	Signage not provided for in the activity specific standards for Permitted activity P7 in 18.3.5.1.1 .	a. In considering any application relating to signage not provided for as a permitted activity, the Council shall have regard to the matters of discretion for signage set out in 6.8.5 .

18.3.5.1.3 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 18.7 for each standard, as set out in the following table:

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any Permitted Activity that does not comply with one or more of the Built Form Standards in Rule 18.3.5.2	<p>a. Setback from road boundaries – 18.7.2.1</p> <p>b. Setback from internal boundaries – 18.7.2.2</p> <p>c. Outdoor storage – 18.7.2.3</p> <p>d. Building height – 18.7.2.4</p> <p>e. Sunlight and outlook at boundary with a Residential zone – 18.7.2.5</p> <p>f. Activities and development within the Open Space Metropolitan Facilities Zone – Christchurch Stadium – 18.7.1.10</p>
RD2	Night sporting events that exceed capacity limits specified in 18.3.5.1.1 for Permitted activity P2	a. Activities and development within the Open Space Metropolitan Facilities Zone – Christchurch Stadium – 18.7.1.10a .
RD3	Concerts that exceed noise levels specified in 18.3.5.1.1 for Permitted activity P4	<p>a. Activities and development within the Open Space Metropolitan Facilities Zone – Christchurch Stadium – 18.7.1.10b.</p> <p>b. Refer to Matters of Discretion – 6.1.4.3 (General rules - Noise)</p>
RD4	Any Permitted Activity listed in 18.3.5.1.1 , P1 – P13 and P15-P18 that does not meet one or more of the Activity Specific Standards.	<p>a. Activities and development within the Open Space Metropolitan Facilities Zone – Christchurch Stadium – 18.7.1.10.</p> <p>b. Refer to Matters of Discretion – 6.1.4.3 (General rules - Noise)</p>
RD5	Any Activity listed in 18.3.5.1.1 , P14 that does not meet one or more of the Activity Specific Standards in Rule 18.3.2.1 .	a. Refer to Rule 18.3.2.3 for relevant Matters of discretion

18.3.5.1.4 Discretionary Activities

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Activity	
D1	Any Activity not provided for as a <i>Permitted, Controlled, Restricted Discretionary or Non-Complying Activity</i> .

18.3.5.1.5 Non Complying Activities

There are no Non-complying Activities

18.3.5.1.6 Prohibited Activities

There are no Prohibited Activities

18.3.5.2 Built form standards – Open Space Metropolitan Facilities Zone – Christchurch Stadium

18.3.5.2.1 Building platform

	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a.	All <u>sites</u> within the Open Space Metropolitan Facilities Zone (Christchurch Stadium) <u>Outline Development Plan</u> area as shown in Appendix 18.8.2 .	Structures and <u>buildings</u> located generally in the two <u>building</u> platforms illustrated on the <u>Outline Development Plan</u> , Appendix 18.8.2a . except that structures remaining on <u>site</u> for less than one month may be located in the playing field	Non-compliance with Appendix 18.8.2a . – <u>Building</u> platforms	a. Activities and development within the Open Space Metropolitan Facilities Zone – Christchurch Stadium – 18.7.1.10c . b. Setback from road boundaries – 18.7.2.1

18.3.5.2.2 Minimum building setback from an internal boundary

	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a.	All <u>sites</u> within the Open Space Metropolitan Facilities Zone (Christchurch Stadium) <u>Outline Development Plan</u> area as shown in Appendix 18.8.2 .	Structures and <u>buildings</u> located generally in the two <u>building</u> platforms illustrated on the <u>Outline Development Plan</u> , Appendix 18.8.2a . except that structures remaining on site for less than one month may be located in the playing field	Non-compliance with Appendix 18.8.2a . – <u>Building</u> platforms	a. Activities and development within the Open Space Metropolitan Facilities Zone – Christchurch Stadium – 18.7.1.10c . b. Setback from internal boundaries - 18.7.2.2 c. Outdoor storage – 18.7.2.3

18.3.5.2.3 Vegetation and Landscaping

	Permitted	Restricted Discretionary	Matters of Discretion
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a.	Existing vegetation identified on the <u>Outline Development Plan</u> area as shown in Appendix 18.8.2.c. shall be retained.	Non-compliance with Permitted Standard	a. Activities and development within the Open Space Metropolitan Facilities Zone – Christchurch Stadium – 18.7.1.10c.
b.	<u>Landscaping</u> shown on the <u>Outline Development Plan</u> in Appendix 18.8.2.c. shall be maintained at all times in a tidy state, and any diseased or damaged plants shall be replaced as soon as practical.		
c.	A solid fence of not less than 1.8 metres in <u>height</u> shall be located on the north eastern <u>boundary</u> of the <u>site</u> with the Residential Medium Density zoned land.		

18.3.5.2.4 Maximum building height

	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a.	All <u>buildings</u> and structures located generally within the area of <u>building platform 1</u> area shown on the <u>Outline Development Plan</u> in Appendix 18.8.2.a.	22 metres	Greater than 22 metres	a. Activities and development within the Open Space Metropolitan Facilities Zone – Christchurch Stadium – 18.7.1.10c. b. Building height – 18.7.2.4
b.	All <u>buildings</u> and structures located generally within the area of <u>building platform 2</u> shown on the <u>Outline Development Plan</u> in Appendix 18.8.2.a. except as specified in c. below.	4 metres	Greater than 4 metres	

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c.	Any way finding signage and structures, sculptures and entrance gates located generally within areas 7 and 8 shown on <u>Outline Development Plan</u> in Appendix 18.8.2.a.	8 metres	Greater than 8 metres
d.	Light towers located generally within four areas marked 9 shown on the <u>Outline Development Plan</u> in Appendix 18.8.2.a.	40 metres	Greater than 40 metres

Note: See the permitted height exceptions contained within the definition of height.

18.3.5.2.5 Sunlight and outlook at boundary with a residential zone

	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a.	All <u>buildings</u> within the Appendix 18.8.2 <u>site</u> located along the north eastern <u>boundary</u> with the Residential Medium Density zone except as specified in b. below.	Where a site <u>boundary</u> adjoins a Residential Medium Density zone no part of any <u>building</u> shall project beyond a <u>building</u> envelope contained by a 52 degree recession plane measured from any point 2.3m above the <u>site boundary</u> .	Non-compliance with Permitted Standard	a. Activities and development within the Open Space Metropolitan Facilities Zone – Christchurch Stadium – 18.7.1.10c. b. Sunlight and outlook at boundary with a Residential zone – 18.7.2.5
b.	The corporate box section of the North Stand.	The corporate box structure may project into the recession plane in accordance with the diagrams in the <u>Outline Development Plan</u> in Appendix 18.8.2.b.		

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

18.3.5.2.6 Event management plans

- a. An Area Liaison Committee for Event Management comprising representatives of the Stadium Trust, the Arena, Addington Raceway and the Council shall meet at least 4 times per annum for the purposes of:
 - i. determining and publishing a schedule of events and anticipated crowd numbers at the Addington location;
 - ii. Consulting on management plans as appropriate for events.

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- b. Prior to any activity being undertaken at the stadium an event day operational plan (the Event Management Plan (EMP)) is required to be developed by the venue operator and submitted to the Council's Environmental Policy and Approvals Manager for certification that the matters set out in this rule are addressed. The EMP will be provided for certification no later than one month prior to the first event and shall address at least five typical event scenarios including:

- i. concerts of up to 34,000 capacity;
- ii. events of up to 25,000 capacity;
- iii. events of up to 25,000 capacity combined with spectator activity nearby e.g. an event at CBS Arena;
- iv. events of up to 18,000 capacity;
- v. events of less than 8,000 capacity

Note - while these five scenarios will require specific event management plans to be developed, crowd based formulas may require further planning to recognise differences between for example, crowds for rugby and for league matches and different types of matches e.g. for a test match and for a domestic provincial match.

- c. Coordination of all relevant agencies - the EMP will specifically include a section which outlines a process for the proper coordination of all relevant agencies involved in managing events at the stadium including as appropriate:

- i. Police
- ii. Security companies (in ground and street security patrol)
- iii. Christchurch City Council parking, traffic and roading operations
- iv. NZTA (motorway)
- v. Environment Canterbury and Transport companies (bus and train)
- vi. St Johns (first aid, ambulance)
- vii. Fire service (if required)
- viii. Taxi operators
- ix. Tow truck operators
- x. Department of Labour occupational safety and health (if considered appropriate by the Stadium Operator)
- xi. Media
- xii. Caterers and merchandisers
- xiii. Cleaning contractors
- xiv. Traffic management contractor
- xv. Venue users

This section shall outline the process for convening prior to each event a briefing meeting of all key agencies to confirm arrangements for the particular event (including confirmation of the number and contact details of personnel involved from each agency).

- d. Lighting - the EMP will specifically include a section on lighting which includes provisions related to:
- i. The initial commissioning of the lighting towers on installation.
 - ii. The testing of the lighting prior to events.
 - iii. Maximum standards and times of operation for the lighting used for both construction and training, including the process and timeframes for warming up and shutting down the lighting.
 - iv. Maximum standards and times of operation for feature lighting.
 - v. A monitoring regime to including the location of monitoring points.
 - vi. Mitigation measures proposed in the case of a restricted discretionary activity to exceed the lighting levels specified.
- e. Noise - the EMP will specifically include a section on noise which includes provisions related to:
- i. Where and how noise will be measured, monitored and assessed.

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- ii. How the sound system will be calibrated.
 - iii. How fireworks involving detonation will be managed.
 - iv. How noise from mechanical plant associated with the site will be managed.
 - v. Mitigations proposed in the case of a restricted discretionary activity to exceed the noise levels specified.
 - vi. Procedures for complaint recording and action, including liaison and cooperation with Council Noise Control Officers.
- f. Facilities - the EMP will specifically include a section on the provision and operation of facilities which will include provisions related to:
- i. Ensuring facilities for the storage, collection and disposal of refuse and recycling are provided on site at all times.
 - ii. Providing additional temporary public toilet facilities external of the stadium at the conclusion of every event.
 - iii. Management of any temporary hospitality facilities associated with an event including their set up, servicing and removal.
 - iv. Preparing a litter management plan and identifying an area within the vicinity of the stadium that shall be cleaned of rubbish and litter attributable to the activities at the stadium between the hours of 8.00am and 2.00pm on the day following any event. (The litter management plan will need to address how to limit any adverse effects of this operation).
 - v. Ensuring that there is no sale or supply of alcohol within car parking areas or other open areas outside of the stadium perimeter although the sale or supply of alcohol to persons in licensed areas inside the stadium is permitted up to 10.00pm Sunday to Thursday and 11pm Friday, Saturday and any public holiday.
 - vi. Taking all reasonable and practical steps to prevent the consumption of alcohol in car parking areas after events finish and shall, through the use of security staff or other means actively encourage patrons to leave the carparks as soon as practicable .
- g. Communication - the EMP will specifically include a section on communication, including provisions related to:
- i. Ensuring ongoing community liaison to inform each household and businesses within the vicinity of the stadium of forthcoming events and related arrangements not less than four times per year. The timing, manner and extent of distribution of information shall be undertaken after consultation with the Council.
 - ii. Providing a telephone "Hotline" to be maintained and advertised by the stadium operator for the purposes of enabling residents to contact the appropriate authorities or gain assistance. The Hotline shall operate for two hours prior to any event and shall continue to operate until midday (12.00pm) the following day. The Hotline shall be implemented in such a way that ensures all callers can make contact with event organisers without delay.
 - iii. Developing a protocol to effectively and promptly deal with any complaints arising, including but not limited to noise, lighting, litter, the actions of spectators and concerns over the management of night time events.
- h. Transport Management - the EMP will specifically include a section on transport, including provisions related to:
- i. Establishment and functioning of a Transport Management Group ("TMG") comprising representatives of the Stadium Operator, the CBS Arena and Addington Raceway and the Council, the traffic management contractor as well as where possible representatives of appropriate transport agencies, organisations and service providers. These should include ECAN, NZTA, NZ Police, bus, coach, taxi and train operators and others as considered appropriate by the Council. The TMG will provide input into the preparation of the various Transport Management Plans and meet at least 4 times per year to review and modify the Transport Management Plans.
 - ii. The requirement for a Transport Management Plan (TMP) to be finalised at least one month prior to an Event and to be operational for every event. The TMP shall show how transport and traffic aspects of events will be managed to reduce or mitigate any adverse effects.
 - iii. The goal of the TMP namely to avoid, mitigate and manage the adverse effects of event –related traffic on the wider neighbourhood and to manage the overlapping transport effects that could result from events occurring at either the CBS Arena or the Addington Raceway on the same day. The objectives of the TMP and any future modifications shall be:

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- A to manage the potential impact of events at the stadium and/or at the CBS Arena and Addington Raceway occurring on the site at the same time period;
 - B to ensure that residents are able to access their properties and street permitted parking at all times during events days;
 - C to ensure that arterial roads continue to function and do not experience excessive congestion as a result of event related activity;
 - D to strongly encourage patrons and staff to make increasing use of passenger transport to access the stadium for events and to provide passenger transport information and to promote passenger transport services and Information;
 - E to maximise pedestrian safety particularly immediately before and after event;
 - F to ensure emergency vehicle access both to the ground and the surrounding neighbourhood is maintained at all times;
 - G in the immediate vicinity of the ground to separate the different modes to achieve safe and efficient traffic flow;
 - H to provide for the parking and movement of passenger transport so as to encourage this form of transport and assist efficient traffic movement before and after events;
 - I to manage traffic flows around the stadium so as to facilitate efficient clearing of people and vehicles after events;
 - J to investigate the definition of a parking restriction zone around the stadium for events, which may include provision for:
 - I. Residents' only parking in residential streets within the restricted zone;
 - II. Stadium related parking being excluded with the zone;
 - III. Business areas to retain existing parking restrictions;
 - K to ensure the TMP is reviewed on a regular basis;
 - L that contingency plans are developed, to ensure that solutions are available to accommodate foreseeable deviations from the expected operation of the TMP;
 - M to provide for park and ride and park and walk facilities which may be required for the purpose of enabling patrons to use passenger transport or special bus and train services, in accordance with the TMP for any given event;
 - N to provide facilities for cyclists and for the safe and efficient storage of bicycles;
 - O to ensure that convenient and accessible parking is provided for the mobility impaired;
 - P Provisions to ensure that transport arrangements, (including residents only parking areas, the likelihood of towing, street closures, park and ride and walk locations and special bus and train services) shall be included in all pre-match publicity for events , in conjunction with the TMG.
- i. Construction Management Plan - A Construction Management Plan is required to be developed by the venue operator before the works commence and submitted to the Council's Resource Consents Unit Manager for certification that the matters set out in this rule are addressed. The Construction Management Plan will include specific details relating to the excavation of the site, or parts thereof, and the construction and management of all works including:
- i. Methods for reducing the potential adverse effects associated with the interaction of construction traffic with traffic associated with events at the CBS Arena/Addington Raceway.
 - ii. Ingress and egress to the construction site for construction, trade and worker vehicles and machinery during the construction period.
 - iii. Measures to be adopted to minimise impacts on visual and aural amenity, including location of noisy activities away from residences and businesses any screening proposed, and to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities.
 - iv. Construction noise shall be managed as far as is practicable in accordance with NZS 6803:1999 Acoustics –

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Construction noise Table 2 and Annex E.

- v. The Construction Noise Management Plan shall include specific details relating to managing noise to achieve these conditions and shall include specific details relating to managing noise in the event that these levels may be exceeded.
- vi. Temporary construction lighting if required should be directed away from adjacent properties and roads.
- vii. Measures to provide local residents and businesses information about the construction activity and timeframes.
- viii. Procedures for complaints recording and auctioning.
- ix. Measures to limit the disturbance caused by the delivery of materials to the site on neighbouring residents.
- x. Location of off street parking sufficient for site workers and contractors.
- xi. Hours of operation and days of the week for construction activities.
- xii. Means of ensuring the safety of the general public.
- xiii. Procedures for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from adjacent properties, public roads or places.
- xiv. Procedures for preventing contamination of stormwater drains with water containing soil sediment.
- xv. Procedures related to the excavation of soil including preparation of a management plan for managing contaminated materials in the event they are discovered, including:
 - A Health and safety requirements for those working around contaminated materials;
 - B Outline of visual/odour indicators of contamination at site;
 - C Unexpected contamination discovery procedure – includes notifying relevant authorities etc.;
 - D Stockpiling requirements for contaminated soils;
 - E Erosion and sediment control measures;
 - F Possible groundwater control measures;
 - G Disposal requirements, landfill acceptance of materials;
 - H Validation of remaining in situ soils, and reporting to Environment Canterbury and Christchurch City Council;
 - I Reinstatement.

18.4 Rules - Open Space McLeans Island Zone

18.4.1 How to use the rules

- 18.4.1.1 The Rules that apply to activities in the Open Space McLeans Island Zone are contained in:
 - a. The Activity Status Tables (including Activity Specific Standards) in Rule [18.4.2](#); and
 - b. Built Form Standards in [18.4.3](#).

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18.4.1.2 The Activity Status Tables and Standards in the following Chapters shall be complied with (where relevant):

- 5 [Natural Hazards;](#)
- 6 [General Rules and Procedures;](#)
- 7 [Transport;](#)
- 8 [Subdivision, Development and Earthworks;](#)
- 9 [Natural and Cultural Heritage;](#)
- 11 [Utilities and Energy;](#) and
- 12 [Hazardous Substances and Contaminated Land.](#)

18.4.1.3 Reference should also be made to any other applicable rules or constraints within other legislation or ownership requirements.

18.4.2 Activity Status Tables - Open Space Natural Zone

18.4.2.1 Permitted Activities

- a. In the Open Space McLeans Island Zone the activities listed below are Permitted Activities if they comply with the Activity Specific Standards set out in this table and the Built Form Standards in Rule [18.4.3](#). The Built form standards do not apply to an activity that does not involve any development.
- b. Activities may also be Restricted Discretionary, Discretionary or Non-complying as specified in Rules [18.4.2.2](#) – [18.4.2.4](#).

Activity		Activity Specific Standards
P1	<u>Conservation Activities</u>	a. Nil
P2	<u>Recreation Activity and/or Recreation Facility</u>	a. Nil
P3	<u>Public Amenities</u>	a. Visitor information centres, public toilets, and/or changing rooms shall: i. Not exceed 250m ² of floor area on <u>sites</u> up to 10,000 m ² in area; ii. Not exceed 500 m ² of floor area on <u>sites</u> greater than 10,000 m ² in area.
P4	<u>Minor Sports Facility and Major Sports Facility</u>	a. Nil
P5	<u>Ancillary Office Activity</u>	a. Limited to a maximum of 100m ² floor area per <u>site</u> .
P6	<u>Ancillary Retail Activity</u>	a. Limited to a maximum of 100m ² floor area per <u>site</u> .
P7	<u>Food and Beverage Outlet</u>	a. Limited to a maximum of 150m ² floor area per <u>site</u> .

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P8	Park Management Activities	a. Nil
P9	Farming	a. Any buildings shall: i. Be limited to farm buildings; and ii. Not exceed 300m ² in gross floor area.
P10	Plantation Forestry	a. Nil
P11	Public Artwork	a. Nil
P12	Public Transport Facility	a. Shall be limited to bus shelters and bus bays.
P13	Parking Areas	a. One tree shall be planted within or adjacent to any car parking area for every 5 car parking spaces provided.
P14	Camping Grounds	a. Any permanent building shall not exceed the following: i. 250 m ² gross floor area on sites up to 10,000 m ² in area; ii. 500 m ² gross floor area on sites greater than 10,000m ² in area
P15	Wildlife Park / Zoo, including animal enclosure and predator proof fences	a. Nil
P16	Community Market	a. All community markets not involving any noise amplified activity shall comply with noise provisions in Rule 6.1.4.1.1.1 and Table 1; b. Any community market involving noise amplified activity shall comply with noise provisions in Rule 6.1.4.2.4 as if it were a temporary activity.
P17	Emergency Service Facilities	a. Nil.

18.4.2.2 Restricted Discretionary Activities

- a. The activities listed below are Restricted Discretionary Activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the Matters of discretion set out in 18.7 for each standard, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any Permitted activity listed in 18.4.2.1 that does not comply with one or more of the Built Form Standards, except as specified in 18.4.2.3, D1	<ol style="list-style-type: none"> a. Setback from road boundaries – 18.7.2.1 b. Setback from internal boundaries - 18.7.2.2 c. Outdoor storage – 18.7.2.3 d. Building height – 18.7.2.4

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RD2	Any Permitted Activity listed in 18.4.2.1 , P3 (<u>Public Amenities</u>) that does not comply with one or more of the Activity Specific Standards but complies with all of the Built Form Standards in 18.4.3 .	<p>a. Scale of activity and displacement – 18.7.1.2</p> <p>b. Traffic generation and access – 18.7.1.4</p> <p>c. Public amenities (Open Space McLeans Island and Water and Margins Zones) – 18.7.1.8</p>
RD3	Any Permitted activity listed in 18.4.2.1 , P5 (<u>Ancillary Office Activity</u>), P6 (<u>Ancillary Retail Activity</u>), P7 (<u>Food and Beverage Outlet</u>) that does not meet one or more of the Activity Specific Standards. Any activity arising from non-compliance with Activity Specific Standards for Permitted activities P5-P7 will not require written approvals and shall not be limited or publicly notified.	<p>a. Scale of activity and displacement – 18.7.1.2</p> <p>b. Traffic generation and access – 18.7.1.4</p> <p>c. Hours of operation – 18.7.1.5</p>
RD4	Any Permitted activity listed in 18.4.2.1 , P9(<u>Farming</u>) that does not meet one or more of the Activity Specific Standards.	<p>a. Building footprint, site coverage and impervious surfaces – 18.7.3.1;</p> <p>b. Additional matters for Open Space McLeans Island Zone - 18.7.3.4</p>

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RD5	Any Permitted activity listed in 18.4.2.1 , P12(Public transport facility) and P14 (Camping grounds) that does not meet one or more of the Activity Specific Standards. Any activity arising from non-compliance with Activity specific standards for Permitted activities listed as P12 in 18.4.2.1 will not require written approvals and shall not be limited or publicly notified.	a. Scale of activity and displacement – 18.7.1.2
RD6	Any Permitted activity listed in 18.4.2.1 , P13 (Parking areas) that does not meet one or more of the Activity Specific Standards. Any activity arising from non-compliance with Activity specific standards for Permitted activities listed as P13 in 18.4.2.1 will not require written approvals and shall not be limited or publicly notified.	a. Landscaping and trees – 18.7.1.18
RD7	Any Permitted activity listed in 18.4.2.1 , P16 (Community Market) that does not meet one or more of the Activity Specific Standards.	a. Community markets – 18.7.1.16 b. Refer to Matters of Discretion - 6.1.4.3 (General rules - Noise)

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RD8	<p>The creation of any <u>surface water management structure</u> within 3 kilometres of the outer edge of the runways at Christchurch International Airport. Compliance with Rule RD8, 18.4.2.2 is not required if a resource consent (Subdivision and/or land use) provides for the same non-compliance on the <u>sites</u> proposed for the activity.</p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited.</p>	a. Surface water management structures and birdstrike risk – 18.7.1.9
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18.4.2.3 Discretionary Activities

- a. The activities listed below are Discretionary Activities.

Activity		The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act :
D1	Any activity that does not comply with Built Form Standard 18.4.3.4 (Maximum <u>building footprint</u> , <u>site coverage</u> and <u>impervious surfaces</u>).	<p>a. Building footprint, site coverage and impervious surfaces – 18.7.3.1;</p> <p>b. Additional matters for Open Space McLeans Island Zone - 18.7.3.4</p>

18.4.2.4 Non Complying Activities

- a. The activities listed below are Non-complying Activities.

Activity	
NC1	Any Activity not provided for as a <i>Permitted, Restricted Discretionary, or Discretionary Activity</i> .

18.4.2.5 Prohibited Activities

There are no prohibited activities.

18.4.3 Built Form Standards

18.4.3.1 Minimum building setback from road boundaries

	<i>Applicable to</i>	<i>Permitted</i>	<i>Restricted discretionary</i>	<i>Matters of discretion</i>
a.	The <u>boundary</u> of any <u>road</u>	25 metres	Less than 25 metres	Setback from road boundaries – 18.7.2.1

18.4.3.2 Minimum building setback from an internal boundary

	<i>Applicable to</i>	<i>Permitted</i>	<i>Restricted discretionary</i>	<i>Matters of discretion</i>
a.	An internal <u>boundary</u> with any zone excluding the road zone	20 metres	Less than 20 metres	Setback from internal boundaries – 18.7.2.2

18.4.3.3 Maximum building height

	<i>Applicable to</i>	<i>Permitted</i>	<i>Restricted discretionary</i>	<i>Matters of discretion</i>
a.	All <u>buildings</u>	20 metres	Greater than 20 metres	Building height – 18.7.2.4

18.4.3.4 Maximum building footprint, site coverage and impervious surfaces

	<i>Applicable to</i>	<i>Permitted</i>	<i>Discretionary</i>	The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act:
a.	A single <u>building</u> , excluding playground equipment.	The maximum footprint of a single <u>building</u> shall be 1000m ² .	Non-compliance with the permitted standard.	a. Building footprint, site coverage and impervious surfaces – 18.7.3.1
b.	All <u>buildings</u>	The maximum percentage of the <u>site</u> covered by <u>buildings</u> shall be 3%.	Non-compliance with the permitted standard	b. Additional matters for Open Space McLeans Island Zone – 18.7.3.4
c.	All <u>impervious surfaces</u> , excluding walkways, tracks, and <u>cycle ways</u> .	The maximum percentage of any <u>site</u> covered by <u>impervious surfaces</u> (excluding <u>buildings</u>) shall be 5%.	Non-compliance with the permitted standard	

18.5 Rules - Open Space Natural Zone

18.5.1 How to use the rules

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18.5.1.1 The rules that apply to activities in the Open Space Natural Zone are contained in:

- a. The Activity Status Tables (including Activity Specific Standards) in Rule [18.5.2](#); and
- b. Built Form Standards in [18.5.3](#).

18.5.1.2 The Activity Status Tables and standards in the following Chapters also apply to activities in all areas of the Open Space Natural Zone (where relevant):

- | | |
|----|---|
| 5 | Natural Hazards; |
| 6 | General Rules and Procedures; |
| 7 | Transport; |
| 8 | Subdivision, Development and Earthworks; |
| 9 | Natural and Cultural Heritage; |
| 11 | Utilities and Energy; |
| 12 | Hazardous Substances and Contaminated Land; and |
| 19 | Coastal Environment. |

18.5.1.3 Reference should also be made to any other applicable rules or constraints within other legislation or ownership requirements including the following:

- a. Reserves Act;
- b. Wildlife Act;
- c. Conservation Act; and
- d. The requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP: 2001) applies to land use activities and vegetation under or near transmission lines and includes restrictions on the location of structures and activities.
- e. The requirements of the Summit Road (Canterbury) Protection Act 2001 with regard to structures, forestry and subdivision activities.
- f. Ngāi Tahu Claims Settlement Act 1998 – refer to Chapter 1, section [8.3](#) which sets out the Statutory Acknowledgement for Wairewa (Lake Forsyth).

18.5.1.4 Note that activities RD14 and RD15 in [18.5.2.3](#), D3, D4 and D5 in [18.5.2.4](#), and NC4 in [18.5.2.5](#) rely on Chapter 19 – Coastal Environment and Chapter 9 – Natural and Cultural Heritage provisions, including overlays on the planning maps. As Chapters 9 and 19 will not be publicly notified with the Stage 2 chapters, the above activities cannot be notified with the rest of the Open Space chapter and will be deleted for Stage 2 public notification. Instead, the deleted provisions will be notified at Stage 3 of the review allowing the public to lodge submissions on these provisions then.

18.5.2 Activity Status Tables - Open Space Natural Zone

18.5.2.1 Permitted Activities

- a. In the Open Space Natural Zone the activities listed below are Permitted Activities if they comply with the Activity Specific Standards set out in this table and the Built Form Standards in Rule [18.5.3](#).

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- b. Activities may also be Restricted Discretionary, Discretionary, Non-complying, or Prohibited as specified in Rules [18.5.2.3](#), [18.5.2.4](#), [18.5.2.5](#) and [18.5.2.6](#) below.

Activity		Activity Specific Standards:
P1	<u>Conservation Activities</u>	a. Nil
P2	<u>Recreation Activity and/or Recreation Facility</u>	a. Nil
P3	<u>Park Management Activities and/or Park Management Facility</u>	a. Nil
P4	<u>Public Amenities</u>	a. Any <u>public amenity building</u> containing toilets and/or changing rooms shall be <u>setback</u> a minimum of 20m from the <u>boundary</u> with any residential zone.
P5	<u>Public Artwork</u>	a. Nil
P6	<u>Customary harvest</u>	a. Nil
P7	<u>Farming and Farm buildings</u>	a. Any <u>farm buildings</u> shall be limited to a maximum of 300m ² of <u>gross floor area</u> .
P8	<u>Existing Forestry</u>	a. Nil
P9	<u>Residential unit</u>	Limited to: a. <u>Sites</u> greater than 10,000m ² . b. One <u>residential unit</u> on any <u>sites</u> for caretaker and <u>sites</u> management purposes only. c. The <u>residential unit</u> shall not be located within the Christchurch airport noise boundaries as shown on the planning maps.
P10	<u>Guest Accommodation</u>	Limited to: a. Tramping huts with a maximum 100m ² of <u>gross floor area</u> ; b. The use of and existing <u>building/s</u> on the <u>site</u> ; c. Camping grounds restricted to tents.
P11	<u>Farm Stay</u>	Limited to: a. The use of an existing <u>building/s</u> on the <u>site</u> ; b. New <u>building</u> with a maximum floor area of 150m ² ; b. Camping grounds restricted to tents.
P12	Planting of exotic vegetation or native plants of non-local origin	Shall be limited to: a. Planting and screening of <u>public amenities</u> and/or <u>parking areas</u> ; b. Re-introduction of native species no longer occurring naturally in the Christchurch area (these species are to be procured from the next most appropriate source where they still occur naturally); c. Oversowing with exotic grasses; d. Victoria, Elizabeth, Halswell Quarry and Bottle Lake parks for botanical display, species <u>conservation</u> , historic, Sister City Gardens (Halswell Quarry Park) or amenity purposes; e. <u>Conservation activities</u> .

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P13	The following activities in the Open Space Natural Zone at Ferrymead: i. Golf course ii. Golf driving range iii. Paintball iv. Restaurant and <u>café</u> v. Conference and function facilities	a. Nil
P14	The following activities within a listed <u>historic heritage place</u> : i. <u>recreation activity</u> and/or <u>recreation facility</u> ; ii. <u>public amenities</u> ; iii. <u>ancillary office activity</u> ; iv. <u>ancillary retail activity</u> ; v. <u>food and beverage outlet</u> ; vi. <u>gymnasium</u> ; vii. conference and function facilities; viii. <u>guest accommodation</u> ; ix. <u>community facility</u> ; x. <u>residential activity</u> ; xi. <u>cultural facility</u> .	a. The hours of operation of any activity other than <u>residential activity</u> and <u>guest accommodation</u> shall be limited as follows: i. The activity shall only operate between the hours of 7am and 7pm on <u>sites</u> adjacent to residential zones; or ii. 6am – 11pm on <u>sites</u> not adjacent to residential zones; b. <u>Residential activity</u> shall be limited to no more than two <u>residential units</u> . c. Irrespective of anything to the contrary in this Plan, any activities within a <u>heritage item</u> or <u>heritage setting</u> shall be exempt from compliance with: i. Rules 7.2.3.1-7.2.3.6 in relation to parking and <u>loading</u> – Open Space Zones Note: Refer also to Rule 9.3.3.5 for rules relating to <u>historic heritage places</u> .
P15	<u>Rural tourism activity and facility</u>	a. The floor area of any <u>building</u> and/or impervious surfaces used shall be limited to a maximum of 150m ² ; b. Any <u>ancillary retail activity</u> shall be limited to a maximum of 50m ² of floor area.
P16	<u>Community market</u>	a. All <u>community markets</u> not involving any noise amplified activity shall comply with noise provisions in Rule 6.1.4.1.1.1 and Table 1; b. Any <u>community market</u> involving noise amplified activity shall comply with noise provisions in Rule 6.1.4.2.4 as if it were a temporary activity.
P17	<u>Parking areas</u>	a. On <u>sites adjoining</u> a Residential Zone, trees shall be provided adjacent to the shared <u>boundary</u> at a ratio of at least 1 tree for every 10 metres of the <u>boundary</u> or part thereof, and evenly spaced. b. In addition to the above: i. one tree shall be planted for every 5 car parking spaces; and ii. trees shall be planted within or adjacent to the car <u>parking area</u> at the front of the <u>site</u> . c. For guidance and information on tree species, refer to General Rules and Procedures, Appendix 6.11.6, Part B.

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P18	<u>Heli-landing areas</u> (Banks Peninsula only - refer Appendix 2.1 – Area-related definitions)	<p>a. Any <u>heli-landing areas</u> shall be limited to <u>sites</u> greater than 3000m² and located more than 450m from any Residential Large Lot, Residential Small Settlement, Papakaiaanga, Residential Banks Peninsula, Residential Conservation or Commercial Banks Peninsula Zone;</p> <p>b. There shall be no:</p> <ul style="list-style-type: none"> i. more than 12 flights (24 movements) in any calendar year; ii. more than five days of flights (movements) in any one month period; iii. more than three flights (movements) in any one week; iv. movements taking place within 25m of any dwelling unless that dwelling is owned or occupied by the applicant; <p>c. Any movements shall occur only between 8.00am and 6.00pm;</p> <p>d. A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the Christchurch City <u>Council</u> if requested.</p>
P19	Ferrymead Heritage Park (Scheduled Activity CU2)	a. Refer to General Rules in Chapter 6, Scheduled Activity Rules 6.5.2
P20	<u>Emergency service facilities</u>	a. Nil

18.5.2.2 Controlled Activities

There are no Controlled Activities

18.5.2.3 Restricted Discretionary Activities

- a. The activities listed below are Restricted Discretionary Activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the assessment matters set out in [18.7](#) for each standard, as set out in the following table:

Activity		The <u>Council's</u> discretion shall be limited to the following matters:
RD 1	Any Permitted Activity that does not comply with one or more of the Built Form Standards except as specified in 18.5.2.4 , D1.	<ul style="list-style-type: none"> a. Setback from road boundaries – 18.7.2.1 b. Setback from internal boundaries - 18.7.2.2 c. Outdoor storage – 18.7.2.3 d. Building height – 18.7.2.4 e. Sunlight and outlook at boundary with a Residential zone – 18.7.2.5 f. Building footprint, site coverage and impervious surfaces - 18.7.3.1
RD 2	Any Activity listed in 18.5.2.1 , P4 (<u>Public amenities</u>) that does not meet the Activity Specific Standard.	a. Public amenities (Open Space Community Parks, Metropolitan Facilities, and Natural Zones) - 18.7.1.7 .
RD3	Any Activity listed in 18.5.2.1 , P7 (<u>Farm buildings</u>) that does not meet the Activity Specific Standard.	a. Scale of activity and displacement – 18.7.1.2

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RD 4	Any Activity listed in 18.5.2.1 , P9 (<u>Residential unit</u>) that does not meet the Activity Specific Standard.	a. Residential activities – 18.7.1.17
RD 5	Any Activity listed in 18.5.2.1 , P10 (<u>Guest accommodation</u>) and P11 (<u>Farm stay</u>) that does not meet the Activity Specific Standard.	a. Multifunctional facilities, non-recreational uses and scale of activities – 18.7.1.15 .
RD6	Any Activity listed in 18.5.2.1 , P12 (Planting of exotic vegetation) that does not meet the Activity Specific Standard. Any application arising from non- compliance with this rule will not require written approvals and shall not be limited or publicly notified.	a. Planting of exotic vegetation – 18.7.1.11
RD7	Any Activity listed in 18.5.2.1 , P14 (activities within a listed historic heritage place) that does not meet the Activity Specific Standard.	a. Hours of operation – 18.7.1.5 b. Residential activities – 18.7.1.17
RD8	Any Activity listed in 18.5.2.1 , P15 (<u>Rural tourism activity and facility</u>) that does not meet the Activity Specific Standard.	a. Multifunctional facilities, non-recreational uses and scale of activities – 18.7.1.15 . b. Traffic generation and <u>access</u> – 18.7.1.4 c. Hours of operation – 18.7.1.5
RD9	Any Activity listed in 18.5.2.1 , P16 (<u>Community market</u>) that does not meet the Activity Specific Standard.	a. Community markets – 18.7.1.16 b. Refer to Matters of Discretion - 6.1.4.3 (General rules - Noise)
RD10	Any Activity listed in 18.5.2.1 , P17 (<u>Parking areas</u>) that does not meet the Activity Specific Standard.	a. Parking areas and public transport facilities – 18.7.1.6

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RD11	<p><u>Indigenous Vegetation Clearance except for Park Management Activities as specified in 18.5.2.1, P3.</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>	a. Indigenous vegetation clearance – 18.7.1.12
RD12	<u>Minor Sports Facility</u>	<p>a. Minor Sports Facilities – 18.7.1.1</p> <p>b. Additional matters for Open Space Natural Zone – 18.7.3.5</p>
RD13	<p>The creation of any <u>surface water management structure</u> within 3 kilometres of the outer edge of the runways at Christchurch International Airport. Compliance with Rule RD13, 18.5.2.1 is not required if a resource consent (<u>Subdivision and/or land use</u>) provides for the same non-compliance on the <u>site</u> proposed for the activity.</p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited.</p>	a. Surface water management structures and birdstrike risk – 18.7.1.9
RD14	<p>This provision will be inserted as part of Stage 3 notification as it relies on Chapter 19 Coastal Environment.</p> <p>Any activity listed above as RD1-RD13 which is located within or adjacent to the Coastal Environment overlay area.</p>	a. Activities and development within or adjacent to the Coastal Environment overlay area – 18.7.4

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RD15	This provision will be inserted as part of Stage 3 notification as it relies on Chapter 9 Natural and Cultural Heritage.	
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18.5.2.4 Discretionary Activities

- a. The activities listed below are Discretionary Activities.

Activity		The <u>Council</u> will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the <u>Act</u> :
D1	Any building that does not comply with Built Form Standard 18.5.3.5 –Maximum building footprint, site coverage and impervious surfaces.	a. Building footprint, site coverage and impervious surfaces – 18.7.3.1 b. Additional matters for Open Space Natural Zone – 18.7.3.5
D2	Major Sports Facility – golf courses only.	a. Additional matters for Open Space Natural Zone – 18.7.3.5
D3	This provision will be inserted as part of Stage 3 notification as it relies on Chapter 9 Natural and Cultural Heritage. Plantation Forestry, except within an Outstanding Natural Landscape, Significant Landscape, Outstanding Natural Feature, Area of Outstanding Natural Character, Area of at Least High Natural Character, and/or Site of Ecological Significance (refer NC4).	a. Plantation forestry – 18.7.3.7 b. Additional matters for Open Space Natural Zone – 18.7.3.5
D4	This provision will be inserted as part of Stage 3 notification as it relies on Chapter 19 Coastal Environment. Any activity listed in 18.5.2.4 as D1 - D3 which is located within or adjacent to the Coastal Environment overlay area.	a. Activities and development within or adjacent to the Coastal Environment overlay area – 18.7.4

D5	This provision will be inserted as part of Stage 3 notification as it relies on Chapter 9 Natural and Cultural Heritage.	
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18.5.2.5 Non Complying Activities

- a. The activities listed below are Non Complying Activities.

NC1	Any activity not provided for as a <i>Permitted, Restricted Discretionary, or Discretionary Activity</i> .
NC2	<u>Motorised Sport Activity</u>
NC3	Major sports facility, other than golf courses (refer 18.5.2.4, D2).
NC4	This provision will be inserted as part of Stage 3 notification as it relies on Chapter 9 Natural and Cultural Heritage. <u>Plantation forestry</u> within an <u>Outstanding Natural Landscape, Significant Landscape, Outstanding Natural Feature, Area of Outstanding Natural Character and/or Area of at Least High Natural Character or Site of Ecological Significance</u> .
NC5	<u>Heli-landing areas</u> which do not comply with the Activity specific standards for the Permitted activity P18 in 18.5.2.1 .

18.5.3 Built Form Standards - Open Space Natural Zone

18.5.3.1 Minimum building setback from road boundaries

	<i>Applicable to</i>	<i>Permitted</i>	<i>Restricted Discretionary</i>	<i>Matters of Discretion</i>
a.	All <u>sites</u> , unless specified below.	5 metres	Less than 5 metres	a. Setbacks from road boundaries – 18.7.2.1
b.	All <u>sites</u> in <u>Banks Peninsula</u> (refer Appendix 2.1).	7.5 metres	Less than 7.5 metres	
c.	Sites fronting a State Highway.	20 metres	Less than 20 metres from the State Highway boundary.	

18.5.3.2 Minimum building setback from an internal boundary

	<i>Applicable to</i>	<i>Permitted</i>	<i>Restricted Discretionary</i>	<i>Matters of Discretion</i>
a.	All <u>sites</u> , unless specified below.	6 metres	Less than 6 metres	a. Setback from an internal boundary – 18.7.2.2
b.	All <u>sites</u> in <u>Banks Peninsula</u> (refer Appendix 2.1)	3 metres	Less than 3 metres	

18.5.3.3 Maximum Building Height

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	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a.	All <u>sites</u> , unless specified below.	5 metres	Greater than metres 5m	a. Building height – 18.7.2.4
b.	All <u>buildings</u> in <u>Banks Peninsula</u> (refer Appendix 2.1)	6 metres	Greater than metres 6m	

Note: See the permitted height exceptions contained within the definition of height.

18.5.3.4 Sunlight and outlook at boundary with a residential zone

	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
a.	All <u>buildings</u>	<p>i. Where a <u>site boundary</u> adjoins a residential zone, no part of any <u>building</u> shall project beyond a <u>building envelope</u> contained by a 45 degree recession plane measured at any point 2.3m above the <u>site boundary</u>, unless specified below.</p> <p>ii. 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 <u>building envelope</u> contained by a 35 degree recession plane measured at any point 2.3m above any <u>adjoining south site boundary</u>.</p>	Non-compliance with Permitted Standard	a. Sunlight and outlook at boundary with a Residential zone – 18.7.2.5

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

18.5.3.5 Maximum site coverage and building footprint

	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion
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a.	All <u>sites</u> , unless specified below	Buildings with a <u>gross floor area</u> less than 150m ² .	Buildings with a <u>gross floor area</u> greater than 150m ² .	a. Building footprint, site coverage and impervious surfaces – 18.7.3.1
b.	All <u>sites</u> in Banks Peninsula (refer Appendix 2.1)	10% of the net <u>site area</u> or 250m ² whichever is the lesser.	Greater than 10% of the net <u>site area</u> or 250m ² whichever is the lesser.	

18.5.3.6 Summit Road (Canterbury) Protection Act 2001 - Advice Note

Any development may be affected by the provisions of the Summit Road Protection Act which applies to land within 30 metres vertically below the Summit Road and Dyers Pass Road (refer to the Summit Road Protection Act and gazette notice). You are advised to contact the Summit Road Protection Authority for more information.

18.6 Rules - Open Space Water and Margins Zone

18.6.1 How to use the rules

18.6.1.1 The Rules that apply to activities in the Open Space Water and Margins Zone are contained in:

- a. The Activity Status Tables (including Activity Specific Standards) in Rule [18.6.2](#); and
- b. Built Form Standards in [18.6.3](#).

18.6.1.2 The Activity Status Tables and Standards in the following Chapters shall be complied with (where relevant):

- 5 [Natural Hazards](#);
- 6 [General Rules and Procedures](#);
- 7 [Transport](#);
- 8 [Subdivision, Development and Earthworks](#);
- 9 [Natural and Cultural Heritage](#);
- 11 [Utilities and Energy](#);
- 12 [Hazardous Substances and Contaminated Land](#); and
- 19 [Coastal Environment](#).

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- 18.6.1.3 Reference should also be made to any applicable rules or constraints within other legislation or ownership requirements including the following:
- Regional Rules under Canterbury Regional Council Plans, in particular:
 - Any proposed works in, on, under or over the beds of rivers which are subject to any relevant rules administered by the Canterbury Regional Council.
 - Any activity involving the taking, damming or diverting of water or the discharge of contaminants may require resource consent from the Regional Council.
 - Ngāi Tahu Claims Settlement Act 1998 – refer to Chapter 1, section 8.3 which sets out the Statutory Acknowledgement for Wairewa (Lake Forsyth);
 - National Water Conservation (Te Waihora/Lake Ellesmere) Order 1990;
 - The Reserves Act and the Conservation Act;
 - The Council Marine and River Facilities Bylaw 2008;
 - Environment Canterbury Navigation Safety Bylaws 2010.

18.6.1.4 Note that activities RD12 in 18.6.2.2, D7 in 18.6.2.3, and NC2 in 18.6.2.4 rely on Chapter 9 – Natural and Cultural Heritage provisions, including Outstanding or Significant Landscapes overlays on the planning maps. As Chapter 9 will not be publicly notified with the Stage 2 chapters, the above activities cannot be notified with the rest of the Open Space chapter and will be deleted for Stage 2 public notification. Instead, the deleted provisions will be notified at Stage 3 of the review allowing the public to lodge submissions on these provisions then.

18.6.2 Activity Status Tables

18.6.2.1 Permitted Activities

- In the Open Space Water and Margins Zone the activities listed below are Permitted Activities if they comply with the Activity Specific Standards set out in the table below and the Built Form Standards in Rule 18.6.3. The Built form standards do not apply to an activity that does not involve any development.
- Activities may also be restricted discretionary, discretionary, or non-complying as specified in Rules 18.6.2.2 – 18.6.2.4.

Activity		Activity Specific Standards:
P1	Conservation Activities	Nil
P2	Recreation Activity on the surface of water	Shall be limited to: a. Non-motorised craft except as provided for in P3 below.

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P3	Use of <u>Motorised Craft</u>	The use of <u>motorised craft</u> shall be limited to: a. the Waimakariri River; b. Lake Ellesmere/Te Waihora for the purposes of <u>customary harvesting</u> , <u>commercial</u> and recreational fishing, game bird shooting, and <u>park management activities</u> ; c. Lake Forsyth/Wairewa; d. the Styx River between Kainga and Marshlands Roads at speeds not exceeding 5 knots; e. the Avon River in association with rowing <u>events</u> at Kerrs Reach; f. emergency, safety or maintenance purposes only on: i. the Styx River above/west of Marshland Road; and ii. other rivers or lakes unless specified above.
P4	<u>Recreation Activity and/or Recreation Facility</u>	a. Any <u>recreation facilities</u> shall be limited to those not requiring the construction of any new <u>buildings</u> other than <u>public amenities</u> permitted in P7 below.
P5	Recreational Fishing	a. Nil
P6	<u>Commercial Fishing</u> (Lake Ellesmere/Te Waihora only)	a. Nil
P7	<u>Public Amenities</u>	Any visitor information centres, public toilets, and/or changing rooms shall: a. be located within existing <u>buildings</u> in the zone; or b. located in new buildings which shall: i. not exceed 100m ² of <u>gross floor area</u> on a <u>site</u> less than 10,000m ² in area; ii. not exceed 250m ² of <u>gross floor area</u> on a <u>site</u> 10,000m ² or more in area; Note: Refer also to the minimum <u>setback</u> from water body requirements for any new <u>buildings</u> in Rule 6.6.3 - City and Settlement Water Body Margins - Activity Status Tables
P8	<u>Ancillary Office Activity</u>	a. Any <u>ancillary office activity</u> shall: i. be located in an existing <u>building</u> ; and ii. occupy no more than 100m ² or 25% of the <u>gross floor area</u> of all buildings on a <u>site</u> , whichever is the lesser.
P9	<u>Ancillary Retail Activity</u>	a. Any <u>ancillary office activity</u> shall: i. be located in an existing <u>building</u> ; and ii. occupy no more than 100m ² or 25% of the <u>gross floor area</u> of all <u>buildings</u> on a <u>site</u> , whichever is the lesser.
P10	<u>Food and Beverage Outlet</u>	a. Any <u>food and beverage outlet</u> shall be located in an existing <u>building</u> . b. The maximum <u>gross leasable floor area</u> per tenancy shall be 150m ² . c. The activity shall only operate between the hours of 7am and 7pm on <u>sites</u> adjacent to residential zones.
P11	Park Management Activities	a. Nil
P12	<u>Indigenous Vegetation Clearance</u> (Open Space Water and Margins Zone adjacent to Lake Ellesmere /Te Waihora and Lake Forsyth/Wairewa only)	a. <u>Clearance of indigenous vegetation</u> undertaken in any continuous period of five years shall not: i. exceed 100 m ² per <u>site</u> where a <u>site</u> is less than 1 hectare in area; or ii. exceed 100 m ² per hectare of <u>site</u> area where a <u>site</u> is greater than 1 hectare in area; iii. be within 100 metres of the <u>water body margin</u> of Lake Ellesmere/Te Waihora; iv. be within 50 metres of the <u>water body margin</u> of Lake Forsyth/Wairewa; v. be within 50 metres of any <u>wetland</u> ; vi. be within 20 metres of any river.

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P13	<u>Indigenous Vegetation Clearance</u> (all other areas)	Shall be limited to the following: a. park management activities; b. the construction of permitted or <u>approved buildings</u> and structures; c. <u>customary harvesting</u> ; d. the trimming of vegetation underneath <u>transmission</u> lines; e. for the purposes of planting of species endemic to the <u>site</u> ; f. the clearance of existing drains and oxidation ponds associated with the Bromley sewage treatment works.
P14	<u>Amenity Tree Planting</u> (Lake Ellesmere/Te Waihora only)	a. Any <u>amenity tree planting</u> shall be limited to areas outside the 1.8 metre buffer contour (land side) as shown on the planning maps.
P15	<u>Farming</u>	a. In all areas of the zone shall be: i. a land-based <u>farming</u> activity (including the maintenance of existing drains and <u>water bodies</u>) which does not require the erection of any <u>building</u> or structure;
P16	Opening and closing of the seaward outlet of Lake Forsyth/Wairewa to maintain lake levels (when carried out by or under the supervision of the City or Regional Councils)	a. Nil
P17	<u>Public Artwork</u>	a. Nil.
P18	<u>Public Transport Facility</u>	a. Shall be limited to a bus shelter and bus bay.
P19	<u>Parking Area</u>	a. Any <u>parking area</u> shall be limited to: i. a maximum of six car parks; and ii. one <u>parking area</u> for every 10,000m ² of the <u>site</u> .
P20	The following activities within a listed <u>historic heritage place</u> : i. <u>recreation activity</u> and/or <u>facility</u> ; ii. <u>public amenities</u> ; iii. <u>ancillary office activity</u> ; iv. <u>ancillary retail activity</u> ; v. <u>food and beverage outlet</u> ; vi. <u>gymnasium</u> ; vii. conference and function facilities; viii. <u>guest accommodation</u> ; ix. <u>community facility</u> ; x. <u>residential activity</u> ; xi. <u>cultural facility</u> .	a. The hours of operation of any activity other than <u>residential activity</u> and <u>guest accommodation</u> shall be limited as follows: i. The activity shall only operate between the hours of 7am and 7pm on sites adjacent to residential zones; or ii. 6am – 11pm on sites not adjacent to residential zones; b. <u>Residential activity</u> shall be limited to no more than two <u>residential units</u> . c. Irrespective of anything to the contrary in this Plan, any activities within a <u>heritage item</u> or <u>heritage setting</u> shall be exempt from compliance with: i. Rules <u>7.2.3.1-7.2.3.6</u> in relation to parking and <u>loading</u> – Open Space Zones Note: Refer also to Rule <u>9.3.3.5</u> for rules relating to <u>historic heritage places</u> .
P21	<u>Customary Harvesting</u>	Nil

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P22	<u>Heli-landing Areas</u> (Banks Peninsula only - refer Appendix 2.1 – Area-related definitions)	<p>a. Any <u>heli-landing areas</u> shall be limited to <u>sites</u> greater than 3000m² and located more than 450m from any Residential Large Lot, Residential Small Settlement, Papakaiaanga, Residential Banks Peninsula, Residential Conservation or Commercial Banks Peninsula Zone;</p> <p>b. There shall be no:</p> <ul style="list-style-type: none"> i. more than 12 flights (24 movements) in any calendar year; ii. more than five days of flights (movements) in any one month period; iii. more than three flights (movements) in any one week; iv. movements taking place within 25m of any dwelling unless that dwelling is owned or occupied by the applicant; <p>c. Any movements shall occur only between 8.00am and 6.00pm;</p> <p>d. A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the <u>City Council</u> if requested.</p>
P23	<u>Emergency Services</u>	a. Any <u>emergency services</u> shall be located in an existing <u>building</u> .

Note:

1. Attention is drawn to any proposed works in, on, under or over the beds of rivers and lakes as specified in Section 13 of the Resource Management Act, which are subject to any relevant rules administered by the Canterbury Regional Council.
2. Attention is drawn to the provisions of s. 4 and s.5 of the National Water Conservation (Te Waihora/Lake Ellesmere) Order 1990 with respect to the lake openings and closings, and rights to dam or to drain land.

18.6.2.2 Restricted Discretionary Activities

- a. The activities listed below are Restricted Discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [18.7](#) for each standard, as set out in the following table:

Activity		The <u>Council's</u> discretion shall be limited to the following matters:
RD1	Any Permitted activity that does not meet one or more of the Built Form Standards in 18.6.3	<ul style="list-style-type: none"> a. Setback from road boundaries – 18.7.2.1 b. Setback from internal boundaries - 18.7.2.2 c. Outdoor storage – 18.7.2.3 d. Building height – 18.7.2.4 e. Sunlight and outlook at boundary with a Residential zone – 18.7.2.5
RD2	Any Permitted activity listed in 18.6.2.1 , P2 (<u>Recreation activity on the surface of water</u>) and P3 (<u>Use of motorised craft</u>) that does not meet one or more of the Activity Specific Standards	<ul style="list-style-type: none"> a. Activities on the surface of water bodies – 18.7.1.13

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RD3	Any Permitted activity listed in 18.6.2.1 , P8 (Ancillary office activity), P9 (Ancillary Retail Activity), P10 (Food and Beverage Outlet) located in an existing building that does not meet one or more of the Activity Specific Standards	<ul style="list-style-type: none"> a. Scale of activity and displacement – 18.7.1.2 b. Traffic generation and access – 18.7.1.4 c. Parking areas and public transport facilities – 18.7.1.6 d. Hours of operation – 18.7.1.5
RD4	Any Permitted activity listed in 18.6.2.1 , P12 (Indigenous vegetation clearance - Lakes Ellesmere and Forsyth) that does not meet one or more of the Activity Specific Standards	<ul style="list-style-type: none"> a. Indigenous vegetation clearance – 18.7.1.12 b. Additional matters for Open Space Water and Margins Zone – 18.7.3.6 c. Te Waihora (Lake Ellesmere), Wairewa (Lake Forsyth), and Kaitorete Spit - Open Space Water and Margins Zone – 18.7.1.14
RD5	Any Permitted activity listed in 18.6.2.1 , P13 (Indigenous vegetation clearance – all other areas) that does not meet one or more of the Activity Specific Standards	<ul style="list-style-type: none"> a. Indigenous vegetation clearance – 18.7.1.12 b. Additional matters for Open Space Water and Margins Zone – 18.7.3.6
RD6	Any Permitted activity listed in 18.6.2.1 , P14 (Amenity tree planting - Lakes Ellesmere) that does not meet one or more of the Activity Specific Standards	<ul style="list-style-type: none"> a. Planting of exotic vegetation – 18.7.1.11 b. Additional matters for Open Space Water and Margins Zone – 18.7.3.6 c. Te Waihora (Lake Ellesmere), Wairewa (Lake Forsyth), and Kaitorete Spit - Open Space Water and Margins Zone – 18.7.1.14
RD7	Any Permitted activity listed in 18.6.2.1 , P15 (Farming) that does not require a new building but does not meet one or more of the Activity Specific Standards specified in (b.)	<ul style="list-style-type: none"> a. Additional matters for Open Space Water and Margins Zone – 18.7.3.6 b. Te Waihora (Lake Ellesmere), Wairewa (Lake Forsyth), and Kaitorete Spit - Open Space Water and Margins Zone – 18.7.1.14

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RD8	Any Permitted activity listed in 18.6.2.1 , P18 (Public transport facility) and P19 (Parking area) that does not meet one or more of the Activity Specific Standards	a. Parking areas and public transport facilities – 18.7.1.6
RD9	Any Permitted activity listed in 18.6.2.1 , P20 (activities within heritage places) that does not meet one or more of the Activity Specific Standards	a. Hours of operation – 18.7.1.5 b. Residential activities – 18.7.1.17
RD10	<p>The creation of any surface water management structure within 3 kilometres of the outer edge of the runways at Christchurch International Airport.</p> <p>Compliance with Rule RD10, 18.6.2.2 is not required if a resource consent (Subdivision and/or land use) provides for the same non-compliance on the site proposed for the activity.</p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited.</p>	a. Surface water management structures and birdstrike risk – 18.7.1.9 .

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RD11	This provision will be inserted as part of Stage 3 notification as it relies on Chapter 19 Coastal Environment. Any activity listed above as RD1 -RD10 which is located within or adjacent to the Coastal Environment overlay area as shown on the planning maps.	a. Activities and development within or adjacent to the Coastal Environment overlay area – 18.7.4
RD12	This provision will be inserted as part of Stage 3 notification as it relies on Chapter 9 Natural and Cultural Heritage.	

18.6.2.3 Discretionary Activities

- a. The activities listed below are Discretionary Activities.

Activity		The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act:
D1	Any Permitted Activity listed in 18.6.2.1 as P7 (Public amenities) which requires the construction of a new building or additions to a building that does not comply with one or more of the Activity Specific Standard (b.) for this activity	<p>a. Public amenities (Open Space McLeans Island and Water and Margins Zones) – 18.7.1.8</p> <p>b. Building footprint, site coverage and impervious surfaces – 18.7.3.1</p> <p>c. Te Waihora (Lake Ellesmere), Wairewa (Lake Forsyth), and Kaitorete Spit - Open Space Water and Margins Zone – 18.7.1.14</p> <p>d. Indigenous vegetation clearance - 18.7.1.16</p> <p>e. Additional matters for Open Space Water and Margins Zone – 18.7.3.6</p>

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D2	Any Permitted Activity listed in 18.6.2.1 as P4 (Recreation Activity/Recreation Facility), P8 (Ancillary Office Activity), P9 (Ancillary Retail Activity), P10 (Food and Beverage Outlet), P15 (Farming), and P23 (Emergency services) which requires the construction of a new building	
D3	Any activities and development within the area subject to the Outline Development Plan requirements in Appendix 14.10.10.2 – Residential Established New Neighbourhood (Wigram) Open Space Network (refer also to Rule 14.6.4.3)	a. Refer to Chapter 14, Development Plans – 14.9.28
D4	This provision will be inserted as part of Stage 3 notification as it relies on Chapter 19 Coastal Environment. Any activity listed above as D1-D2 which is located within or adjacent to the Coastal Environment overlay area.	a. Activities and development within or adjacent to the Coastal Environment overlay area – 18.7.4
D5	This provision will be inserted as part of Stage 3 notification as it relies on Chapter 9 Natural and Cultural Heritage.	

18.6.2.4 Non Complying Activities

- a. The activities listed below are *Non-complying* activities.

Activity	
NC1	Any Activity not provided for as a <i>Permitted, Restricted Discretionary, or Discretionary Activity</i> .
NC2	This provision will be inserted as part of Stage 3 notification as it relies on Chapter 9 Natural and Cultural Heritage.
NC23	In the Banks Peninsula area, any Heli-landing areas which do not comply with activity specific standards for P22 in 18.6.2.1.

18.6.2.5 Prohibited Activities

There are no Prohibited activities

18.6.3 Built Form Standards

18.6.3.1 Minimum building setbacks from water bodies

- a. All buildings shall be set back from water bodies in accordance with the requirements in Chapter 6, General Rules, Rule 6.6

18.6.3.2 Minimum building setback from road boundaries

Applicable to	Permitted	Restricted discretionary	Matters of discretion
a. All sites unless specified in (b.) below	5 metres	Less than 5 metres	a. Setback from road boundaries – 18.7.2.1
b. Sites fronting a State Highway	20 metres	Less than 20 metres	

18.6.3.3 Minimum building setbacks from an internal boundary

Applicable to	Permitted	Restricted discretionary	Matters of discretion
a. Any activity unless specified in (b.) below	10 metres	Less than 10 metres	a. Setback from internal boundaries – 18.7.2.2
b. In the Bromley wildlife conservation area (on and around the oxidation ponds) bounded by Cuthberts, Dyers, Breezes and Bexley Roads, Linwood Avenue, and the Coastal Marine Area	20 metres	Less than 20 metres	

18.6.3.4 Maximum Building Height

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	Applicable to	Permitted	Restricted discretionary	Matters of discretion
a.	All <u>buildings</u>	5 metres	Greater than 5 metres	a. Building height – 18.7.2.4

18.6.3.5 Sunlight and outlook at boundary with a residential zone

	Permitted	Restricted discretionary	Matters of discretion
a.	<p>Where a <u>site</u> adjoins a Residential Zone, no part of any <u>building</u> shall project beyond a <u>building</u> envelope contained by:</p> <ol style="list-style-type: none"> 1. a 45 degree recession plane measured at any point 2.3 metres above any <u>adjoining</u> north, west or east site <u>boundary</u>; 2. a 35 degree recession plane measured at any point 2.3m above any <u>adjoining</u> south <u>site boundary</u>. 	Non-compliance with Permitted Standard	a. Sunlight and outlook at boundary with residential zone – 18.7.2.5 .

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

18.6.3.6 Outdoor storage

	Permitted	Restricted Discretionary	Matters of Discretion
a.	Any <u>outdoor storage area</u> shall not be located within the minimum <u>setbacks</u> specified in Rules 18.6.3.2 and 18.6.3.3	Non-compliance with Permitted Standard	<ol style="list-style-type: none"> a. Setbacks from road boundaries - 18.7.2.1 b. Setbacks from internal boundaries - 18.7.2.2 c. Outdoor storage – 18.7.2.3.

b.	Outdoor storage areas shall be screened from adjoining sites and roads by either planting, wall(s), fence(s), or any combination of these to at least 1.8m in height along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3m	Non-compliance with Permitted Standard
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18.7 Matters of Discretion

18.7.1 Matters of Discretion for non-compliance with activity specific standards

18.7.1.1 Minor and major sports facilities

- a. With respect to minor and/or major sports facilities, whether the reduced site size will:
 - i. Provide sufficient separation to mitigate the effects of activities, buildings and car parking on open space and adjoining residents;
 - ii. Provide adequate public access and connectivity;
 - iii. Promote a safe physical environment and reflect principles of Crime Prevention through Environmental Design (CPTED);
 - iv. Enable a mixed or multifunctional use of land and facilities, and/or an adaptable design to increase the capacity of the open space and the recreation facility;
 - v. Create benefits in terms of satisfying the needs of the local community, particularly where there is an identified deficiency, or specialised recreational needs.
- b. Whether the scale of the facility is in keeping with the local context and character of the surrounding environment.
- c. Whether any natural and historic heritage areas, and/or significant trees will be protected.

18.7.1.2 Scale of activity and displacement

- a. Whether the activity/facility has a practical or functional need to be located within the open space and/or recreation facility.
- b. Whether the activity/facility and/or its scale will:
 - i. Significantly reduce open space or impede access to it;
 - ii. Displace recreation facilities or activities;
 - iii. Be compatible with open space functions and recreation activities;
 - iv. Have a layout and design that is appropriate to the locality, context, character and/or natural values of the area;
 - v. Adversely impact on the amenity of adjoining open space and residents, including visual impacts, noise, glare, and

nuisance effects.

18.7.1.3 Community and cultural facilities

- a. Whether the activity has a practical or functional need to be located within the open space and/or recreation facility.
- b. Whether the community and cultural facilities will:
 - i. Significantly reduce open space and/or displace recreation facilities;
 - ii. Provide sufficient separation to mitigate the effects of activities, buildings and car parking on open space and/or adjoining residents;
 - iii. Have a layout and design that is appropriate to the locality, context and character of the area;
 - iv. Promote a safe physical environment and reflect principles of Crime Prevention through Environmental Design (CPTED).
- c. Maximise the utilisation of large urban parks.

18.7.1.4 Traffic generation and access

- a. Whether traffic generation and vehicle access will adversely affect character and amenity of the surrounding area and/or safety and efficient functioning of the road network.
- b. The ability to cater for increased traffic generation taking into account:
 - i. The classification and formation of the connecting road network; and
 - ii. The hourly, daily and weekly pattern of vehicle movements;
 - iii. The ability to provide safe vehicle access and adequate on-site car parking and circulation;
 - iv. Traffic Management plans.
- c. Any adverse effects in terms of noise, vibration, dust, nuisance, glare and fumes that are incompatible with the amenity of the open space and/or adjoining residents.

18.7.1.5 Hours of operation

- a. The extent to which the hours of operation will result in adverse effects on the amenity of open space and/or residents, including noise, glare, nuisance, disturbance, loss of security and privacy.
- b. The extent to which the hours of operation support the retention and viability of the use within a historic heritage item.

18.7.1.6 Parking areas and public transport facilities

- a. Whether the parking area or public transport facility within open space will:
 - i. Significantly reduce open space and/or displace recreation activities;
 - ii. Give rise to nuisance effects;
 - iii. Be designed and landscaped to mitigate visual effects. Reference should be made to General Rules and Procedures, [Appendix 6.11.6, Part B](#) for guidance and information on tree species.
 - iv. Promote a safe physical environment and reflect principles of Crime Prevention through Environmental Design

(CPTED).

- v. Allow for better utilisation and improve the amenity of the open space and/or facilities within.
- b. Whether the facility has a practical need to be located within open space.

18.7.1.7 Public amenities (Open Space Community Parks, Metropolitan Facilities, and Natural Zones)

- a. With respect to a public amenity building containing toilets and/or changing rooms, whether the reduced setback will:
 - i. Detract from amenity of adjoining residents and give rise to nuisance effects;
 - ii. Be designed and landscaped to mitigate visual effects. Reference should be made to General Rules and Procedures, [Appendix 6.11.6, Part B](#) for guidance and information on tree species.
 - iii. Promote a safe physical environment and reflect principles of Crime Prevention through Environmental Design (CPTED).
 - iv. Allow for better utilisation and improve the amenity of the open space.

18.7.1.8 Public amenities (Open Space McLeans Island and Water & Margins Zones)

- a. With respect to a public amenity building whether the building will:
 - i. Be of scale that detracts from the open space qualities, particularly the natural character of waterway margins;
 - ii. Have a layout and design that is appropriate to the locality, context and character of the area;
 - iii. Be landscaped to mitigate any adverse visual effects. Reference should be made to General Rules and Procedures, [Appendix 6.11.6, Part B](#) for guidance and information on tree species;
 - iv. Allow for better utilisation and improve the amenity of the open space.
- b. The extent to which indigenous flora and fauna and their habitats will be destroyed and whether any replacement planting or habitat is proposed.
- c. In the case of the Open Space McLeans Island zone, whether adequate disposal of effluent can be provided, and whether buildings can be protected from flood risk.

18.7.1.9 Surface water management structures and birdstrike risk

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

18.7.1.10 Activities and development within the Open Space Metropolitan Facilities Zone – Christchurch Stadium

- a. For night sporting events that exceed capacity limits specified for permitted activities in [18.3.5.1.1](#):
 - i. The duration of the activity and its timing;
 - ii. The nature of the activity including its value and/or benefit (economically, socially and/or culturally) to the wider community;
 - iii. The availability or otherwise of alternative venues with an appropriate capacity;
 - iv. The impact on nearby residential properties and occupants;
 - v. The cumulative effect of the activity.
- b. For concerts that exceed noise levels specified for permitted activities in [18.3.5.1.1](#):
 - i. The proximity of sensitive land uses;
 - ii. The levels of noise predicted to be received at residential properties in the vicinity and elsewhere, and the scale and nature of associated effects;
 - iii. Relevant standards and guidelines for noise effects assessment;
 - iv. The duration of the activity and its timing;
 - v. The nature of the activity including its value and/or benefit (economically, socially and/or culturally) to the wider community;
 - vi. The availability or otherwise of alternative venues with an appropriate capacity;
 - vii. The effectiveness of methods of control and mitigation proposed in the Event Management Plan;
 - viii. Sound system design and calibration;
 - ix. Any proposals made by the applicant to reduce noise generation, including:
 - A reduction of noise at source;
 - B noise screening at boundaries.
- c. For any other permitted activity which does not meet the provisions of the Outline Development Plan, [Appendix 18.8.2](#), the activity specific standards specified for permitted activities in [18.3.5.1.1](#), or the built form standards in [18.3.5.2](#):
 - i. The impact on nearby residential properties and occupants;
 - ii. The cumulative effect of the activity;
 - iii. The necessity for the location as opposed to elsewhere on site where it may be permitted;
 - iv. The duration, timing and frequency of the activity;
 - v. The nature of the activity including its value and/or benefit (economically, socially and/or culturally) to the wider community.

18.7.1.11 Planting of exotic vegetation

- a. The extent to which planting of exotic vegetation:
 - i. Will adversely affect natural habitats, including their restoration and enhancement;
 - ii. Could be substituted with appropriate endemic native plants;
 - iii. Will create a risk of the species spreading to adjoining land;
 - iv. Has benefits in terms of control of localised erosion;
 - v. Provides a temporary shelter for endemic native plants.

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- b. Whether there will be opportunities to remove the exotic plants and replace with endemic native plants and the likely timeframes.
- c. The extent of adverse effects on the functioning and indigenous vegetation of the wetlands adjoining Te Waihora (Lake Ellesmere).
- d. In the context of the historic parks design, whether exotic vegetation would maintain the predominant character of existing planting.

18.7.1.12 Indigenous vegetation clearance

- a. The extent to which indigenous flora and fauna and their habitats will be destroyed and whether:
 - i. Replacement planting of indigenous vegetation is proposed;
 - ii. The method of indigenous vegetation clearance may have any adverse effects, including increased risk of erosion.
- b. The extent to which a particular species poses a threat to the health or survival of other indigenous vegetation and whether it is considered to be noxious or nuisance species.

18.7.1.13 Activities on the surface of water bodies

- a. The size and speed of any vessels to be used and the extent to which activities on the surface of the water body will adversely affect:
 - i. The natural values of water bodies and their margins;
 - ii. Margin and bank stability and the likelihood of erosion;
 - iii. Wildlife, including disturbance to nesting, feeding or spawning sites;
 - iv. Residents in adjoining residential or rural zones, in terms of noise impacts in particular;
 - v. Public access to the water body and create potential congestion where vessels are loaded and unloaded.

18.7.1.14 Te Waihora (Lake Ellesmere), Wairewa (Lake Forsyth), and Kaitorete Spit - Open Space Water and Margins Zone

- a. The extent to which the activities will impact tangata whenua's cultural values, customary harvesting rights, the viability of the lakes as a source of mahinga kai, and the health of their ecology.
- b. The ability to prevent nutrients and pollutants from entering the lakes.
- c. Whether the activities are consistent with the established cultural significance of the lakes to iwi.
- d. The extent to which activities are designed to avoid sediment and contaminants from entering the lakes and coastal waters.
- e. The extent to which activities are designed to avoid inducing erosion, subsidence or landslip.
- f. Whether the opening and closing of Te Waihora (Lake Ellesmere) and Wairewa (Lake Forsyth) manages lake water levels in a way which avoids, remedies or mitigates adverse effects on the character and the cultural, ecological and amenity values of the lakes.
- g. The extent to which public vehicle access to Kaitorete Spit and the margins of Te Waihora (Lake Ellesmere), other than to formed roads or authorised vehicle tracks, and except for emergency services, farming, and scientific research, will adversely affect the natural character, indigenous ecosystems, human safety or the amenity values of the lake margins and the adjacent land.

18.7.1.15 Multifunctional facilities, non-recreational uses and scale of activities

- a. Whether the activity has a practical or functional need to be located within the open space and/or recreation facility.
- b. Whether the activity provides economic benefits enabling the ongoing operation and maintenance of recreation facilities and/or open spaces.
- c. Whether the activity/facility and/or its scale will:
 - i. Significantly reduce open space or impede public access to it;
 - ii. Displace recreation facilities or recreation activities;
 - iii. Be compatible with open space functions and recreation activities;
 - iv. Have a layout and design that is appropriate to the locality, context, character, and/or natural values of the area;
 - v. Adversely impact on the amenity of adjoining open space and residents, including noise, glare, and nuisance effects.
- d. The extent to which any adverse traffic effects can be mitigated.

18.7.1.16 Community markets

- a. Whether the activity:
 - i. has a practical or functional need to be located within the open space;
 - ii. will significantly reduce the use open space and/or displace recreation activities.
- b. Whether the scale and frequency of the activity will adversely impact on the amenity of adjoining open space and residents, including noise, glare, and nuisance effects.
- c. The extent to which any adverse traffic effects can be mitigated.

18.7.1.17 Residential activity

- a. Whether a dwelling or additional dwelling(s) is needed for custodial or management purposes, or other purposes.
- b. The extent to which available open space would be reduced by proposed buildings and their surrounds and adversely affect the range of recreational activities undertaken on the site.
- c. Whether the scale of residential accommodation would have adverse effects on the visual quality of the environment, residential amenities and traffic generation.
- d. The extent of the visual impacts of such development as seen from any residential zone or street frontage.

18.7.1.18 Landscaping and trees

- a. The extent to which the proposed landscaping and tree planting:
 - i. achieves a high level of on-site amenity while minimising the visual effects of activities and buildings on the surroundings;
 - ii. supports the growth of vegetation and its protection through the provision of space, or other methods e.g. barriers;
 - iii. recognises Ngāi Tahu/manawhenua values through the use of indigenous species.
- b. Whether any lesser landscaping (or in the case of the Open Space Metropolitan Facilities – Canterbury Agricultural Park

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Zone, mounding) would increase actual or perceived noise.

- c. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed, including the species used.

18.7.2 Matters of discretion for built form standards

18.7.2.1 Setback from road boundaries

- a. The extent to which the reduced setback will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites, including consideration of:
 - i. Compatibility with the appearance, layout and scale of other buildings and sites in the surrounding area;
 - ii. The classification and formation of the road, and the volume of traffic using it in the vicinity of the site;
 - iii. The provision of planting or screening to mitigate adverse effects of the encroachment. Reference should be made to General Rules and Procedures, [Appendix 6.11.6, Part B](#) for guidance and information on tree species.
- b. Whether the development is designed and laid out to promote a safe environment and reflects principles of Crime Prevention through Environmental Design (CPTED).
- c. The extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.

18.7.2.2 Setback from internal boundaries

- a. The extent to which a reduced internal boundary setback will result in:
 - i. Adverse visual effects on open space and/or adjoining residents;
 - ii. Potential for activities within the building to give rise to disturbance to neighbours or nuisance effects;
 - iii. A more efficient, practical and better use of the balance of the site.
- b. Whether the scale and height of the building/s is compatible with the layout, scale and appearance of other buildings within the site and/or on adjoining sites.
- c. The extent to which the provision of planting or screening may mitigate adverse effects of the encroachment. Reference should be made to General Rules and Procedures, [Appendix 6.11.6, Part B](#) for guidance and information on tree species.
- d. Whether the development is designed and laid out to promote a safe environment and reflects principles of Crime Prevention through Environmental Design (CPTED).

18.7.2.3 Outdoor storage

- a. The extent to which planting or screening will mitigate any adverse visual effects of outdoor storage. Reference should be made to General Rules and Procedures, [Appendix 6.11.6, Part B](#) for guidance and information on tree species;
- b. The extent to which the materials or goods stored within the setback have an adverse visual effect.

18.7.2.4 Building height

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- a. The extent to which the increased building height will result in:
 - i. Visual dominance;
 - ii. Loss of privacy and outlook for adjoining residents;
 - iii. Incompatibility with the character and scale of buildings within and surrounding the site;
 - iv. Adverse visual effects that are mitigated by landscaping. Reference should be made to General Rules and Procedures, [Appendix 6.11.6, Part B](#) for guidance and information on tree species.
- b. Whether the increased height will result in any benefits in terms of retention of open space, significant trees or the satisfaction of specialised recreational needs e.g. a gymnastics facilities.
- c. Whether the development is designed and laid out to promote a safe environment and reflects the principles of Crime Prevention through Environmental Design (CPTED).

18.7.2.5 Sunlight and outlook at boundary with a Residential zone

- a. The extent to which the recession plane intrusion will result in:
 - i. Overshadowing and reduced sunlight admission, taking account the location of residential units on adjoining sites and the position of main living areas and outdoor living spaces;
 - ii. Loss of privacy and outlook for adjoining residents;
 - iii. Visual dominance;
 - iv. Compatibility with the character and scale of buildings within and surrounding the site;
 - v. Adverse visual effects that can be mitigated by landscaping. Reference should be made to General Rules and Procedures, [Appendix 6.11.6, Part B](#) for guidance and information on tree species.
- b. Whether the recession plane intrusion will create any benefits in terms of retention of open space or the satisfaction of specialised recreational needs.

18.7.3 Open space - matters for discretionary activities

18.7.3.1 Building footprint, site coverage and impervious surfaces

- a. Whether the proposal is consistent with the role and function of the open space and/or recreation facility;
- b. Whether the scale of development will detract from amenity values, public use and enjoyment of the open space and/or recreation facility.
- c. Whether the location, layout and design is consistent with urban design principles.
- d. Whether the scale, design, materials, and external appearance are appropriate to the receiving environment.
- e. Whether the development is designed and laid out to promote a safe environment and reflects principles of Crime Prevention through Environmental Design (CPTED).
- f. Whether appropriate public access and connectivity is provided;
- g. The extent to which any adverse visual effects can be mitigated by effective use of planting. Reference should be made to General Rules and Procedures, [Appendix 6.11.6, Part B](#) for guidance and information on tree species.
- h. The extent to which mixed or multifunctional use of land and facilities, and adaptable design increases the capacity of the open space and recreation facility;
- i. The extent to which the proposal meets a recreational need of the community, particularly where there is an identified deficiency, or a specialised recreational need.

18.7.3.2 Additional matters for Community Parks

- a. Whether the proposal will encroach on open space and/or displace recreation activities.
- b. Whether the proposal will generate demand for additional car parking that will detract from the amenity values of adjoining residents and give rise to nuisance effects.

18.7.3.3 Additional matters for Open Space Metropolitan Facilities Zone – Canterbury Agricultural Park (Agribusiness Centre)

- a. Whether any provision for exclusive lease or licence to occupy arrangements may have impacts on public use or enjoyment of the open space or reserve.
- b. The extent to which activities and/or change in their location or intensity would create adverse effects on the adjacent environment, including residential and open space, in terms of noise, traffic, visual detracting or odour.
- c. Whether the proposal will encroach on open space and or displace recreation activities.
- d. Any adverse impact on the functioning of the Wigram East retention basin within the Nga Puna Wai Park.
- e. Whether any lesser setbacks, landscaping and/or mounding would:
 - i. Increase noise transmission from activities in the Agribusiness Centre to residential areas on the other side of Curletts Road (State Highway 75);
 - ii. Increase the visual impact of buildings and activities within the Agribusiness Centre on residential areas on the other side of Curletts Road (State Highway 75) and/or on drivers on State Highways 73 and 75.

18.7.3.4 Additional matters for Open Space McLeans Island Zone

- a. The potential effects on the activity from inundation in an extreme flood event and the extent to which these effects can be mitigated.
- b. The extent to which the proposed activity will exacerbate flooding effects in the surrounding environment.
- c. The extent to which the spacious natural character of the area will be maintained through the retention and enhancement of vegetation.
- d. The manner in which buildings are visually integrated into the environment.

18.7.3.5 Additional matters for Open Space Natural Zone

- a. The extent to which indigenous flora and fauna and their habitats will be maintained and/or enhanced.
- b. The extent to which the proposal will enable people to experience the natural environment.
- c. The relationship of the activity and/or facility with the natural environment and whether it is necessary or dependent on being located within an open space natural environment.
- d. Whether the facility supports recreation and/or tourism activities and provides necessary services such as public toilets.

18.7.3.6 Additional matters for Open Space Water and Margins Zone

- a. The extent to which the proposal may have adverse effects on the water body and margins, ecosystems, water quality and the ability to drain stormwater.
- b. Whether the proposal may have adverse effects on wildlife by way of disturbance to nesting or feeding sites.
- c. The extent to which any building within the water body margins may affect public access to and along the water body.
- d. Whether the proposal will have adverse impacts on the visual, natural or heritage character of the water body and/or margins and their value to the public.
- e. The extent of the visual impact of the proposed development's scale and its appropriateness having regard to the purpose of the zone.

18.7.3.7 Plantation forestry

- a. Whether the plantation forestry promotes best practice in terms of any recognised industry standards or guidelines and any management plan for the operation.
- b. The effects of the plantation forestry on the open space character and amenity taking into account:
 - i. The scale and extent of the proposed forestry and any cumulative effects taking into account existing forestry in the vicinity.
 - ii. Any adverse effects of tracking or roading, including visibility, scarring, the extent to which existing contours are followed and any proposed measures to remedy or mitigate the effects.
 - iii. Any adverse effects on the landscape values of the site and surrounding environment.
 - iv. The relationship of the planted area to existing landforms, including ridgelines.
- c. The effects of forestry activities, in particular harvesting, on infrastructure and the surrounding environment amenity, in terms of traffic generation and safety, noise, dust and nuisance and proposed management methods to mitigate the potential effects.
- d. Any benefits generated by the forestry in relation to carbon sequestration and reduction of greenhouse gases.

18.7.4 Effects of activities on the Coastal Environment

~~This provision will be inserted as part of Stage 3 notification as it relies on Chapter 19 Coastal Environment.~~

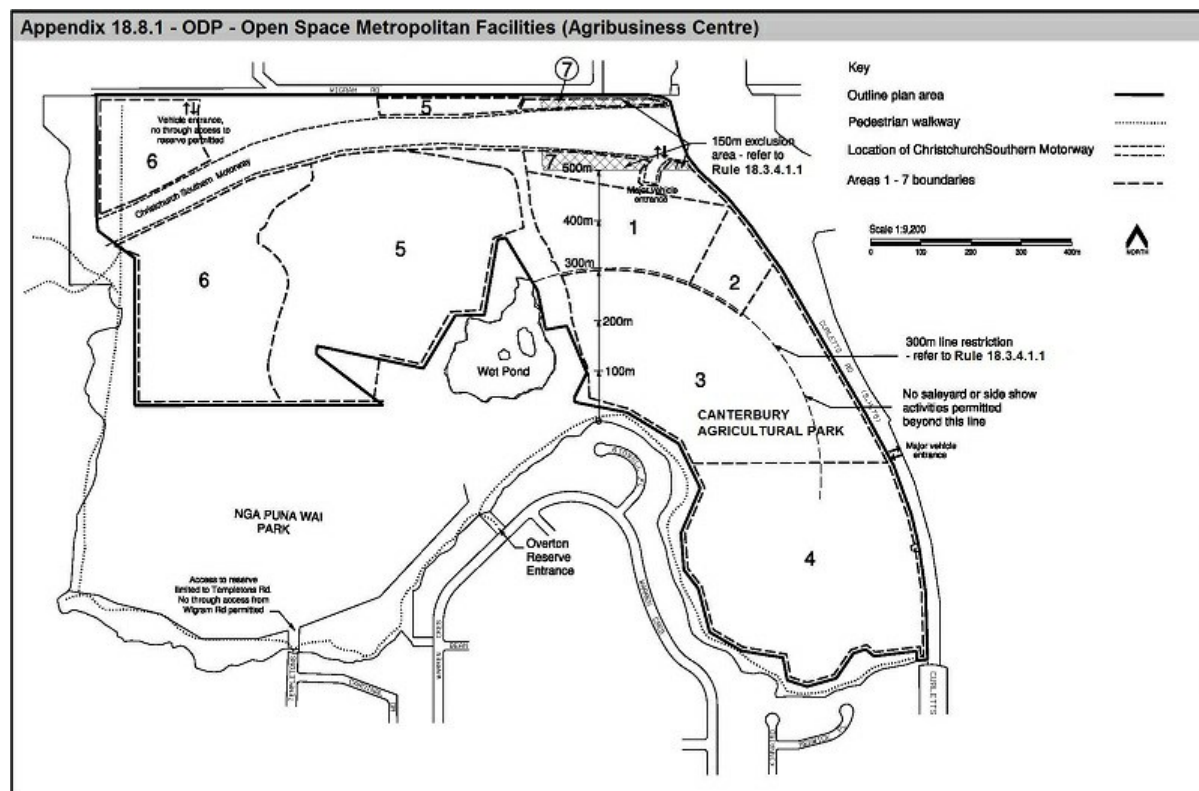
- a. For any proposal in the [Coastal Environment](#) overlay area, the extent to which the nature, scale, intensity and location of the proposal will have adverse effects on:
 - i. the natural character, natural landscapes and features, visual qualities and amenity values of the [Coastal Environment](#),
 - ii. historic and cultural heritage values,
 - iii. ecological and biodiversity values,
 - iv. public access to and along the coast, and
 - v. coastal hazards susceptibility,as set out in the Coastal Environment objectives and policies in [19.1](#).

18.8 Appendices

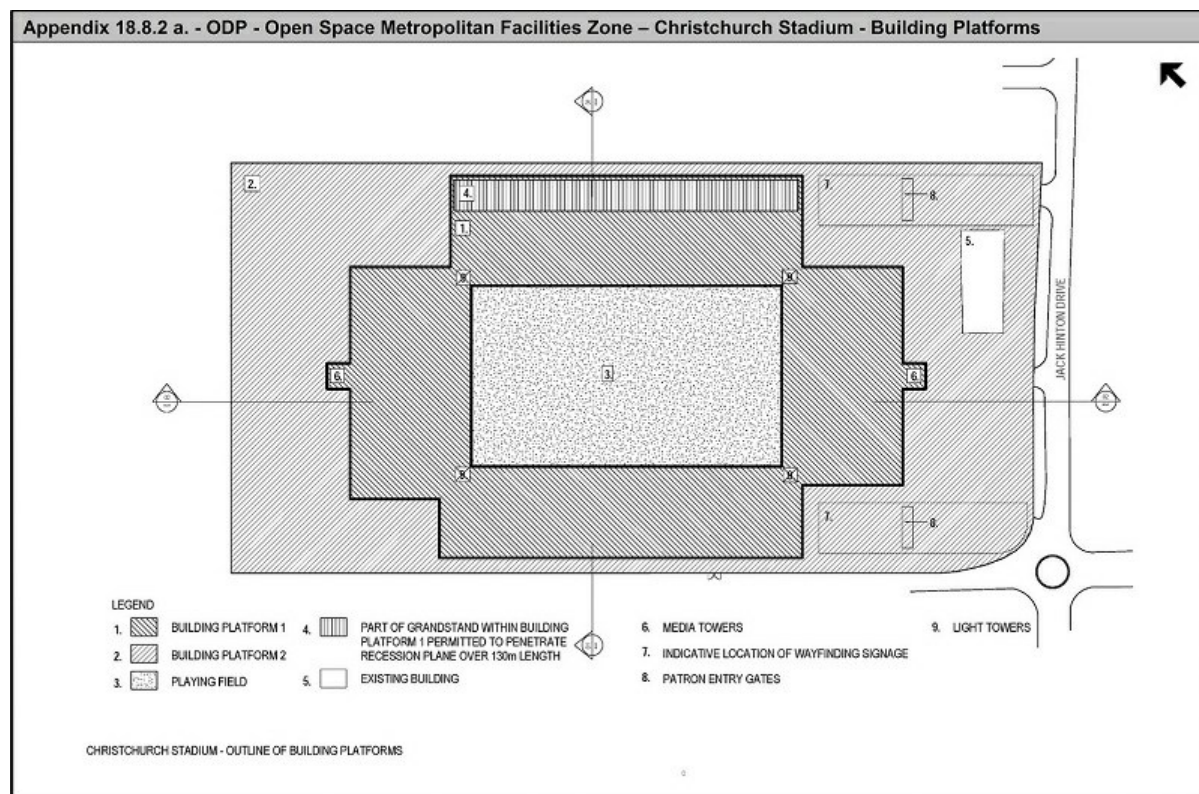
Appendix 18.8.1 - Outline Development Plan - Open Space Metropolitan Facilities Zone - Canterbury Agricultural Park (Agribusiness Centre)

Appendix 18.8.1 - Outline Development Plan - Open Space Metropolitan Facilities Zone - Canterbury Agricultural Park (Agribusiness Centre)		
Specified activities identified in Column A are restricted to the activity areas specified in Column B and which are shown on the map accompanying this appendix.		
Column A - Activities		Column B - Activity Areas
P1	All Permitted activities for the Open Space Metropolitan Zone as specified in Rule 18.3.2.1	1 - 7
P2	The display, sale and showing of livestock	1, 2, 3
P3	Truck access, loading, parking and wash down facilities	1, 2, 7
P3	Model livestock farming, horticultural and forestry demonstration plots	3, 4, 5, 6
P4	Temporary activities including: i. Canterbury Agricultural and Pastoral Show; ii. Trade displays and demonstrations; iii. Machinery demonstrations; iv. Short-term carnivals, bazaars, fairs and exhibitions; v. Tourist displays and activities showcasing agriculture and horticulture;	1, 2, 3
P5	a. Equestrian events b. Dog trialling	1, 2, 3, 5, 6
P6	Animal pavilions and <u>buildings</u> ancillary to animal pavilions and permitted activities P2 - P4 above;	1, 2, 3
P7	Facilities for the research and development of products and services for the agricultural and horticultural industries;	1, 2, 3
P8	Offices	1, 2, 3
P9	<u>Accessory buildings</u>	1, 2, 3
P10	Club rooms / Clubhouse	1, 2, 3
P11	<u>Food and Beverage Outlet</u>	1, 2, 3
P12	Parking areas	1, 2, 3 (permanent car parking); 5, 6 (temporary car parking only)
P13	Residential activity	3

The Proposed Christchurch Replacement District Plan

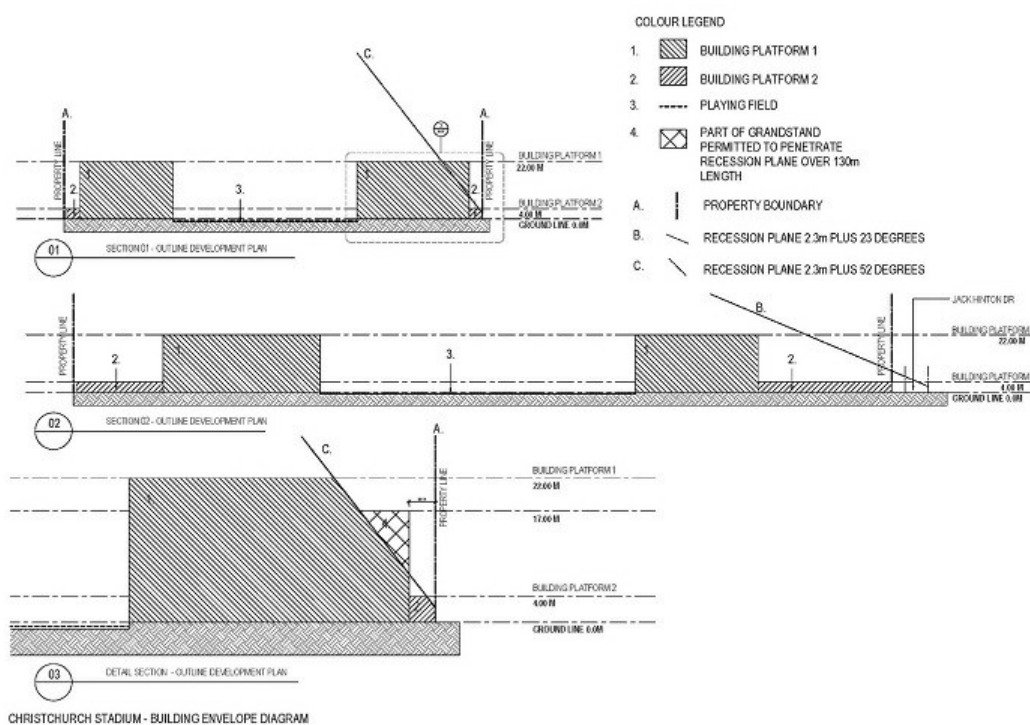


Appendix 18.8.2 - Open Space Metropolitan Facilities Zone - Christchurch Stadium

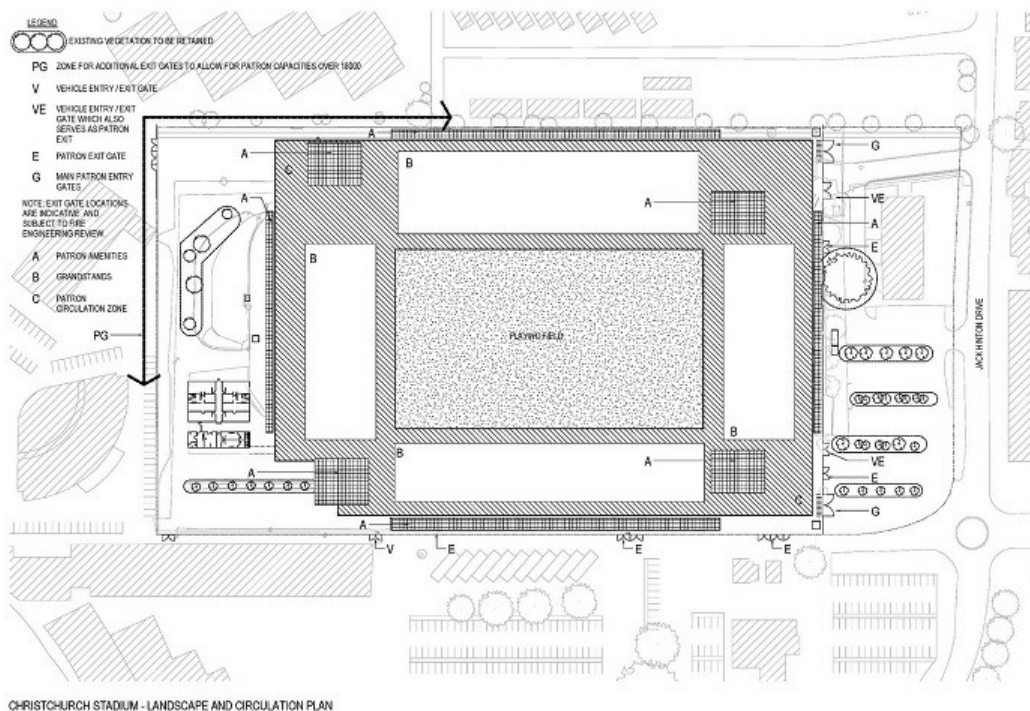


The Proposed Christchurch Replacement District Plan

Appendix 18.8.2 b. - ODP - Open Space Metropolitan Facilities Zone - Christchurch Stadium - Building Envelope Diagram



Appendix 18.8.2 c. - ODP - Open Space Metropolitan Facilities Zone - Christchurch Stadium - Landscape and Circulation Plan



The Proposed Christchurch Replacement District Plan

Appendix 18.8.2 d. - ODP - Open Space Metropolitan Facilities Zone - Christchurch Stadium - Indicative Development Plan

